

Executive:	STC
Manager:	MGD/TLD
Designer:	TLD/RMJ
Quality Control:	MGD
Section:	Section
	T-01-S R-11-E

Professional Seal:



Know what's below.
Call before you dig.

DATE	ISSUE
3.12.2016	SCHEMATIC DESIGN REVIEW SET
4.22.2016	DESIGN DEVELOPMENT REVIEW SET
5.20.2016	30% CONSTRUCTION DOCUMENTS
7.5.2016	60% CONSTRUCTION DOCUMENTS
9.16.2016	90% CONSTRUCTION DOCUMENTS
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Developed For:

Henry Ford Health Systems

One Ford Place, 4A
Detroit, MI

313.874.4002
313.874.4035

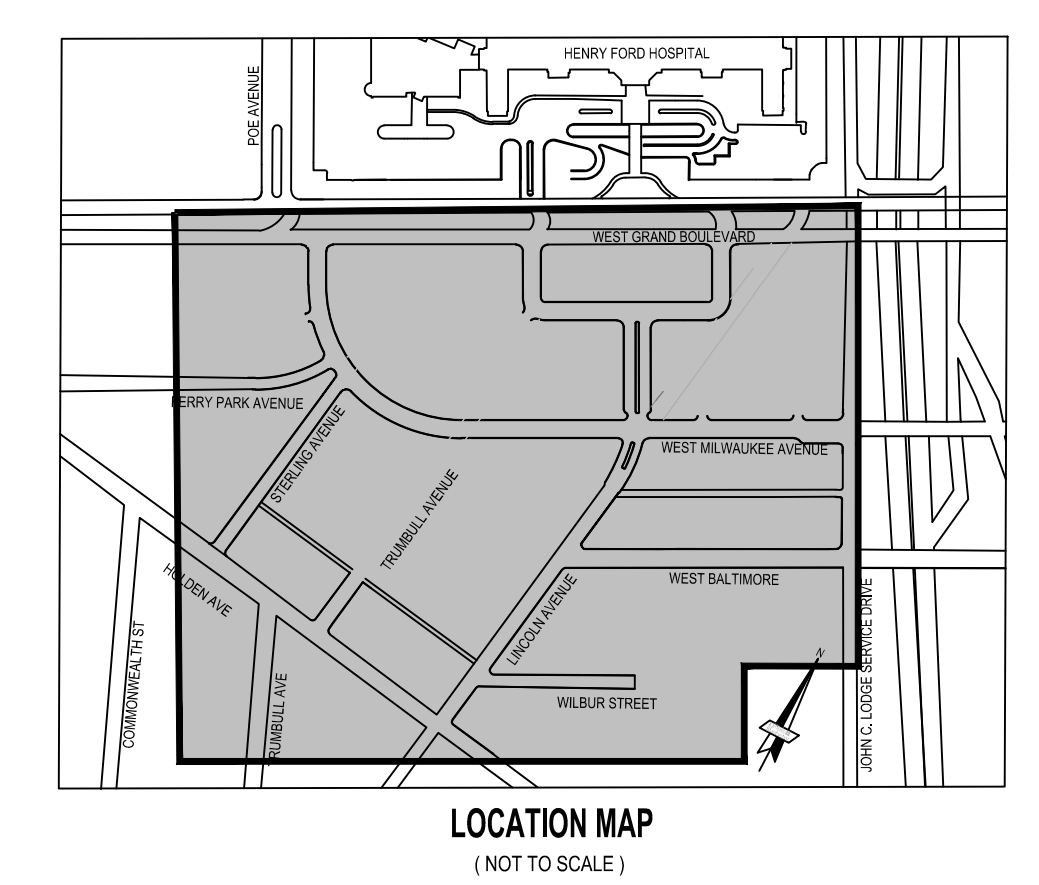
CG 111.2

Boundaries

HFHS South Campus
Infrastructure - Phase 2

Detroit
Wayne County
MICHIGAN

Date:	7.5.2016
Scale:	1"=60'
Sheet:	CG 111.2
Project:	18697-10D



PROPERTY DESCRIPTION

LOCATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND DESCRIBED AS FOLLOWS:

UNIT 1
ALL OF LOTS 33 THROUGH 39, AND PART OF LOTS 13 THROUGH 17, 32, 40 & 42, AND VACATED SEVENTH STREET 60 FEET WIDE AREA WIDE AVENUE, AND PART OF VACATED TRUMBULL AVENUE, VARIABLE WIDTH AND PART OF VACATED QUINCY AVENUE, 70 FEET WIDE, AND PART OF THE VACATED ADJACENT ALLEYS, ALL IN THE "WILLIAM C. MAYBURY'S SUB'DN OF LOT NO. 18 OF MANDELBALM'S SUB", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 4, PAGE 95 ALSO ALL OF LOTS 38, 39, 73 THROUGH 85, AND PART OF LOTS 36, 37, 40 THROUGH 43, 69 THROUGH 71 & 86 AND PART OF VACATED TRUMBULL AVENUE, VARIABLE WIDTH AND PART OF THE ADJACENT VACATED 20 FEET WIDE ALLEYS, ALL IN THE "AVERY & VAN HUSAN'S SUB'DN OF LOT 16 & 17 MANDELBALM SUB'DN", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 11, PAGE 13 ALSO ALL OF LOTS 27 THROUGH 29 AND PART OF LOTS 28 & 30 AND PART OF VACATED STERLING AVENUE, 60 FEET WIDE AND PART OF THE VACATED 18 FEET WIDE ALLEY, ALL IN THE "LOTHROP & DUFFIELD LAND CO. LTD'S SUB", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 23, PAGE 38, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 29 OF SAID LOTHROP & DUFFIELD LAND CO. LTD'S SUB; THENCE NORTH 62°13'54" EAST 332.04 FEET ALONG THE SOUTHERLY LINE OF GRAND RIVER BOULEVARD, 150 FEET WIDE; THENCE SOUTH 27°46'06" EAST, 100.00 FEET; THENCE ALONG THE ARC OF A TANGENT A CURVE TO THE LEFT 78.54 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING SOUTH 27°46'06" EAST, 70.71 FEET; THENCE NORTH 62°13'54" EAST, 148.28 FEET; THENCE SOUTH 27°46'06" EAST, 214.58 FEET; THENCE SOUTH 62°13'54" WEST, 354.30 FEET; THENCE ALONG THE ARC OF A NON-TANGENT A CURVE TO THE LEFT 48.83 FEET, SAID CURVE HAVING A RADIUS OF 294.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING NORTH 72°46'11" WEST, 415.79 FEET; THENCE NORTH 27°46'06" WEST, 70.00 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 62°13'54" EAST 100.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4.268 ACRES MORE OR LESS.

UNIT 2
ALL OF LOTS 27 THROUGH 32, 46 THROUGH 55 AND 63 THROUGH 66 AND PART OF LOTS 26, 33 THROUGH 36, 42 THROUGH 45, 67 AND 68, AND PART OF THE ADJACENT VACATED 20 FEET WIDE ALLEYS, AND PART OF VACATED TRUMBULL AVENUE, 60 FEET WIDE, ALL IN THE AVERY & VAN HUSAN'S SUB'DN OF LOT 16 & 17 MANDELBALM SUB'DN, CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 11, PAGE 13, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 55; THENCE ALONG THE SOUTH LINE OF SAID LOT 55, NORTH 81°27'56" WEST, 155.00 FEET TO THE CENTERLINE OF VACATED TRUMBULL AVENUE (60 FEET WIDE); THENCE ALONG SAID CENTERLINE, NORTH 08°29'22" EAST, 93.00 FEET; THENCE NORTH 81°27'56" WEST, 150.00 FEET TO THE CENTERLINE OF A VACATED ALLEY (20 FEET WIDE); THENCE ALONG SAID CENTERLINE, NORTH 08°29'22" EAST, 135.08 FEET TO THE SOUTHERLY LINE OF WEST MILWAUKEE AVENUE (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY LINE AND THE ARC OF A NON-TANGENT A CURVE TO THE LEFT 170.00 FEET, SAID CURVE HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 90°00'00"; AND A CHORD BEARING NORTH 75°39'47" EAST, 169.14 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 62°13'54" EAST, 349.27 FEET TO THE WESTERLY LINE OF LINCOLN AVENUE 60 FEET WIDE; THENCE ALONG SAID WESTERLY LINE AND THE ARC OF A NON-TANGENT CURVE TO THE RIGHT 81.48 FEET, SAID CURVE HAVING A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 172°15'; AND A CHORD BEARING SOUTH 00°14'16" EAST, 81.17 FEET; THENCE SOUTH 08°29'22" WEST, 214.40 FEET; THENCE NORTH 81°27'56" WEST, 145.00 FEET TO THE WESTERLY LINE OF A PUBLIC ALLEY (20 FT WIDE); THENCE ALONG SAID WESTERLY LINE, SOUTH 08°29'22" WEST, 206.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.605 ACRES MORE OR LESS.

UNIT 3
PART OF LOTS 1 THROUGH 3, ALL IN THE "CHOPE'S SUB'DN", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 12, PAGE 96, ALSO PART OF LOTS 4 THROUGH 7 AND 27 THROUGH 30, AND PART OF THE VACATED ADJACENT ALLEY (20 FEET WIDE), AND PART OF THE VACATED SEVENTH STREET 60 FEET WIDE AKA WADE AVENUE, ALL IN THE "WILLIAM C. MAYBURY'S SUB'DN OF LOT NO. 18 OF MANDELBALM'S SUB", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 4, PAGE 95, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN SAID CHOPE'S SUB'DN; THENCE NORTH 62°13'54" EAST 150.80 FEET ALONG THE SOUTHERLY LINE OF GRAND RIVER BOULEVARD, 150 FEET WIDE; THENCE NORTH 27°46'06" EAST, 100.00 FEET; THENCE SOUTH 62°13'54" EAST 118.47 FEET; THENCE ALONG THE ARC OF A NON-TANGENT A CURVE TO THE LEFT 78.62 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 17°19'59" WEST, 77.75 FEET; THENCE NORTH 27°46'06" WEST, 99.92 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 62°13'54" WEST, 17.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.837 ACRES MORE OR LESS.

