

January 27, 2010

Honorable City Council:

Petition 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.

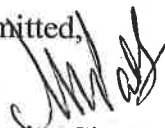
The City Engineering Division – DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

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

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 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 Emerald Spring Circle and the Easterly right-of-way 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

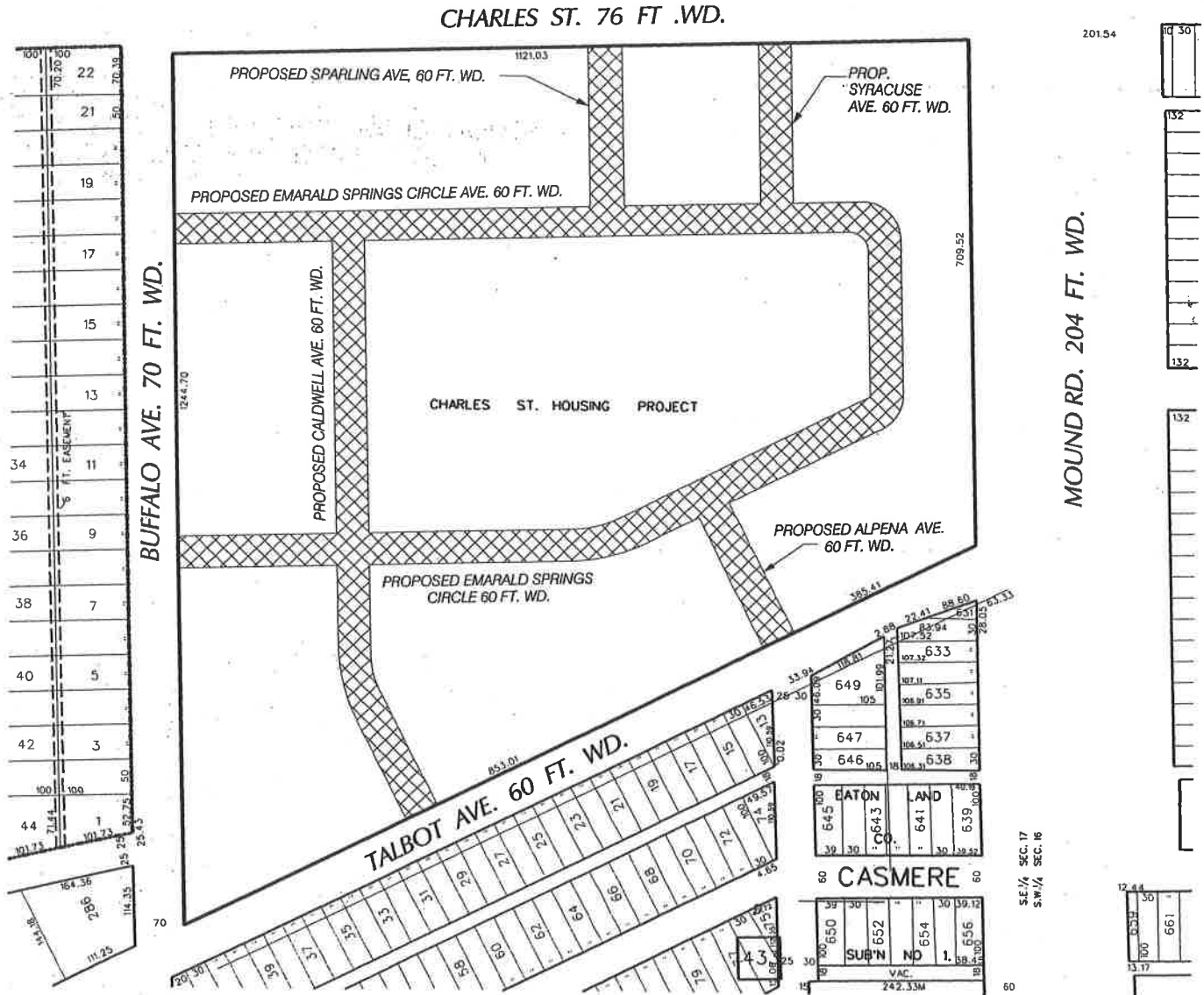
PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further


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.

