

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, October 28, 2009

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION WATER & SEWERAGE DEPARTMENT
CITY PLANNING COMMISSION

3887 *Midwest Capital Investments Anwick Housing, requesting right of way dedications of five streets lying between Mound, Buffalo, Charles and Talbot Avenues.*

51E [A44]



**Midwest
Capital Investments
Amwick Housing**

3887

October 23, 2009

City Clerk's Office
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226

01 37 60 100

RE: Emerald Springs
Proposed Right of Way Dedications (Amendment to previous letter dated 10/08/09)

-XK37C LITC

Honorable City Council Members:

Midwest Capital Investments-Amwick Housing is requesting this letter replace our earlier letter dated 10/08/09, to reflect a couple revisions to the proposed street names in the original letter. Specifically we are replacing Garvin, Sobieski, and portions of Caldwell with Emerald Springs Circle. The second correction is a number of the proposed street names in the original letter ended in "Street"; this letter revises this so they now end in "Avenue".

This petition is to dedicate right of way for five streets lying between; Mound Avenue (East), Buffalo Avenue (West), Charles Avenue (North), and Talbot Avenue (South). The dedications we are requesting are for the proposed streets of; Sparling Avenue (sixty foot width), Syracuse Avenue (sixty foot width), Caldwell Avenue (sixty foot width), Alpena Avenue (sixty foot width), and Emerald Springs Circle (sixty foot width), all being a continuation of existing streets. We attached to this letter, sketches showing the locations of the proposed streets and corresponding right of way descriptions.

These public streets will contain; roadways, sidewalks, sewer, public lighting, water main, and franchise utilities as part of the Detroit Housing Commission's redevelopment project known as Emerald Springs.

Please review this matter and notify us once the City Council has made a decision. If you have any questions, or require additional information, feel free to contact us at (810) 220-2652. Thank you in advance for you assistance with this matter.

Respectfully,

Nick Kolb, Development Officer
Midwest Capital Investments-Amwick Housing

Attachment – Site Layouts (Illustrating Proposed Streets) & Corresponding Right of Way Descriptions

cc: Teanisha Eli, DHC
Preston Smith, DHC
Noel Perry, DPW
Tim Currie, P.E., Giffels-Webster Engineers, Inc.
Gang Song, DWSD

2200 Genoa Business Park Drive, Suite 100 · Brighton, MI 48114
Tel (810) 220-2652 · Fax (810) 220-2652



Midwest
Capital Investments
Amwick Housing

October 8, 2009

City Clerk's Office
200 Coleman A. Young Municipal Center
Two Woodward Avenue
Detroit, MI 48226

RE: Emerald Springs
Proposed Right of Way Dedications

Honorable City Council Members:

Midwest Capital Investments-Amwick Housing is requesting a petition to dedicate right of way for six streets lying between; Mound Boulevard (East), Buffalo Street (West), Charles Street (North), and Talbot Street (South). The dedications we are requesting are for the proposed streets of; Sparling Street (sixty foot width), Syracuse Street (sixty foot width), Caldwell Street (sixty foot width), Alpena Street (sixty foot width), Garvin Street (sixty foot width), and Sobieski Street (sixty foot width), all being a continuation of existing streets. We attached the site layout to show the locations of the proposed streets, and will forward the corresponding legal descriptions in the near future to provide further details of our plan.

These public streets will contain; roadways, sidewalks, sewer, public lighting, water main, and franchise utilities as part of the Detroit Housing Commission's redevelopment project known as Emerald Springs.

Please review this matter and notify us once the City Council has made a decision. If you have any questions, or require additional information, feel free to contact us at (810) 220-2652. Thank you in advance for your assistance with this matter.

Respectfully,

Midwest Capital Investments-Amwick Housing

Nick Kolb
Development Officer

Attachment – Site Layout (Illustrating Proposed Streets)

cc: Teanisha Eli, DHC
Preston Smith, DHC
Noel Perry, DPW
Tim Currie, P.E., Giffels-Webster Engineers, Inc.
Gang Song, DWSD

2200 Genoa Business Park Drive, Suite 100 · Brighton, MI 48114
Tel (810) 220-2652 · Fax (810) 220-2652

REVISION	DATE	DESCRIPTION
1	10/09/09	ISSUED FOR PERMIT
2	10/09/09	REVISED LAYOUT AND SCHEDULE
3	10/09/09	REVISED LAYOUT AND SCHEDULE
4	10/09/09	REVISED LAYOUT AND SCHEDULE
5	10/09/09	REVISED LAYOUT AND SCHEDULE
6	10/09/09	REVISED LAYOUT AND SCHEDULE
7	10/09/09	REVISED LAYOUT AND SCHEDULE
8	10/09/09	REVISED LAYOUT AND SCHEDULE
9	10/09/09	REVISED LAYOUT AND SCHEDULE
10	10/09/09	REVISED LAYOUT AND SCHEDULE

LINSEMER and ASSOCIATES, P.C.
 11111 Woodward Avenue, Suite 200
 Detroit, Michigan 48202
 Tel: 313.333.3333 Fax: 313.333.3333
 linsemer@linsemer.com

EMERALD SPRINGS
 MIDWEST CAPITAL INVESTMENTS - A WICK HOUSING, LLC
 Detroit, Michigan

PROJECT NO. 00108
 SHEET NO. SD-1

SITE DATA

CHASE	UNITS	IP UNITS
2 BR	21	34
3 BR	36	20
4 BR	22	14
TOTAL	79	68

BLDG. TYPE	QUANTITY OF BUILDINGS	SQUARE FEET PROPOSED AREA
412 BR. 1STJ	1	534
42 BR. 1STJ	1	500
43 BR. 1STJ	1	500
44 BR. 1STJ	1	500
45 BR. 1STJ	1	500
46 BR. 1STJ	1	500
47 BR. 1STJ	1	500
48 BR. 1STJ	1	500
49 BR. 1STJ	1	500
50 BR. 1STJ	1	500
51 BR. 1STJ	1	500
52 BR. 1STJ	1	500
53 BR. 1STJ	1	500
54 BR. 1STJ	1	500
55 BR. 1STJ	1	500
56 BR. 1STJ	1	500
57 BR. 1STJ	1	500
58 BR. 1STJ	1	500
59 BR. 1STJ	1	500
60 BR. 1STJ	1	500
TOTAL	60	30000

BLDG. TYPE	QUANTITY OF BUILDINGS	SQUARE FEET PROPOSED AREA
412 BR. 1STJ	1	1200
42 BR. 1STJ	1	1300
43 BR. 1STJ	1	1400
44 BR. 1STJ	1	1500
45 BR. 1STJ	1	1600
46 BR. 1STJ	1	1700
47 BR. 1STJ	1	1800
48 BR. 1STJ	1	1900
49 BR. 1STJ	1	2000
50 BR. 1STJ	1	2100
51 BR. 1STJ	1	2200
52 BR. 1STJ	1	2300
53 BR. 1STJ	1	2400
54 BR. 1STJ	1	2500
55 BR. 1STJ	1	2600
56 BR. 1STJ	1	2700
57 BR. 1STJ	1	2800
58 BR. 1STJ	1	2900
59 BR. 1STJ	1	3000
60 BR. 1STJ	1	3100
TOTAL	60	165000

COMMUNITY BUILDINGS 2,756 SF.

PARKING: 544 SPACES TOTAL
 2 SPURTS SINGLE FAMILY MULTIFAMILY
 15 SPACES AT COMMUNITY BUILDING
 529 SPACES AT COMMUNITY BUILDING

NET SITE AREA: 11.6801 ACRES OR 507,143 SF.
 (Excludes public TOU)

