

LOCATION MAP
(NOT TO SCALE)

LEGAL DESCRIPTION (PARCEL ID: 08007991.)
 LOTS 1 THROUGH 12 EXCEPT THE SOUTH 15.25 FEET OF THE EAST 17.35 FEET OF LOT 12, MCGREGORS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 30 OF PLATS, PAGE 39, WAYNE COUNTY RECORDS; ALSO LOTS 60 THROUGH 52, AND THE VACATED ALLEY ADJACENT, WHITNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED ON LIBER 27 OF PLATS, PAGE 78, WAYNE COUNTY RECORDS.

PROPOSED PARCEL 1
 BEING LOTS 1 THROUGH 6, BOTH INCLUSIVE, AND VACATED PUBLIC ALLEY (18 FEET WIDE) ADJACENT TO SAID LOTS, MCGREGORS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 30 OF PLATS, PAGE 39, WAYNE COUNTY RECORDS. ALSO, BEING A PART OF LOTS 57 THROUGH 60, BOTH INCLUSIVE, AND VACATED PUBLIC ALLEY (20 FEET WIDE) ADJACENT TO SAID LOTS, WHITNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 78, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE, ALONG THE WESTERLY LINE OF ROSA PARKS BOULEVARD (120' RIGHT OF WAY), S26°16'00"E, 192.00 FEET; THENCE, S63°16'00"W, 118.00 FEET; THENCE, N26°16'00"W, 192.00 FEET TO THE SOUTHERLY LINE OF LA SALLE GARDENS SOUTH (60' RIGHT OF WAY); THENCE, ALONG SAID SOUTHERLY LINE, N63°16'00"E, 118.00 FEET TO THE POINT OF BEGINNING, CONTAINING ±22,856 SQUARE FEET OR ±0.52 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD OR OTHERWISE.

PROPOSED PARCEL 2
 BEING A PART OF LOTS 57 THROUGH 60, BOTH INCLUSIVE, WHITNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 78, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 60; THENCE, ALONG THE NORTHERLY LINE OF W BETHUNE AVENUE (60' RIGHT OF WAY), S63°16'00"W, 138.00 FEET; THENCE, N26°16'00"W, 68.00 FEET; THENCE, N63°16'00"W, 138.00 FEET TO THE WESTERLY LINE OF ROSA PARKS BOULEVARD (120' RIGHT OF WAY); THENCE, ALONG SAID WESTERLY LINE, S26°16'00"E, 68.00 FEET TO THE POINT OF BEGINNING, CONTAINING ±9,384 SQUARE FEET OR ±0.22 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD OR OTHERWISE.

PROPOSED PARCEL 3
 BEING LOTS 7 THROUGH 9, BOTH INCLUSIVE, MCGREGORS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 30 OF PLATS, PAGE 39, WAYNE COUNTY RECORDS. ALSO, BEING A PART OF LOTS 54 THROUGH 57, BOTH INCLUSIVE, AND VACATED PUBLIC ALLEY (20 FEET WIDE) ADJACENT TO SAID LOTS, WHITNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 78, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 8; THENCE, ALONG THE SOUTHERLY LINE OF LA SALLE GARDENS SOUTH (60' RIGHT OF WAY), S63°16'00"W, 118.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE, S26°16'00"E, 192.00 FEET; THENCE, S63°16'00"W, 20.00 FEET; THENCE, S26°16'00"E, 68.00 FEET TO THE NORTHERLY LINE OF W BETHUNE AVENUE (60' RIGHT OF WAY); THENCE, ALONG SAID NORTHERLY LINE, S63°16'00"W, 104.5 FEET; THENCE, N26°16'00"W, 140.00 FEET TO THE NORTHERLY LINE OF SAID VACATED PUBLIC ALLEY; THENCE, ALONG SAID NORTHERLY LINE OF VACATED PUBLIC ALLEY, N63°16'00"E, 14.80 FEET; THENCE, N26°16'00"W, 120.00 FEET TO SAID SOUTHERLY LINE OF LA SALLE GARDENS SOUTH; THENCE, ALONG SAID SOUTHERLY LINE, N63°16'00"E, 109.70 FEET TO THE POINT OF BEGINNING, CONTAINING ±29,233 SQUARE FEET OR ±0.67 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD OR OTHERWISE.