BRIGHTON, MICH. 48114  
 C/O NICK KOOLB  
 PHONE NO. 810 220 2652  
 FAX NO. 810 220 2652



 - 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	KSM		CHECKED		
DATE	12-18-09		APPROVED		

**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

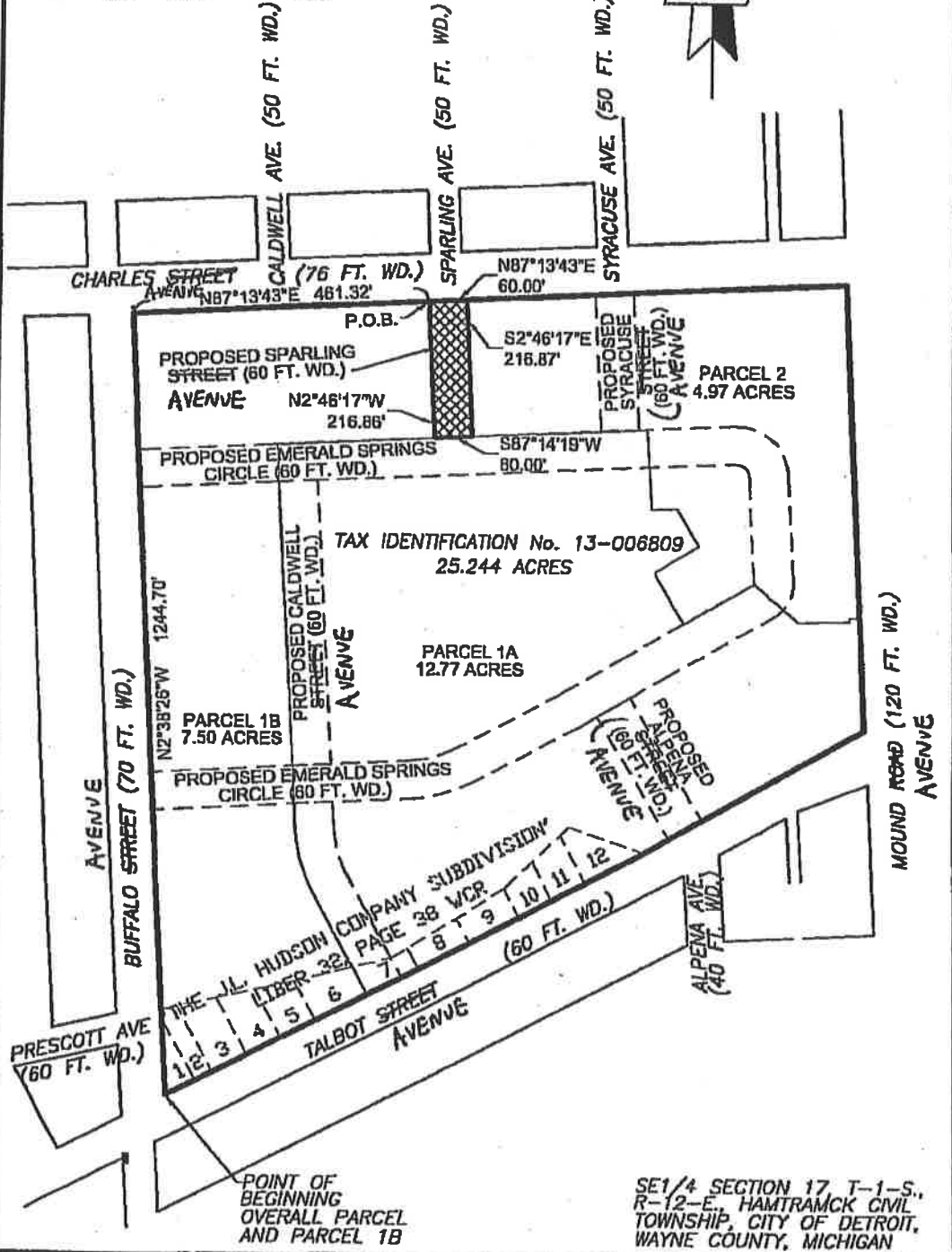
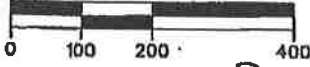
JOB NO. 01-01  
 DRWG. NO. X3887.dgn

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

**AVENUE**

**N**

SCALE: 1"=200'