MAX. F.A.R. = 15X 507,143 SF = 1,260,664 SF. MAX. ALLOWABLE FLOOR AREA

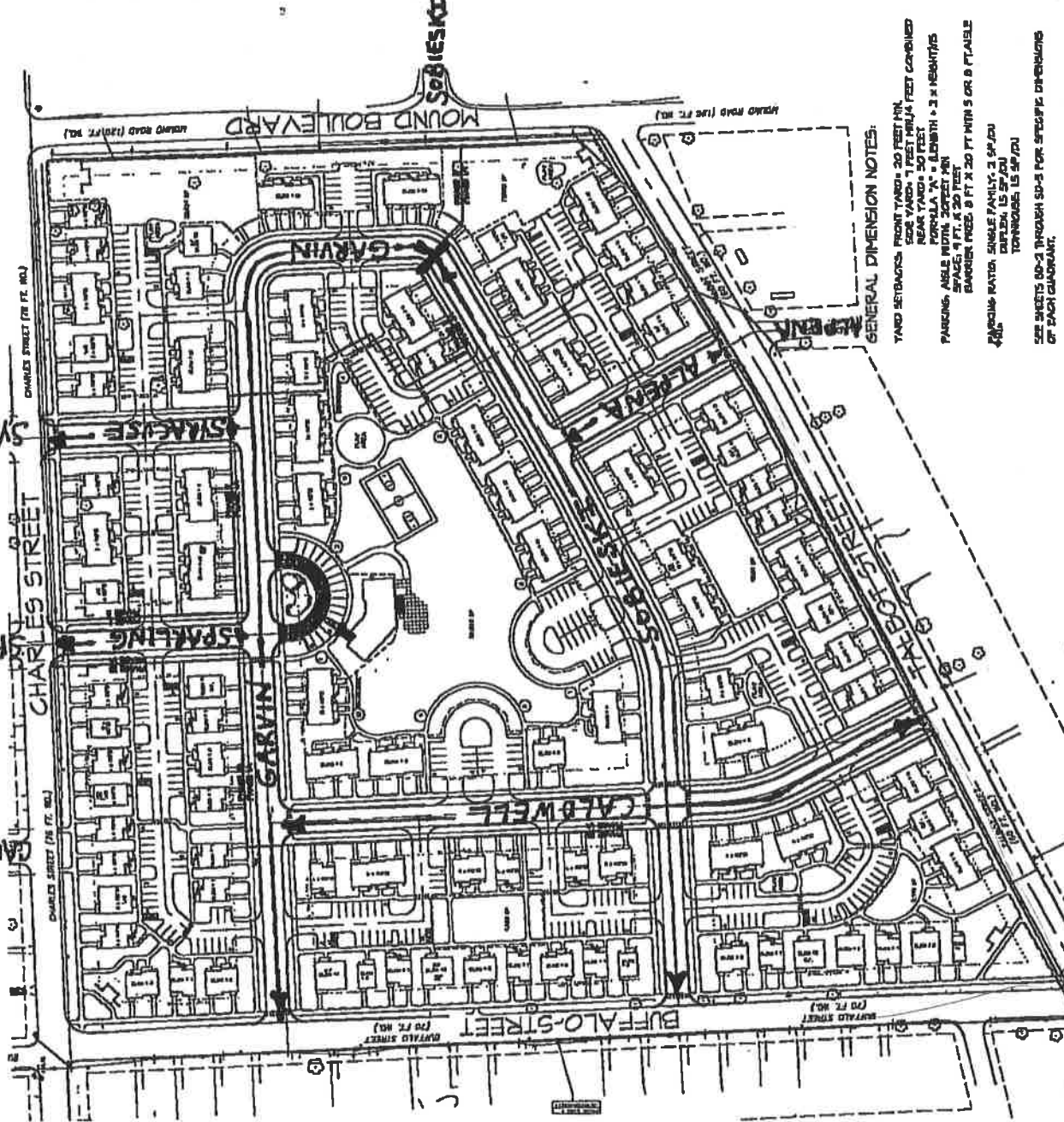
FLOOR AREA PROPOSED: 240,866 SF.

MINIMUM REQUIRED F.A.R. = 0.25 X 240,866 SF. = 21,059 SF.
F.A.R. SPACE PROVIDED:
 AS IDENTIFIED, 57,151 SQUARE FEET TOTAL

SCALE: 1" = 60'

SCALE IN FEET: 0' 60' 120' 240'

SITE LAYOUT



GENERAL DIMENSION NOTES:

- TAND SETBACKS: FRONT YARD - 30 FEET MIN. REAR YARD - 30 FEET MIN. SIDE YARD - 5 FEET MIN.
- PARKING: ASIDE WIDTH - 20 FEET MIN. SPACE - 9 FT. X 20 FEET. DRIVEWAY - 8 FT. X 20 FT. MIN. 5 OR 6 FT. AISLE. PARKING RATIO: SINGLE FAMILY - 3 SP/20. MULTIFAMILY - 15 SP/20. TOWNHOUSE - 15 SP/20.

SEE SHEETS SD-2 THROUGH SD-5 FOR SPECIFIC DIMENSIONS OF EACH QUADRANT.

**RIGHT-OF-WAY DESCRIPTION
FOR SPARLING STREET
AVENUE**

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO STREET (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT STREET
(80 FEET WIDE); THENCE N. 02°38'26" W., 1244.70 FEET ALONG SAID EAST RIGHT OF WAY
LINE OF BUFFALO STREET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHARLES
STREET; THENCE N. 87°13'43" E., 461.32 FEET ALONG SAID SOUTH LINE TO A POINT OF
BEGINNING; THENCE CONTINUING N. 87°13'43" E., 60.00 FEET; THENCE S. 02°46'17" E.,
216.87 FEET ALONG PROPOSED EASTERLY RIGHT OF WAY LINE OF SPARLING STREET (60
FEET WIDE) TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED
EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE S. 87°14'19" W., 60.00 FEET ALONG
THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE; THENCE N.
02°46'17" W., 216.86 FEET ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF
SPARLING STREET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES.

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ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
407 N. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-1502

DATE:	10/5/09	CHECKED BY:	CA	DATE:	10/09	SCALE:	N/A
DRAWN:	AW					SHEET:	2 OF 2
DESIGN:	AW					JOB No:	17708.00D
SECTION:	17						

RIGHT-OF-WAY DESCRIPTION
FOR SYRACUSE STREET
 AVENUE

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
 HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
 PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
 SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
 BUFFALO STREET (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT STREET
 (60 FEET WIDE); THENCE N. 02°38'26" W., 1244.70 FEET ALONG SAID EAST RIGHT OF WAY
 LINE OF BUFFALO STREET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHARLES
 STREET; THENCE N. 87°13'43" E., 729.28 FEET ALONG SAID SOUTH RIGHT OF WAY LINE TO
 A POINT OF BEGINNING; THENCE CONTINUING N. 87°13'43" E., 60.00 FEET; THENCE S.
 02°47'07" E., 216.92 FEET ALONG PROPOSED EASTERLY RIGHT OF WAY LINE OF SYRACUSE
 STREET (60 FEET WIDE) TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF
 PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE S. 87°14'19" W., 60.00
 FEET ALONG NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE;
 THENCE N. 02°47'07" W., 216.91 FEET ALONG THE PROPOSED WESTERLY RIGHT OF WAY
 LINE OF SYRACUSE STREET TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES.

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 407 N. FORD STREET, SUITE 600 DETROIT, MI 48226
 (313) 962-1148

DATE:	10/5/09	CHECKED BY:	CA	DATE:	10/09	SCALE:	N/A
DRAWN:	AW					SHEET:	2 OF 2
DESIGN:	AW					JOB No:	17708.00D
SECTION:	17						

**RIGHT-OF-WAY DESCRIPTION
FOR CALDWELL STREET - PARCEL 1
AVENUE**

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST, HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF BUFFALO STREET (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT STREET (60 FEET WIDE); THENCE N. 02°38'26" W., 967.88 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BUFFALO STREET; THENCE N. 87°13'43" E., 217.50 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE) TO A POINT OF BEGINNING (P.O.B. 1); THENCE N. 87°14'19" E., 60.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE; THENCE S. 2°47'54" E., 453.20 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PROPOSED CALDWELL STREET (60 FEET WIDE) TO A POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE) AND THE EASTERLY RIGHT OF WAY OF PROPOSED CALDWELL STREET; THENCE S. 86°54'48" W., 60.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE; THENCE N. 2°47'54" W., 453.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CALDWELL STREET TO THE POINT OF BEGINNING AND CONTAINING 0.62 ACRES.

**RIGHT-OF-WAY DESCRIPTION
FOR CALDWELL STREET - PARCEL 2
AVENUE**

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST, HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ALSO PART OF LOT 7 OF THE J.L. HUDSON COMPANY SUBDIVISION AS RECORDED IN LIBER 32 PAGE 38, WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF BUFFALO STREET (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT STREET (60 FEET WIDE); THENCE N. 02°38'26" W., 453.13 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BUFFALO STREET; THENCE N. 86°54'46" E., 218.91 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE) TO A POINT OF BEGINNING (P.O.B. 2); THENCE CONTINUING N. 86°54'48" E., 60.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE TO A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE AND THE EASTERLY RIGHT OF WAY OF PROPOSED CALDWELL STREET (60 FEET WIDE); THENCE S. 2°47'54" E., 38.60 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PROPOSED CALDWELL STREET; THENCE ALONG A CURVE TO THE LEFT 84.21 FEET SAID CURVE HAVING A RADIUS OF 195.00 FEET, CENTRAL ANGLE OF 24°44'26" AND A CHORD BEARING OF S. 15°10'09" E., 83.55 FEET; THENCE S. 27°32'22" E., 179.15 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TALBOT STREET; THENCE S. 62°29'50" W., 60.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF TALBOT STREET; THENCE N. 27°32'25" W., 179.11 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PROPOSED CALDWELL STREET; THENCE ALONG A CURVE TO THE RIGHT 110.12 FEET SAID CURVE HAVING A RADIUS OF 255.00 FEET, CENTRAL ANGLE OF 24°44'31" AND A CHORD BEARING OF N. 15°10'09" W., 109.26 FEET; THENCE N. 2°47'54" W., 38.30 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.43 ACRES.