PROPOSED PARCEL 4
 BEING LOTS 52 AND 53, AND THE ADJACENT VACATED ALLEY (20 FEET WIDE) TO SAID LOTS, WHITNEY'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 78, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

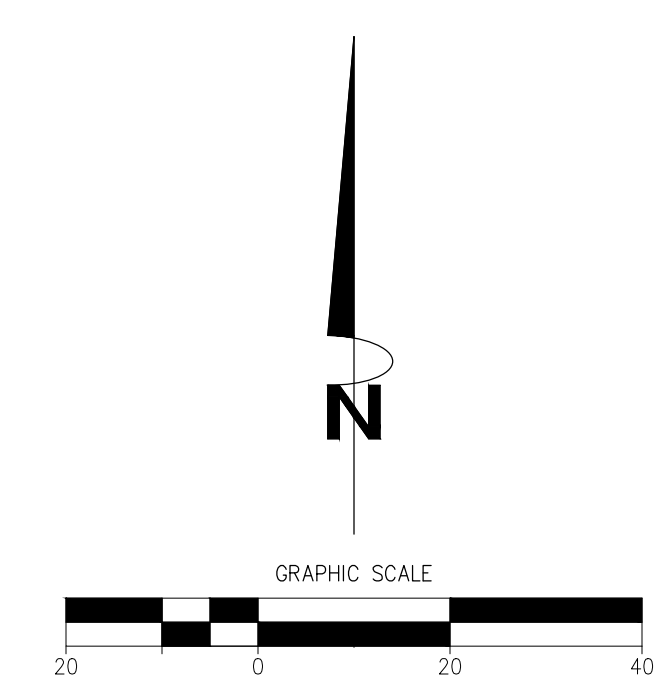
COMMENCING AT THE SOUTHEASTERLY CORNER OF SAID LOT 60; THENCE, ALONG THE NORTHERLY LINE OF W BETHUNE AVENUE (60' RIGHT OF WAY), S63°16'00"W, 242.50 FEET; THENCE, CONTINUING ALONG SAID NORTHERLY LINE, S63°16'00"W, 71.72 FEET; THENCE, N26°24'00"W, 140.00 FEET; THENCE, N63°16'00"W, 72.05 FEET; THENCE, S26°16'00"E, 140.00 FEET TO THE POINT OF BEGINNING, CONTAINING ±10,064 SQUARE FEET OR ±0.23 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD OR OTHERWISE.

PROPOSED PARCEL 5
 BEING LOTS 10, 11 AND 12, EXCEPT THE SOUTH 15.25 FEET OF THE EAST 17.35 FEET OF SAID LOT 12, MCGREGORS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN LIBER 30 OF PLATS, PAGE 39, WAYNE COUNTY RECORDS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEASTERLY CORNER OF SAID LOT 6; THENCE, ALONG THE SOUTHERLY LINE OF LA SALLE GARDENS SOUTH (60' RIGHT OF WAY), S63°16'00"W, 227.70 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10 AND THE POINT OF BEGINNING; THENCE, S26°16'00"E, 120.00 FEET; THENCE, S63°16'00"W, 70.00 FEET; THENCE, N26°16'00"W, 15.25 FEET; THENCE, S63°16'00"W, 16.89 FEET TO THE NORTHERLY LINE OF PUBLIC ALLEY (10 FEET WIDE); THENCE, ALONG SAID NORTH LINE OF PUBLIC ALLEY, S63°16'00"W, 18.11 FEET; THENCE, N26°16'00"W, 104.70 FEET TO SAID SOUTHERLY LINE OF LA SALLE GARDENS SOUTH; THENCE, ALONG SAID SOUTHERLY LINE, N63°16'00"E, 105.00 FEET TO THE POINT OF BEGINNING, CONTAINING ±12,065 SQUARE FEET OR ±0.28 ACRES OF LAND, SUBJECT TO ANY EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD OR OTHERWISE.

SURVEYORS CERTIFICATION:
 I HEREBY CERTIFY THAT I HAVE SURVEYED THE PARCEL OF LAND SHOWN AND DESCRIBED HEREON AND THAT THIS SURVEY MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED.

MARK D. LAYMAN, P.S. #46674



- NOTES:**
- A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.
 - THE BASIS OF BEARING IS THE WESTERLY LINE OF ROSA PARKS BOULEVARD, AS SHOWN.
 - SUBJECT PARCEL AS DESCRIBED CONTAINS ±83,402 SQUARE FEET OF LAND BEING ±1.92 ACRES OF LAND.

- LEGEND:**
- FOUND MONUMENT (AS NOTED)
 - PROPERTY CORNER
 - EDGE OF ASPHALT
 - BOUNDARY LINE
 - BUILDING
 - - - BUILDING OVERHANG
 - EDGE OF CONCRETE
 - CONCRETE CURB
 - x FENCE (AS NOTED)
 - PLATTED SUBDIVISION
 - EDGE OF SIDEWALK
 - WALL (AS NOTED)

PARCEL SPLIT		
7601 Rosa Parks Blvd., Detroit, MI 48206		
Client: Parkstone Development		
Date: 12/07/2021	Project No: 3453-409	30445 Northwestern Hwy., Suite 143 Farmington Hills, MI 48334 Phone: (248) 932-7120
Drawn By: CG	Revision No:	
Scale: 1" = 20'	Page 1 of 1	