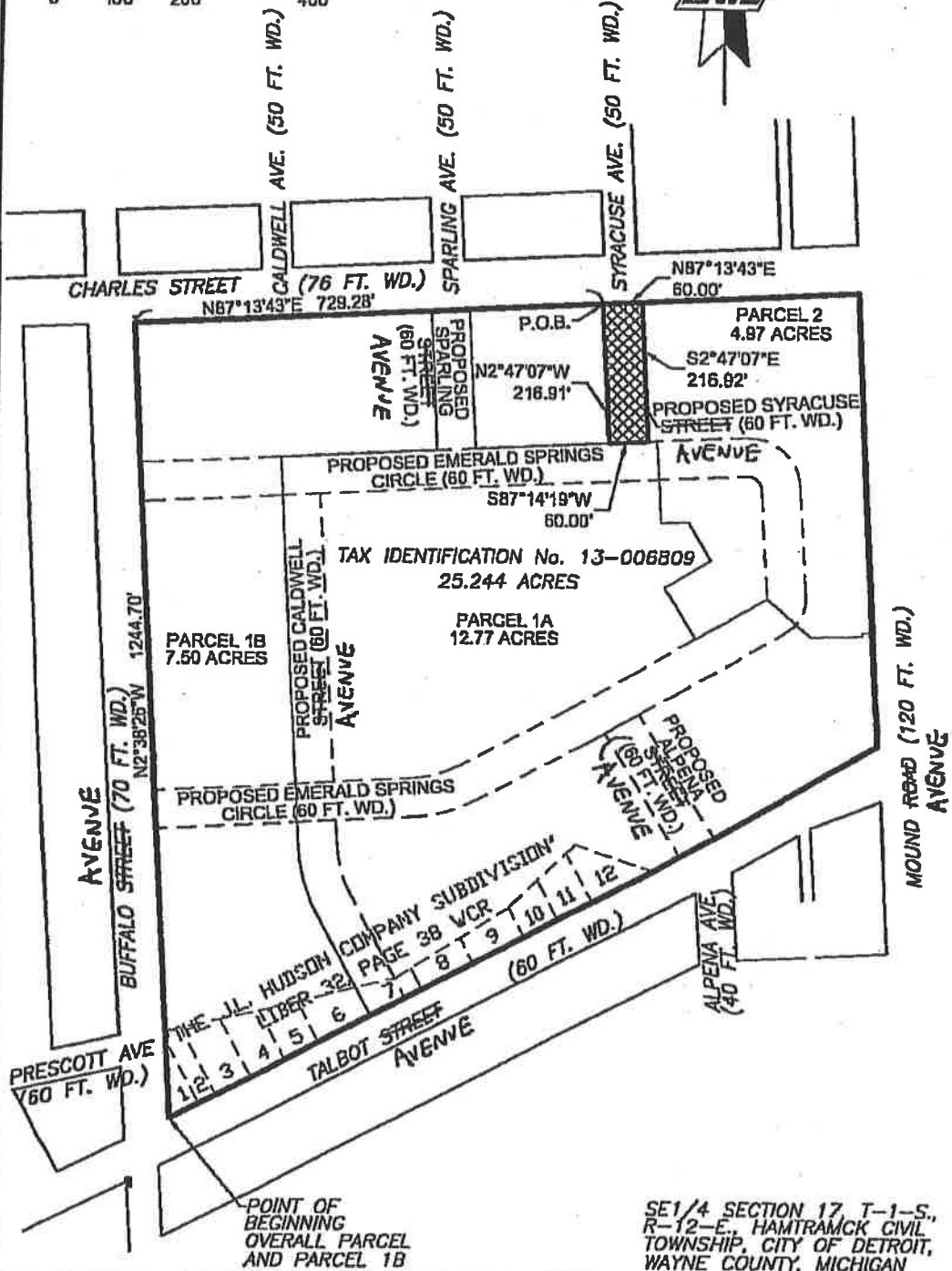
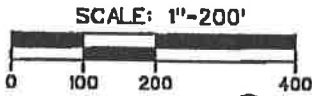
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**Giffels-Webster Engineers, Inc.**  
 ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 407 E. FORD STREET, SUITE 500 DETROIT, MI 48226  
 (313) 962-1442