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407 N. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 868-1442

DATE:	10/5/09	CHECKED BY:	CA	DATE:	10/09	SCALE:	N/A
DRAWN:	AW					SHEET:	2 OF 2
DESIGN:	AW					JOB No:	17708.00D
SECTION:	17						

**RIGHT-OF-WAY DESCRIPTION
FOR EMERALD SPRINGS CIRCLE**

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO STREET (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT STREET
(60 FEET WIDE); THENCE N. 02°38'26"W., 453.13 FEET ALONG SAID EAST RIGHT OF WAY
LINE OF BUFFALO STREET TO A POINT OF BEGINNING; THENCE CONTINUING N. 02°38'26"W.,
60.00 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BUFFALO STREET; THENCE N.
86°54'48" E., 398.31 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED
EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE ALONG A CURVE TO THE LEFT 76.71
FEET SAID CURVE HAVING A RADIUS OF 180.00 FEET, CENTRAL ANGLE OF 24°24'58" AND
A CHORD BEARING OF N. 74°42'19" E., 76.13 FEET; THENCE N. 62°29'50" E., 185.33
FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS
CIRCLE; THENCE ALONG A CURVE TO THE LEFT 13.82 FEET SAID CURVE HAVING A RADIUS
OF 270.00 FEET, CENTRAL ANGLE OF 2°55'59" AND A CHORD BEARING OF N. 61°01'50"
E., 13.82 FEET; THENCE N. 59°33'50" E., 344.40 FEET; THENCE N. 2°46'17" W., 172.40
FEET; THENCE ALONG A CURVE TO THE LEFT 31.42 FEET SAID CURVE HAVING A RADIUS
OF 20.00 FEET, CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF N. 47°46'17"
W., 28.28 FEET; THENCE S. 87°13'43" W., 133.75 FEET; THENCE S. 87°14'19" W., 586.40
FEET; THENCE S. 87°13'43" W., 217.50 FEET TO A POINT ALONG EAST RIGHT OF WAY LINE
OF BUFFALO STREET; THENCE N. 02°38'26"W., 60.00 FEET ALONG SAID EAST RIGHT OF
WAY LINE OF BUFFALO STREET; THENCE N. 87°13'43" E., 217.35 FEET; THENCE N.
87°14'19" E., 632.48 FEET; THENCE N. 87°13'46" E., 147.37 FEET; THENCE ALONG A
CURVE TO THE RIGHT 125.66 FEET SAID CURVE HAVING A RADIUS OF 80.00 FEET,
CENTRAL ANGLE OF 89°59'53" AND A CHORD BEARING OF S. 47°46'17" E., 113.14 FEET;
THENCE S. 2°46'17" E., 170.59 FEET; THENCE ALONG A CURVE TO THE RIGHT 68.54 FEET
SAID CURVE HAVING A RADIUS OF 63.00 FEET, CENTRAL ANGLE OF 62°20'08" AND A
CHORD BEARING OF S. 28°23'47" W., 65.21 FEET; THENCE S. 59°33'50" W., 342.59 FEET
ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF EMERALD SPRINGS CIRCLE;
THENCE ALONG A CURVE TO THE RIGHT 16.89 FEET SAID CURVE HAVING A RADIUS OF
330.00 FEET, CENTRAL ANGLE OF 2°55'59" AND A CHORD BEARING OF S. 61°01'50" W.,
16.89 FEET; THENCE S. 62°29'50"W., 185.33 FEET; THENCE ALONG A CURVE TO THE RIGHT
102.27 FEET SAID CURVE HAVING A RADIUS OF 240.00 FEET, CENTRAL ANGLE OF
24°24'58" AND A CHORD BEARING OF S. 74°42'19" W., 101.50 FEET; THENCE S. 86°54'48"
W., 398.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.44 ACRES.

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(313) 962-2442

DATE: 10/5/09	CHECKED BY: CA	DATE: 10/09	SCALE: N/A
DRAWN: AW			SHEET: 2 OF 2
DESIGN: AW			JOB No: 17708.00D
SECTION: 17			

Transaction Report

Broadcast

ERROR: Re-send error page(s).

No.	TX Date/Time	Destination	Duration	P. #	Result	Mode
204	OCT-29 11:52	913132246067		000	Busy	

FAX TRANSMITTAL

Office of the City Clerk

Coleman A Young Municipal Center

Two Woodward Avenue, Suite 200

Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Wednesday, October 28, 2009

No. of Pages 15

FROM: *Ms. Kim Newby, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #3887, Midwest Capital Investments Amwick Housing, requesting right of way dedications of five streets lying between Mound, Buffalo, Charles and Talbot Avenues.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Ms. Pam Turner, Director	Water & Sewerage Department	(313) 224-6067
Ms. Jessy Jacob, Director	DPW - City Engineering Division	(313) 224-1464
Mr. Marcell Todd, Director	City Planning Commission	(313) 224-4336

Transaction Report

Broadcast

No.	TX	Date/Time	Destination	Duration	P. #	Result	Mode
176	OCT-28	11:15	913132246067		000	Busy	
		11:16	1 313 224 1464	0'06'42"	015	OK	Normal
		11:23	3132244336	0'06'40"	015	OK	Normal

FAX TRANSMITTAL**Office of the City Clerk**

Coleman A Young Municipal Center
Two Woodward Avenue, Suite 200
Detroit, Michigan 48226

Telephone: (313) 224-2070 Fax: (313) 224-2075

Wednesday, October 28, 2009

No. of Pages 15

FROM: *Ms. Kim Newby, Junior Assistant City Council Committee Clerk*

SUBJECT: *Petition #3887, Midwest Capital Investments Anwick Housing, requesting right of way dedications of five streets lying between Mound, Buffalo, Charles and Talbot Avenues.*

FAX TO THE FOLLOWING DEPARTMENT(S):

Ms. Pam Turner, Director	Water & Sewerage Department	(313) 224-6067
— Ms. Jessy Jacob, Director	DPW - City Engineering Division	(313) 224-1464
Mr. Marcell Todd, Director	City Planning Commission	(313) 224-4336

January 27, 2010

Honorable City Council:

Peition No. 3887 – Midwest Capital Investment Amwick Housing, requesting right-of-way dedication of five streets lying between Mound, Buffalo, Charles and Talbot Avenues.

RE: Petition No. 3887 of “Midwest Capital Investment Amwick Housing” request the City Council to accept and/or approve the dedication of private land for new public streets and the naming of new streets with in the block bounded by Charles Street, 76 feet wide, Talbot Avenue, 60 feet wide, Buffalo Avenue, 70 feet wide, and Mound Road, 204 feet wide, all within the Emerald Spring Estates formerly know as the Charles Street Housing Project.

The City Engineering Division – DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

City Council is requested to accept the deed of new public streets for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the “Environmental Review Guidelines”, and that the fee owner submit a properly executed “covenant” deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public streets must be constructed to City Engineering Division – DPW specifications.

All other city departments and privately owned utility companies have no objections to the requested new public rights-of-way.

I am recommending adoption of the attached resolution.

Respectfully submitted,


Manilal Patel, Interim City Engineer
City Engineering Department – DPW

NRP/

Cc: Alfred Jordan, Director – DPW
Mayor’s Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, That your Honorable Body authorized the acceptance of the following described properties owned by, Detroit Housing Commission subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary, for Public Street purposes:

1. **New Roadway Dedication; Sparling Avenue, 60.00 feet wide, being described as;** Part of Southeast Quarter Section 17, Town 1, South, Range 12 East, Hamtramck Civil township, City of Detroit, Wayne County, Michigan, more particularly described as: Beginning at the Southwesterly corner of Lot 1 of the J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide; Thence North $02^{\circ}38'26''$ West, 1244.70 feet along said East right-of-way line of Buffalo Street to a point on the South right-of-way line of Charles Street; Thence North $87^{\circ}13'43''$ East, 461.32 feet along said South line to a Point of Beginning; Thence continuing North $87^{\circ}13'43''$ East, 60.00 feet; Thence South $02^{\circ}46'17''$ East, 216.87 feet along proposed Easterly right-of-way line of Sparling Street, 60.00 feet wide, to a point along the Northerly right-of-way line of proposed Emerald Spring Circle, 60 feet wide; Thence South $87^{\circ}14'19''$ West, 60 feet along the Northerly right-of-way line of proposed Emerald Springs Circle; Thence North $02^{\circ}46'17''$ West, 216.86 feet along the proposed Westerly right-of-way line of Sparling Street to the Point of Beginning and containing 0.30 acres.