UNIT 4
PART OF LOTS 1 THROUGH 13 AND PART OF VACATED LINCOLN AVENUE, 60 FEET WIDE AKA GREEN AVENUE, ALL IN THE "WILLIAM C. MAYBURY'S SUB'DN OF LOT NO. 18 OF MANDELBALM'S SUB", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 4, PAGE 95, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 2; THENCE NORTH 08°29'22" EAST 6.19 FEET TO THE SOUTHERLY LINE OF GRAND RIVER BOULEVARD, 150 FEET WIDE AND THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHERLY LINE, NORTH 08°29'22" EAST, 38.82 FEET; THENCE SOUTH 08°29'22" WEST, 45.82 FEET; THENCE NORTH 62°13'54" EAST 280.46 FEET; THENCE SOUTH 27°46'06" WEST, 214.54 FEET; THENCE NORTH 62°13'54" EAST 118.47 FEET; THENCE ALONG THE ARC OF A NON-TANGENT A CURVE TO THE LEFT 78.62 FEET, SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD BEARING NORTH 17°19'59" WEST, 77.75 FEET; THENCE NORTH 27°46'06" WEST, 99.92 FEET TO SAID SOUTHERLY LINE; THENCE ALONG SAID SOUTHERLY LINE NORTH 62°13'54" WEST, 17.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.740 ACRES MORE OR LESS.

UNIT 5
ALL OF LOTS 1 THROUGH 7 AND THE ADJACENT VACATED ALLEYS, ALL IN "LE MAIRE'S SUBDIVISION", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 10, PAGE 49; ALSO ALL OF LOTS 7 THROUGH 10, AND PART OF LOTS 4, LOT 1 THROUGH 6, & 11 AND PART OF THE ADJACENT VACATED 10 FEET WIDE ALLEY, ALL IN THE "EUGENE ROBINSON'S SUBDIVISION", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 15, PAGE 34, ALSO ALL OF LOTS 1 & 2 AND PART OF THE ADJACENT VACATED 10 FEET WIDE ALLEY ALL IN THE "JACKSON'S SUBDIVISION", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 21, PAGE 15, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 10, SAID EUGENE ROBINSON'S SUBDIVISION; THENCE ALONG THE NORTHERLY LINE OF WEST BALTIMORE STREET 60 FEET WIDE, SOUTH 62°13'54" WEST, 393.30 FEET TO THE EASTERLY LINE OF LINCOLN AVENUE, 60 FEET WIDE; THENCE ALONG SAID EASTERLY LINE, NORTH 08°29'22" EAST 273.69 FEET TO THE SOUTHERLY LINE OF WEST MILWAUKEE AVENUE, (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY LINE, NORTH 62°13'54" EAST 280.46 FEET; THENCE SOUTH 27°45'34" WEST, 32.00 FEET TO THE NORTHERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY; THENCE ALONG SAID ALLEY LINE, SOUTH 62°13'54" WEST, 32.00 FEET; THENCE CONTINUING ALONG SAID LINE, SOUTH 27°45'34" EAST, 123.92 FEET TO THE NORTHERLY LINE OF SAID BALTIMORE STREET; THENCE ALONG SAID NORTHERLY LINE, SOUTH 62°13'54" WEST, 17.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.740 ACRES MORE OR LESS.

UNIT 6
PART OF LOTS 1 AND 2, BLOCK 6, ALL IN THE "MORAN & MOROSS SUBDIVISION", CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AS RECORDED IN LIBER 4, PAGE 15, BEING MORE PARTICULARLY DESCRIBED AS:
BEGINNING AT THE SOUTHWEST CORNER OF THE NORTH 97 FEET OF SAID LOT 1; THENCE ALONG THE NORTHERLY LINE OF A 16 FEET WIDE PUBLIC ALLEY, SOUTH 62°13'54" WEST 87.83 FEET; THENCE NORTH 27°45'34" WEST, 91.92 FEET TO THE SOUTHERLY LINE OF WEST MILWAUKEE AVENUE, VARIABLE WIDTH; THENCE ALONG SAID SOUTHERLY LINE, NORTH 62°13'54" EAST 87.83 FEET TO THE EASTERLY LINE OF SAID LOT 1 AND THE WESTERLY LINE OF JOHN CLODGE SERVICE DRIVE; THENCE ALONG SAID LINES, SOUTH 27°45'34" EAST 91.92 FEET TO THE POINT OF BEGINNING. CONTAINING 0.185 ACRES MORE OR LESS.

NOTES

- THE PARCELS IN THIS DRAWING ARE BASED ON MULTIPLE TITLE COMMITMENT POLICIES, DATED BETWEEN DECEMBER 29, 2015 AND DECEMBER 16, 2013. THE CURRENT PARCEL CONFIGURATION MAY NOT BE EXACTLY AS SHOWN. SOME PARCELS ARE DRAWN BASED ON OUTDATED TITLE POLICIES.
- NO UTILITIES WERE PLOTTED DURING PREPARATION OF THIS SURVEY.