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 SYRACUSE STREET  
AVENUE**



SE1/4 SECTION 17, T-1-S.,  
 R-12-E., HAMTRAMCK CIVIL  
 TOWNSHIP, CITY OF DETROIT,  
 WAYNE COUNTY, MICHIGAN

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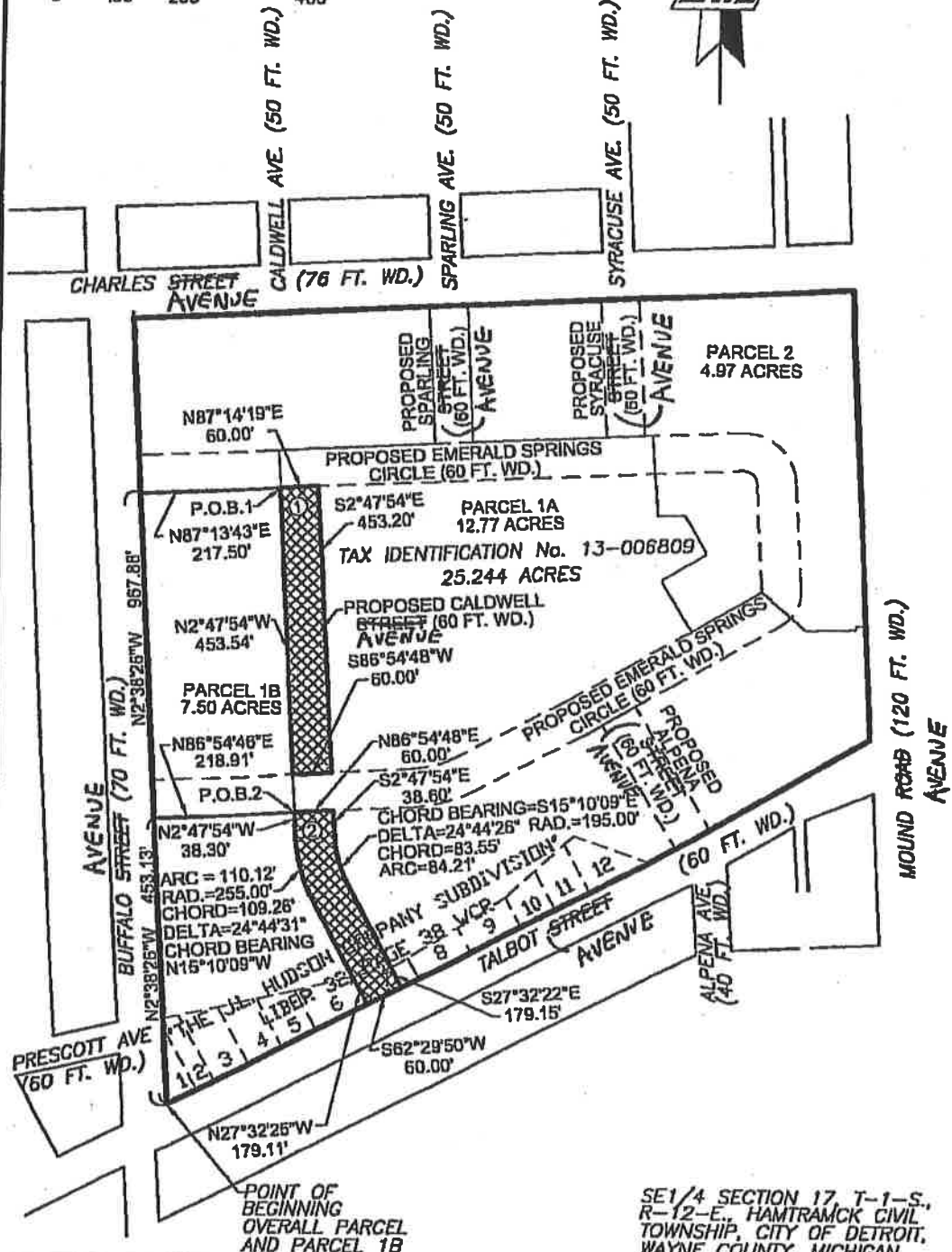
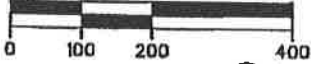
**GWE**  
**Giffels-Webster Engineers, Inc.**  
 ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 407 E. FORD STREET, SUITE 000 DETROIT, MI 48226  
 (313) 862-1442

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 CALDWELL STREET  
AVENUE**

N

SCALE: 1"=200'



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**GWE**  
**Giffels-Webster Engineers, Inc.**  
 ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS  
 407 N. VERN STREET, SUITE 600 DETROIT, MI 48226  
 (313) 392-1446

DATE:	10/5/09	CHECKED BY:	DATE:	SCALE:	1"=200'
DRAWN:	AW	CA	10/09	SHEET:	1 OF 2
DESIGN:	AW			JOB No:	17705.00D
SECTION:	17				

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





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.  $02^{\circ}38'26''$  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., 729.28 FEET ALONG SAID SOUTH RIGHT OF  
WAY LINE TO A POINT OF BEGINNING; THENCE CONTINUING N.  $87^{\circ}13'43''$  E., 60.00 FEET;  
THENCE S.  $02^{\circ}47'07''$  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.  $87^{\circ}14'19''$  W.,  
60.00 FEET ALONG NORTHERLY RIGHT OF WAY LINE OF PROPOSED EMERALD SPRINGS  
CIRCLE; THENCE N.  $02^{\circ}47'07''$  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.

EXHIBIT A

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