2. **New Roadway Dedication; Syracuse Avenue, 60 feet wide, being described as;** A part of the Southeast Quarter Section 17, Town 1 South, Range 12 East, Hamtramck Civil Township, City of Detroit, Wayne County, Michigan, more particularly described as; Beginning at the Southwesterly corner of Lot 1 of the J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide; Thence North $02^{\circ}38'26''$ West, 1244.70 feet along said east right-of-way line of Buffalo Street to a point on the South right-of-way line of Charles Street; Thence North $87^{\circ}13'43''$ East, 729.28 feet along said South right-of-way line to a point of beginning; Thence continuing North $87^{\circ}13'43''$ East, 60.00 feet; Thence South $02^{\circ}47'07''$ East, 216.92 feet along proposed Easterly right-of-way line of Syracuse Street, 60 feet wide, to a point along the Northerly right-of-way line of proposed Emerald Springs Circle, 60 feet wide; Thence South $87^{\circ}14'19''$ West, 60.00 feet along Northerly right-of-way line of proposed Emerald Spring Circle; Thence North $02^{\circ}47'07''$ West, 216.91 feet along the proposed Westerly right-of-way line of Syracuse Street to the Point of Beginning and containing 0.30 acres.

- 3. New Roadway Dedication; Caldwell Avenue, 60.00 feet wide, being described as;** A part of the Southeast Quarter Section 17, Town 1 South, Range 12 East, Hamtramck Civil Township, City of Detroit, Wayne County, Michigan, more particularly described as: Beginning at the Southwesterly corner of Lot 1 of the J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide; Thence North $02^{\circ}38'26''$ West, 967.88 feet along said east right-of-way line of Buffalo Street; Thence North $87^{\circ}13'43''$ East, 217.50 feet along the Southerly right-of-way line of proposed Emerald Springs Circle, 60 feet wide to a Point of Beginning (P.O.B. 1); Thence North $87^{\circ}14'19''$ East, 60.00 feet along the Southerly right-of-way line of proposed Emerald Springs Circle; Thence South $02^{\circ}47'54''$ East, 453.20 feet along the Easterly right-of-way line of proposed Caldwell Street, 60.00 feet wide, to a point being the intersection of the Northerly right-of-way line of proposed Emerald Spring Circle, 60.00 feet wide, and the Easterly right-of-way of proposed Caldwell Street; Thence South $86^{\circ}54'48''$ West, 60.00 feet along the Northerly right-of-way line of proposed Emerald Spring Circle; Thence North $02^{\circ}47'54''$ West, 453.54 feet along the Westerly right-of-way line of proposed Caldwell Street to the Point of Beginning and containing 0.62 acres

Also, that part of the Southeast Quarter Section 17, Town 1 South, Range 12 East, Hamtramck Civil Township, City of Detroit, Wayne County, Michigan, also part of Lot 7 of the J.L. Hudson Company Subdivision as recorded in Liber 32, Page 38, Wayne County Records, More particularly described as: Beginning at the Southwesterly corner of Lot 1 of the J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide; Thence North $02^{\circ}38'26''$ West, 453.13 feet along said East right-of-way line of Buffalo Street; Thence North $86^{\circ}54'48''$ East, 218.91 feet along the Southerly right-of-way line of proposed Emerald Spring Circle, 60 feet wide, to a Point of Beginning (P.O.B. 2); Thence continuing North $86^{\circ}54'48''$ East, 60.00 feet along the Southerly right-of-way line of proposed Emerald Spring Circle to a point being the intersection of the Southerly right-of-way line of proposed Caldwell Street, 60 feet wide; Thence South $02^{\circ}47'54''$ East, 38.60 feet along the easterly right-of-way line of proposed Caldwell Street; Thence along a curve to the left 84.21 feet said curve having a radius of 195.00 feet, central angle of $24^{\circ}44'26''$ and a chord bearing of South $15^{\circ}10'09''$ East, 83.55 feet; Thence South $27^{\circ}32'23''$ East, 179.15 feet to a point on the Northerly right-of-way line of Talbot Street; Thence South $62^{\circ}29'50''$ West, 60.00 feet along the Northerly right-of-way line of Talbot Street; Thence North $27^{\circ}32'23''$ West, 179.11 feet along the Westerly right-of-way line of proposed Caldwell street; Thence along a curve to the right 110.12 feet said curve having a radius of 255.00 feet, central angle of $24^{\circ}44'31''$ and a chord bearing of

North $15^{\circ}10'09''$ West, 109.26 feet; Thence North $2^{\circ}47'54''$ West, 38.30 feet to the Point of Beginning and containing 0.43 acres.

- 4. New Roadway Dedication; Alpena Avenue, 60.00 feet wide, being described as;** A part of the Southeast Quarter Section 17, Town 1 South, Range 12 East, Hamtramck Civil Township, City of Detroit, Wayne County, Michigan, More particularly described as: Beginning at the Southwesterly corner of Lot 1 of the J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide, Thence North $62^{\circ}29'50''$ East, 853.01 feet along said North right-of-way line of Talbot Street; Thence North $59^{\circ}33'50''$ East, 37.94 feet to a Point of Beginning; Thence North $30^{\circ}26'10''$ West, 224.87 feet along the Westerly right-of-way line of proposed Alpena Street, 60 feet wide, to a point on the Southerly right-of-way of the proposed Emerald Springs Circle, 60 feet wide; Thence North $59^{\circ}33'50''$ East, 60.00 feet along the Southerly right-of-way line of the proposed Emerald Spring Circle; Thence South $30^{\circ}26'10''$ East, 224.87 feet along the Easterly right-of-way line of proposed Alpena Street to a point along the said Northerly right-of-way line of Talbot Street; Thence South $59^{\circ}33'50''$ West, 60.00 feet to the Point of Beginning and containing 0.31 acres.
- 5. New Roadway Dedication; Emerald Springs Circle, 60.00 feet wide, being described as;** A part of the Southeast Quarter Section 17, Town 1 South, Range 12 East, Hamtramck Civil Township, City of Detroit, Wayne County, Michigan, More particularly described as: Beginning at the Southwesterly corner of Lot 1 of J.L. Hudson Company Subdivision said point also being the intersection of the East right-of-way line of Buffalo Street, 70 feet wide, and the North right-of-way line of Talbot Street, 60 feet wide; Thence North $02^{\circ}38'26''$ West, 453.13 feet along said East right-of-way line of Buffalo Street to a Point of Beginning; Thence continuing North $02^{\circ}38'26''$ West, 60.00 feet along said East right-of-way line of Buffalo Street; Thence North $86^{\circ}54'48''$ East, 398.30 feet along the Northerly right-of-way line of proposed Emerald Springs Circle, 60 feet wide; Thence along a curve to the left 76.71 feet said curve having a radius of 180.00 feet, central angle of $24^{\circ}24'58''$ and a chord bearing of North $74^{\circ}42'19''$ East, 76.13 feet; Thence North $62^{\circ}29'50''$ East, 185.33 feet along the Northerly right-of-way line of proposed Emerald Springs Circle; Thence along a curve to the left 13.82 feet said curve having a radius of 270.00 feet, central angle of $02^{\circ}55'59''$ and a chord bearing of North $61^{\circ}01'50''$ East, 13.82 feet; Thence North $59^{\circ}33'50''$ East, 344.40 feet; Thence North $02^{\circ}46'17''$ West, 172.40 feet; Thence along a curve to the left 31.42 feet said curve having a radius of 20.00 feet, central angle of $90^{\circ}00'00''$ and a chord bearing of North $47^{\circ}46'17''$ West, 28.28 feet; Thence South $87^{\circ}13'43''$ West, 133.74 feet; Thence South $87^{\circ}14'19''$ West, 586.10 feet; Thence South $87^{\circ}13'43''$ West, 217.50 feet to a point along East right-of-way line of Buffalo Street; Thence North $02^{\circ}38'26''$ West, 60.00 feet along said East right-of-way line Buffalo Street; Thence North $87^{\circ}13'43''$ East, 217.35 feet; Thence

North 87°14'19" East, 586.11 feet; Thence North 87°13'43" East, 133.74 feet; Thence along a curve to the right 125.66 feet said curve having a radius of 80.00 feet, central angle of 90°00'00" and a chord bearing of South 47°46'17" East, 113.14 feet; Thence South 02°46'17" East, 170.59 feet; Thence along a curve to the right 68.54 feet said curve having a radius of 63.00 feet, central angle of 62°20'08" and a chord bearing of South 28°23'47" West, 65.21 feet; Thence South 59°33'50" West, 342.59 feet along the proposed Southerly right-of-way line of Emerald Springs Circle; Thence along a curve to the right 16.89 feet said curve having a radius of 330.00 feet central angle of 02°55'59" and a chord bearing of South 61°01'50" west, 16.89 feet; Thence South 62°29'50" West, 185.33 feet; Thence along a curve to the right 102.27 feet said curve having a radius of 240.00 feet, central angle of 24°24'58" and a chord bearing of South 74°42'19" West, 101.50 feet; thence South 86°54'48" West, 398.77 feet to a Point of Beginning and containing 3.10 acres.

RESOLVED, That the New public streets right-of-way, dedicated (roadways) in this resolution, are hereby named as follows:

1. "Sparling Avenue" – being a North – South street, 60 feet wide, (between Charles Avenue and Emerald Springs Circle); also
2. "Syracuse Avenue" – being a North – South street, 60 feet wide, (between Charles Avenue and Emerald Springs Circle); also
3. "Caldwell Avenue" – being a North – South street, 60 feet wide, (between Emerald Springs Circle and Talbot Avenue)
4. "Alpena Avenue" – being a North – South street, 60 feet wide, (between Emerald Springs Circle and Talbot Avenue)
5. "Emerald Springs Circle" – being a Circle street (mainly East – West), 60 feet wide, (between Buffalo Avenue and Mound Avenue)

PROVIDED, That the petitioner shall design and construct the proposed streets as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, That the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, That the entire cost of the proposed streets construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

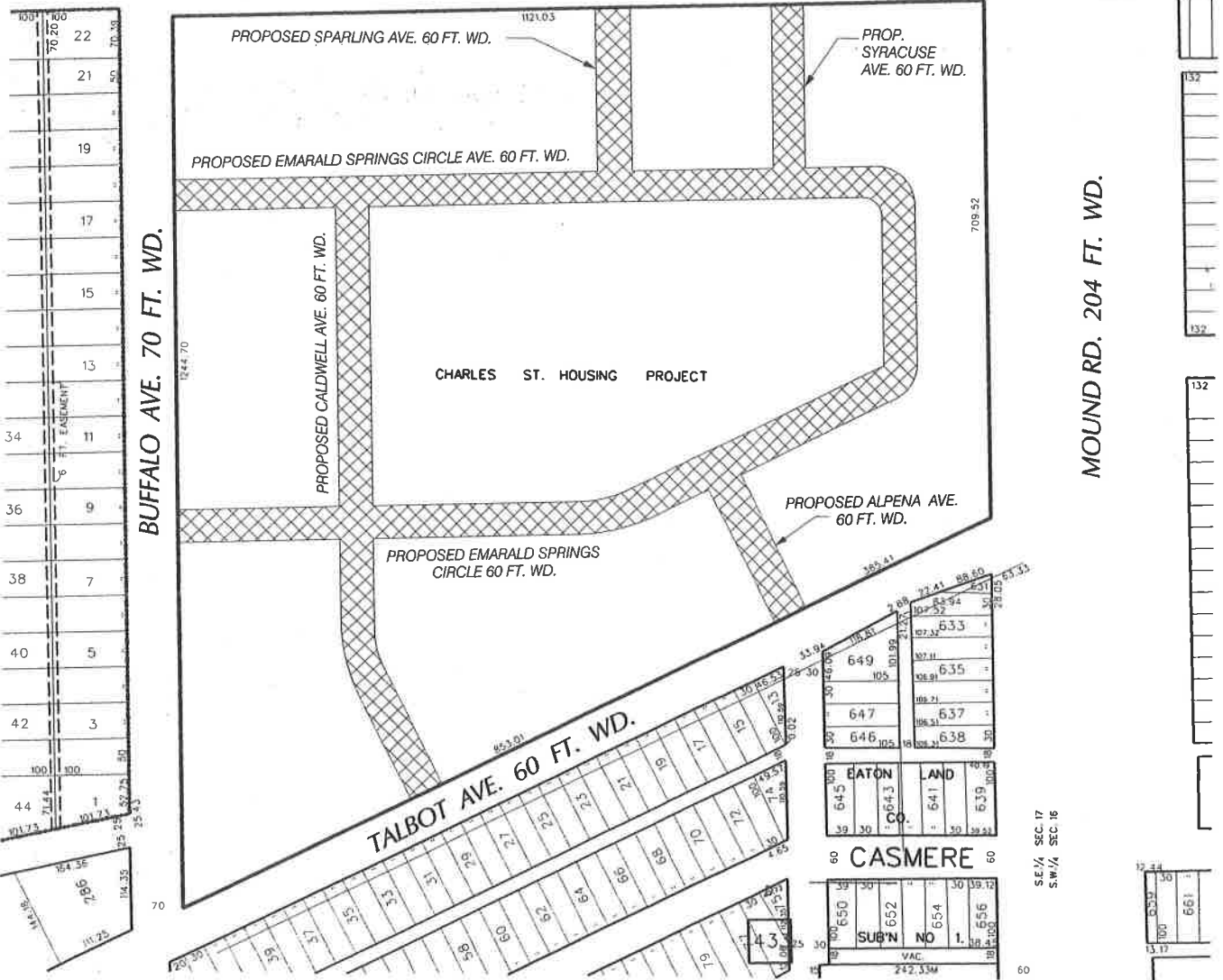
PROVIDED, That the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

MIDWEST CAPITAL INVESTMENTS AMWICK HOUSING
 2200 GENOA BUSINESS PARK DRIVE, SUITE 100
 BRIGHTON, MICH. 48114
 C/O NICK KOOLB
 PHONE NO. 810 220 2652
 FAX NO. 810 220 2652



CHARLES ST. 76 FT. WD.



 - AREA OF DEDICATION

(FOR OFFICE USE ONLY)

CARTO 51 E

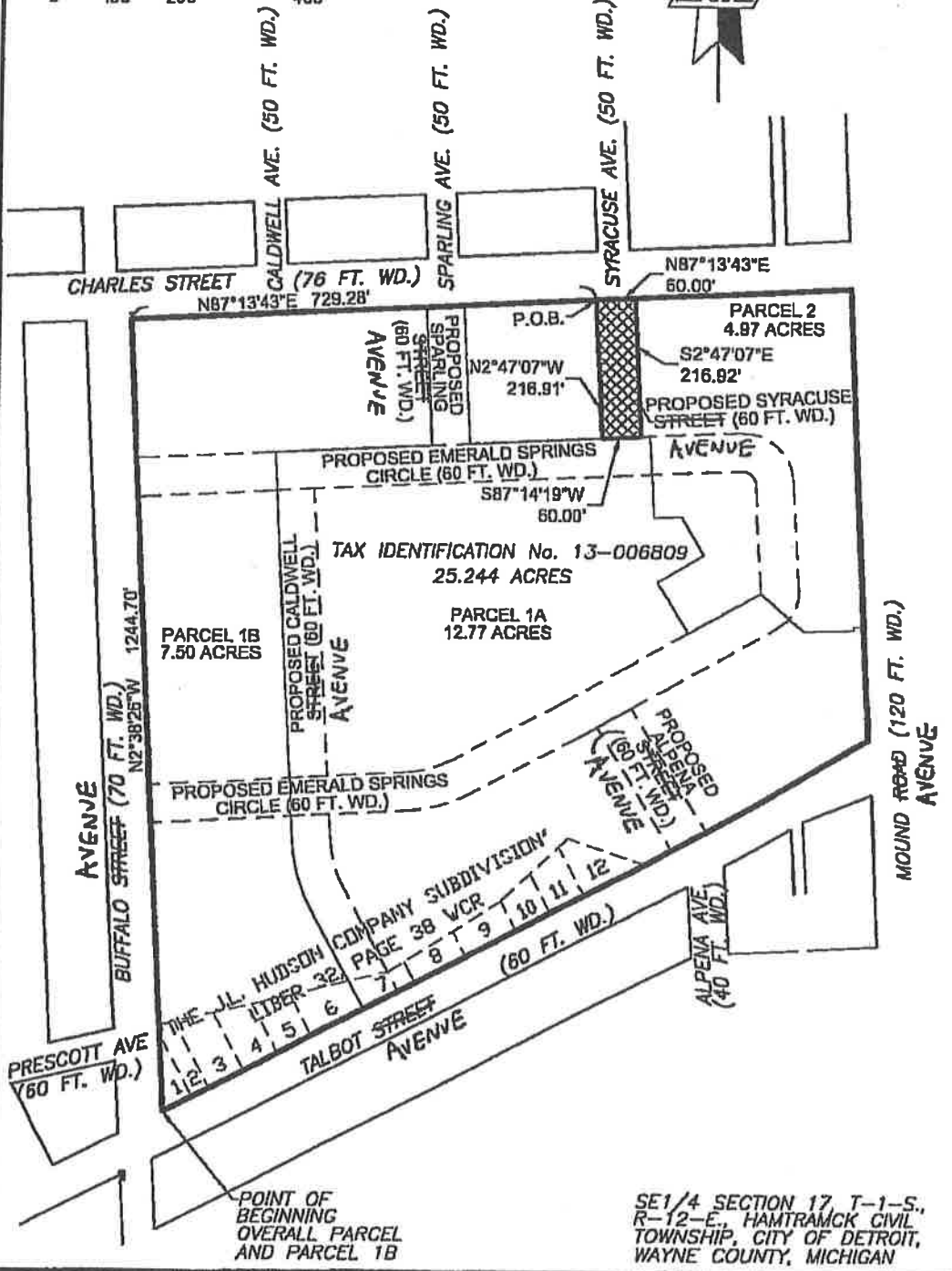
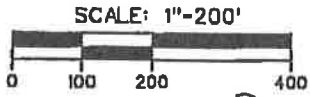
B					
A	ADDED ALPENA	KSM			1/12/10
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
	DRAWN BY	CHECKED			
	KSM				
	DATE	APPROVED			
	12-18-09				

REQUEST TO DEDICATE RIGHT OF WAY
 FOR FIVE STREETS
 IN AREA BOUND BY
 MOUND, BUFFALO, CHARLES AND TALBOT

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X3887.dgn

**RIGHT-OF-WAY DESCRIPTION
FOR SYRACUSE STREET
AVENUE**

N



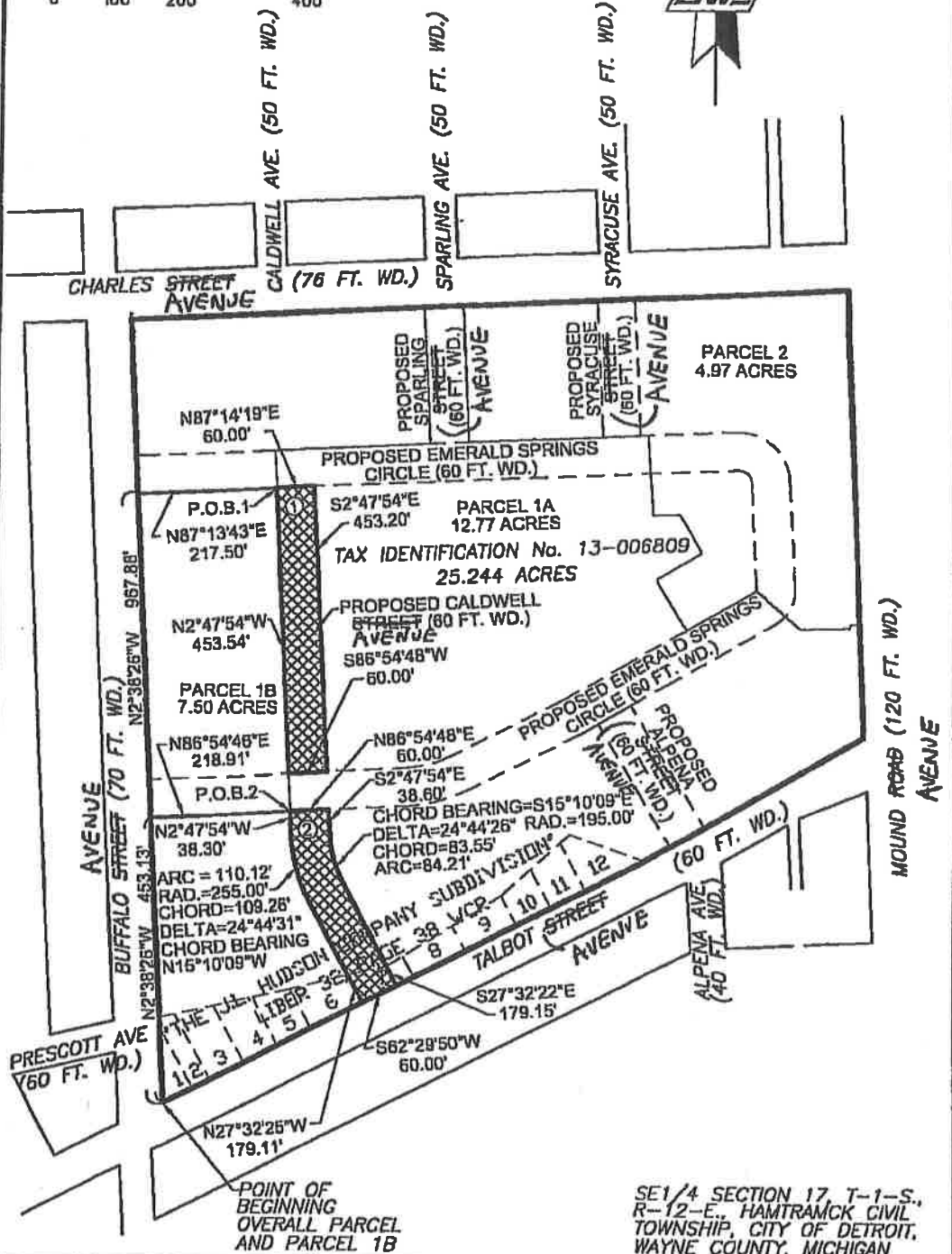
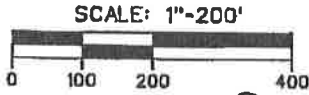
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 ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 407 E. FORD STREET, SUITE 600 DETROIT, MI 48226
 (313) 862-1448

DATE	10/5/09	CHECKED BY	DATE	SCALE:	1"=200'
DRAWN:	AW	CA	10/09	SHEET:	1 OF 2
DESIGN:	AW			JOB No:	17708.000
SECTION:	17				

SE 1/4 SECTION 17, T-1-S.,
 R-12-E, HAMTRAMCK CIVIL
 TOWNSHIP, CITY OF DETROIT,
 WAYNE COUNTY, MICHIGAN

**RIGHT-OF-WAY DESCRIPTION
FOR CALDWELL STREET
AVENUE**

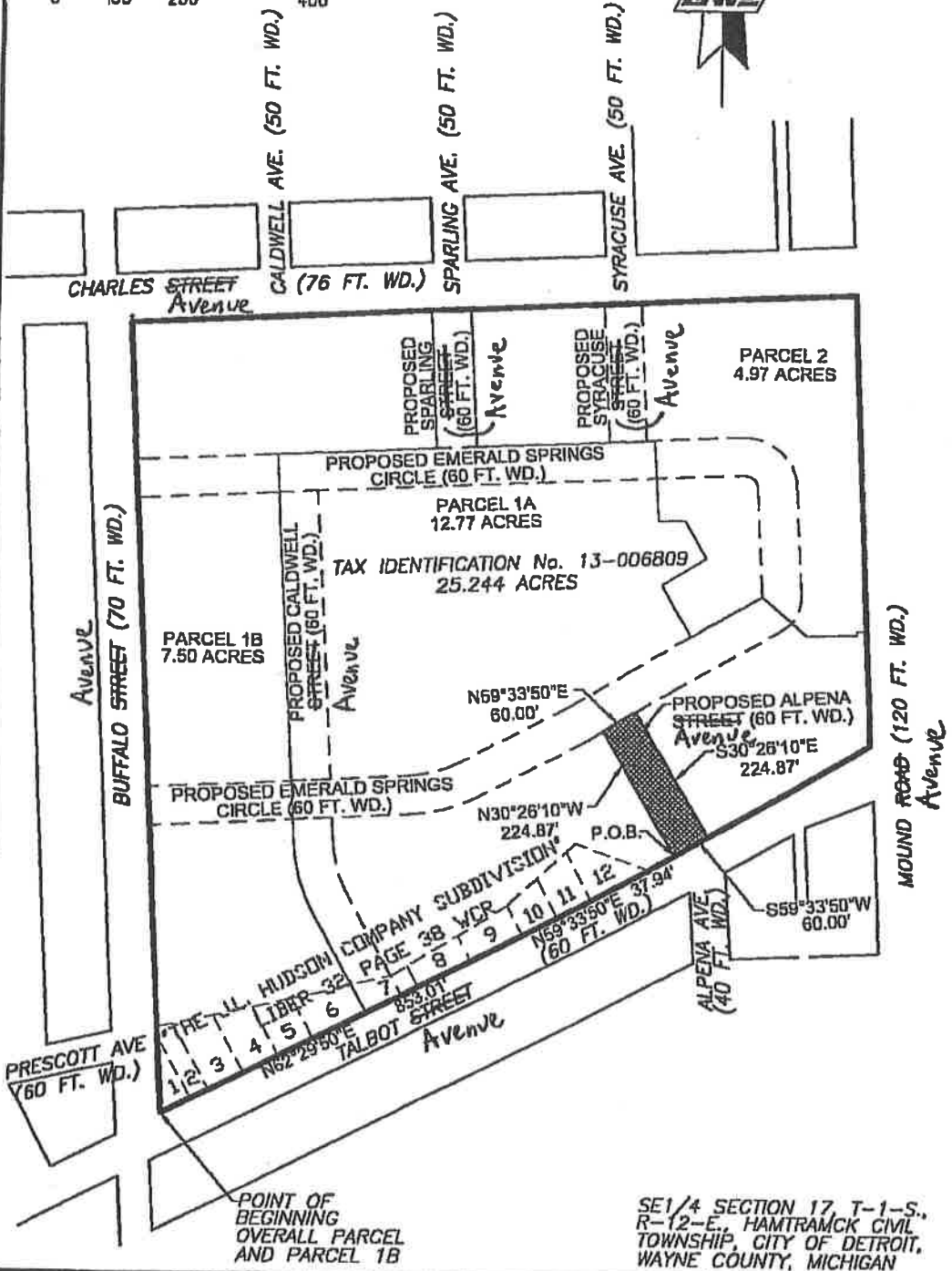
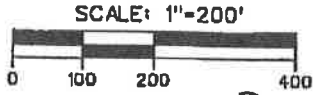


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 407 N. FORT STREET, SUITE 600 DETROIT, MI 48224
 (313) 582-1442

DATE: 10/5/09	CHECKED BY: CA	DATE: 10/09	SCALE: 1"=200'
DRAWN: AW			SHEET: 1 OF 2
DESIGN: AW			JOB No: 177708.00D
SECTION: 17			

**RIGHT-OF-WAY DESCRIPTION
FOR ALPENA STREET
AVENUE**

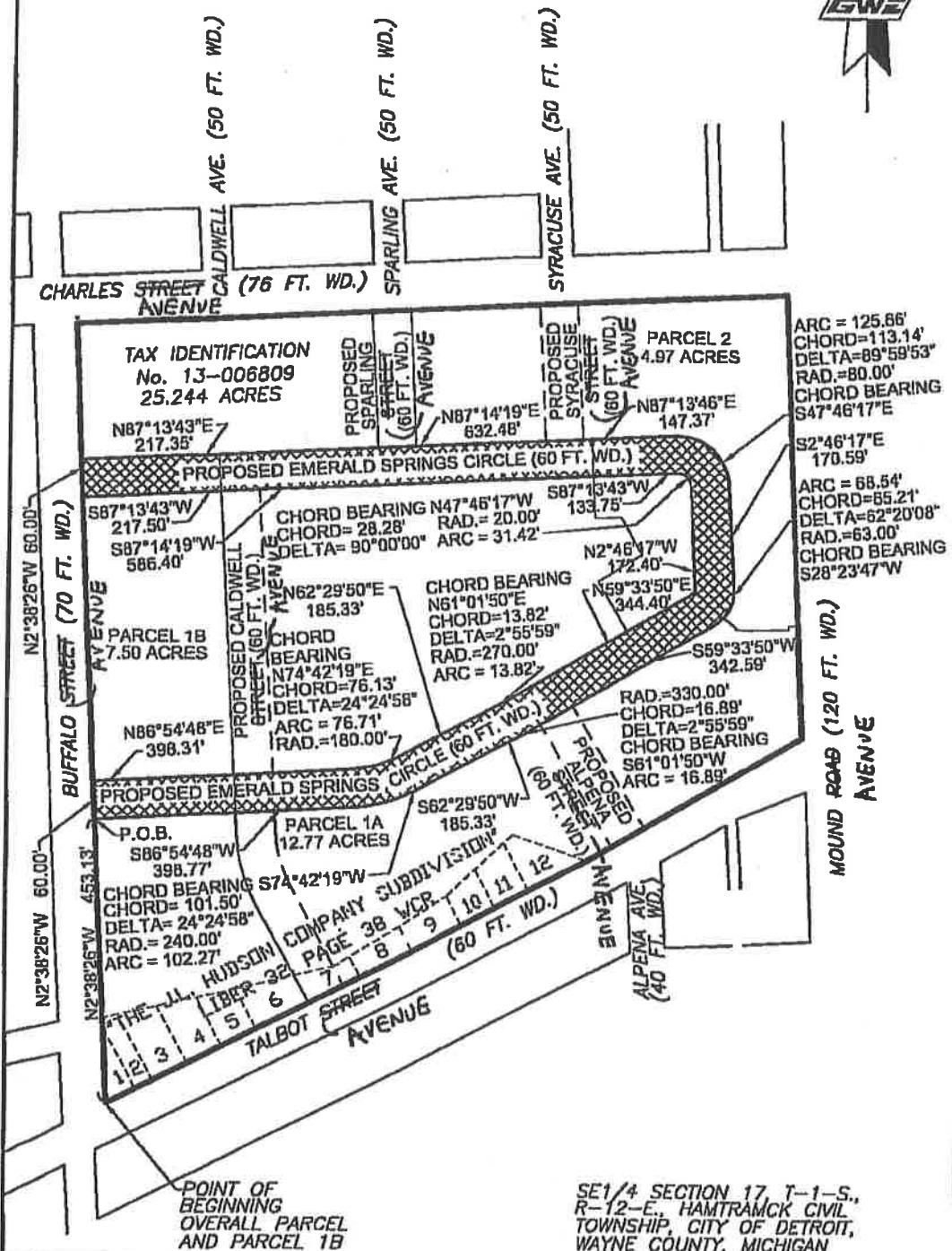
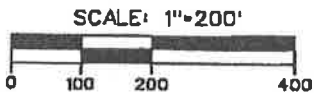


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GWE
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407 E. FORT STREET, SUITE 600 DETROIT, MI 48226
(313) 962-2448

DATE: 10/5/09	CHECKED BY: CA	DATE: 10/09	SCALE: 1"=200'
DRAWN: AW			SHEET: 1 OF 2
DESIGN: AW			JOB No: 17708.00D
SECTION: 17			

RIGHT-OF-WAY DESCRIPTION FOR EMERALD SPRINGS CIRCLE



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GWE
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407 N. FORD STREET, SUITE 800 DETROIT, MI 48226
(313) 862-3342

DATE: 10/5/09	CHECKED BY: CA	DATE: 10/09	SCALE: 1"=200'
DRAWN: AW			SHEET: 1 OF 2
DESIGN: AW			JOB No: 17708.00D
SECTION: 17			

QUIT CLAIM DEED

The Detroit Housing Commission, a public body corporate, authorized under the laws of the State of Michigan pursuant to the Michigan Housing Facilities Act; MCL 125. 654(5), whose address is 1301 E. Jefferson Detroit, Michigan, 48207 quit claims and grants to the City of Detroit, a body corporate, authorized under the Michigan Home Rule MCL 117.1 et. al., whose address is 2 Woodward Ave. Detroit, Michigan, 48226 the following described premises situated in the City of Detroit, County of Wayne, State of Michigan to wit:

(See Attached Exhibit "A")

Together with all, hereditaments, tenements, appurtenances concerning the premises and subject to any easements and restriction of record and all public rights of way in the premises presently existing for the sum of zero (\$0.00) dollars.

This grant is a conveyance of roads and streets and road rights of ways and the land and pavement contained within said premises as described in the attached Exhibit "A" pursuant to the attached resolution to this deed authorizing said grant by the Detroit Housing Commission on December 17, 2009

Dated this 17th day of December 2009

DETROIT HOUSING COMMISSION

By 

Eugene E. Jones
Its: Executive Director

RIGHT-OF-WAY DESCRIPTION
FOR EMERALD SPRINGS CIRCLE

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT
AVENUE (60 FEET WIDE); THENCE N. 02°38'26" W., 453.13 FEET ALONG SAID EAST RIGHT
OF WAY LINE OF BUFFALO AVENUE TO A POINT OF BEGINNING; THENCE CONTINUING N.
02°38'26" W., 60.00 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BUFFALO AVENUE;
THENCE N. 86°54'48" E., 398.30 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF
PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE ALONG A CURVE TO THE
LEFT 76.71 FEET SAID CURVE HAVING A RADIUS OF 180.00 FEET, CENTRAL ANGLE OF
24°24'58" AND A CHORD BEARING OF N. 74°42'19" E., 76.13 FEET; THENCE N. 62°29'50"
E., 185.33 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD
SPRINGS CIRCLE; THENCE ALONG A CURVE TO THE LEFT 13.82 FEET SAID CURVE HAVING
A RADIUS OF 270.00 FEET, CENTRAL ANGLE OF 2°55'59" AND A CHORD BEARING OF N.
61°01'50" E., 13.82 FEET; THENCE N. 59°33'50" E., 344.40 FEET; THENCE N. 2°46'17" W.,
172.40 FEET; THENCE ALONG A CURVE TO THE LEFT 31.42 FEET SAID CURVE HAVING A
RADIUS OF 20.00 FEET, CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF N.
47°46'17" W., 28.28 FEET; THENCE S. 87°13'43" W., 133.74 FEET; THENCE S. 87°14'19"
W., 586.10 FEET; THENCE S. 87°13'43" W., 217.50 FEET TO A POINT ALONG EAST RIGHT
OF WAY LINE OF BUFFALO AVENUE; THENCE N. 02°38'26" W., 60.00 FEET ALONG SAID EAST
RIGHT OF WAY LINE OF BUFFALO AVENUE; THENCE N. 87°13'43" E., 217.35 FEET; THENCE
N. 87°14'19" E., 586.11 FEET; THENCE N. 87°13'43" E., 133.74 FEET; THENCE ALONG A
CURVE TO THE RIGHT 125.66 FEET SAID CURVE HAVING A RADIUS OF 80.00 FEET,
CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING OF S. 47°46'17" E., 113.14 FEET;
THENCE S. 2°46'17" E., 170.59 FEET; THENCE ALONG A CURVE TO THE RIGHT 68.54 FEET
SAID CURVE HAVING A RADIUS OF 63.00 FEET, CENTRAL ANGLE OF 62°20'08" AND A
CHORD BEARING OF S. 28°23'47" W., 65.21 FEET; THENCE S. 59°33'50" W., 342.59 FEET
ALONG THE PROPOSED SOUTHERLY RIGHT OF WAY LINE OF EMERALD SPRINGS CIRCLE;
THENCE ALONG A CURVE TO THE RIGHT 16.89 FEET SAID CURVE HAVING A RADIUS OF
330.00 FEET, CENTRAL ANGLE OF 2°55'59" AND A CHORD BEARING OF S. 61°01'50" W.,
16.89 FEET; THENCE S. 62°29'50" W., 185.33 FEET; THENCE ALONG A CURVE TO THE RIGHT
102.27 FEET SAID CURVE HAVING A RADIUS OF 240.00 FEET, CENTRAL ANGLE OF
24°24'58" AND A CHORD BEARING OF S. 74°42'19" W., 101.50 FEET; THENCE S. 86°54'48"
W., 398.77 FEET TO THE POINT OF BEGINNING AND CONTAINING 3.10 ACRES.

EXHIBIT A

RIGHT-OF-WAY DESCRIPTION
FOR SPARLING AVENUE

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST, HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT AVENUE (60 FEET WIDE); THENCE N. $02^{\circ}38'26''$ W., 1244.70 FEET ALONG SAID EAST RIGHT OF WAY LINE OF BUFFALO AVENUE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF CHARLES AVENUE; THENCE N. $87^{\circ}13'43''$ E., 461.32 FEET ALONG SAID SOUTH LINE TO A POINT OF BEGINNING; THENCE CONTINUING N. $87^{\circ}13'43''$ E., 60.00 FEET; THENCE S. $02^{\circ}46'17''$ E., 216.87 FEET ALONG PROPOSED EASTERLY RIGHT OF WAY LINE OF SPARLING AVENUE (60 FEET WIDE) TO A POINT ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE S. $87^{\circ}14'19''$ W., 60.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE; THENCE N. $02^{\circ}46'17''$ W., 216.86 FEET ALONG THE PROPOSED WESTERLY RIGHT OF WAY LINE OF SPARLING AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.30 ACRES.

RIGHT-OF-WAY DESCRIPTION
FOR ALPENA AVENUE

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST, HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT AVENUE (60 FEET WIDE); THENCE N. $62^{\circ}29'50''$ E., 853.01 FEET ALONG SAID NORTH RIGHT OF WAY LINE OF TALBOT AVENUE; THENCE N. $59^{\circ}33'50''$ E., 37.94 FEET TO A POINT OF BEGINNING; THENCE N. $30^{\circ}26'10''$ W., 224.87 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF PROPOSED ALPENA AVENUE (60 FEET WIDE) TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF THE PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE N. $59^{\circ}33'50''$ E., 60.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF THE PROPOSED EMERALD SPRINGS CIRCLE; THENCE S. $30^{\circ}26'10''$ E., 224.87 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PROPOSED ALPENA AVENUE TO A POINT ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF TALBOT AVENUE; THENCE S. $59^{\circ}33'50''$ W., 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.31 ACRES.

EXHIBIT A

RIGHT-OF-WAY DESCRIPTION
FOR CALDWELL AVENUE - PARCEL 1

(AS FIELD SURVEYED)
PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT
AVENUE (60 FEET WIDE); THENCE N. 02°38'26" W., 967.88 FEET ALONG SAID EAST RIGHT
OF WAY LINE OF BUFFALO AVENUE; THENCE N. 87°13'43" E., 217.50 FEET ALONG THE
SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE)
TO A POINT OF BEGINNING (P.O.B. 1); THENCE N. 87°14'19" E., 60.00 FEET ALONG THE
SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE; THENCE S.
2°47'54" E., 453.20 FEET ALONG THE EASTERLY RIGHT OF WAY LINE OF PROPOSED
CALDWELL AVENUE (60 FEET WIDE) TO A POINT BEING THE INTERSECTION OF THE
NORTHERLY RIGHT OF WAY OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE) AND
THE EASTERLY RIGHT OF WAY OF PROPOSED CALDWELL AVENUE; THENCE S. 86°54'48" W.,
60.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS
CIRCLE; THENCE N. 2°47'54" W., 453.54 FEET ALONG THE WESTERLY RIGHT OF WAY LINE
OF PROPOSED CALDWELL AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.62
ACRES.

RIGHT-OF-WAY DESCRIPTION
FOR CALDWELL AVENUE - PARCEL 2

(AS FIELD SURVEYED)
PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, ALSO PART OF
LOT 7 OF THE J.L. HUDSON COMPANY SUBDIVISION AS RECORDED IN LIBER 32 PAGE 38,
WAYNE COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT
AVENUE (60 FEET WIDE); THENCE N. 02°38'26" W., 453.13 FEET ALONG SAID EAST RIGHT
OF WAY LINE OF BUFFALO AVENUE; THENCE N. 86°54'48" E., 218.91 FEET ALONG THE
SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE)
TO A POINT OF BEGINNING (P.O.B. 2); THENCE CONTINUING N. 86°54'48" E., 60.00 FEET
ALONG THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS CIRCLE TO
A POINT BEING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF PROPOSED
EMERALD SPRINGS CIRCLE AND THE EASTERLY RIGHT OF WAY OF PROPOSED CALDWELL
AVENUE (60 FEET WIDE); THENCE S. 2°47'54" E., 38.60 FEET ALONG THE EASTERLY RIGHT
OF WAY LINE OF PROPOSED CALDWELL AVENUE; THENCE ALONG A CURVE TO THE LEFT
84.21 FEET SAID CURVE HAVING A RADIUS OF 195.00 FEET, CENTRAL ANGLE OF 24°44'26"
AND A CHORD BEARING OF S. 15°10'09" E., 83.55 FEET; THENCE S. 27°32'23" E., 179.15
FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF TALBOT AVENUE; THENCE S.
62°29'50" W., 60.00 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF TALBOT AVENUE;
THENCE N. 27°32'23" W., 179.11 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF
PROPOSED CALDWELL AVENUE; THENCE ALONG A CURVE TO THE RIGHT 110.12 FEET SAID
CURVE HAVING A RADIUS OF 255.00 FEET, CENTRAL ANGLE OF 24°44'31" AND A CHORD
BEARING OF N. 15°10'09" W., 109.26 FEET; THENCE N. 2°47'54" W., 38.30 FEET TO THE
POINT OF BEGINNING AND CONTAINING 0.43 ACRES.

EXHIBIT A

RIGHT-OF-WAY DESCRIPTION
FOR SYRACUSE AVENUE

(AS FIELD SURVEYED)

PART OF THE SOUTHEAST QUARTER SECTION 17, TOWN 1 SOUTH, RANGE 12 EAST,
HAMTRAMCK CIVIL TOWNSHIP, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, MORE
PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 1 OF THE J.L. HUDSON COMPANY
SUBDIVISION SAID POINT ALSO BEING THE INTERSECTION OF THE EAST RIGHT OF LINE OF
BUFFALO AVENUE (70 FEET WIDE) AND THE NORTH RIGHT OF WAY LINE OF TALBOT
AVENUE (60 FEET WIDE); THENCE N. 02°38'26" W., 1244.70 FEET ALONG SAID EAST RIGHT
OF WAY LINE OF BUFFALO AVENUE TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF
CHARLES AVENUE; THENCE N. 87°13'43" E., 729.28 FEET ALONG SAID SOUTH RIGHT OF
WAY LINE TO A POINT OF BEGINNING; THENCE CONTINUING N. 87°13'43" E., 60.00 FEET;
THENCE S. 02°47'07" E., 216.92 FEET ALONG PROPOSED EASTERLY RIGHT OF WAY LINE
OF SYRACUSE AVENUE (60 FEET WIDE) TO A POINT ALONG THE NORTHERLY RIGHT OF WAY
LINE OF PROPOSED EMERALD SPRINGS CIRCLE (60 FEET WIDE); THENCE S. 87°14'19" W.,
60.00 FEET ALONG NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS
CIRCLE; THENCE N. 02°47'07" W., 216.91 FEET ALONG THE PROPOSED WESTERLY RIGHT
OF WAY LINE OF SYRACUSE AVENUE TO THE POINT OF BEGINNING AND CONTAINING 0.30
ACRES.