

LEGEND	
	SECTION CORNER
	P.O.C. PLACE OF COMMENCING
	P.O.B. PLACE OF BEGINNING


BEARINGS ARE BASED ON MICHIGAN STATE PLANE COORDINATES (NAD83), SOUTH ZONE, GROUND DISTANCES, INTERNATIONAL FEET.

CLIENT TRIDENT HUBER LLC SKETCH & DESCRIPTION OF A VARIABLE WIDTH TURN-AROUND EASEMENT LOCATED IN SECTION 21, TOWN 1 SOUTH, RANGE 12 EAST CITY OF DETROIT WAYNE COUNTY, MICHIGAN	JOB: 21000235	CAD 21000235EA-01
	DR. SW	CH. CK
	BOOK NA	PG. NA
	SHEET 1 OF 2	DATE: 7/7/2023
	FILE CODE: EA-01	
ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		
SCALE: 1 INCH = 60 FEET		

A DESCRIPTION OF A VARIABLE WIDTH TURN-AROUND EASEMENT LOCATED IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 1 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

BEGINNING AT A POINT ON THE EAST LINE OF WINFIELD STREET (50 FEET WIDE), ALSO BEING ON THE WEST LINE OF LOT 42 OF "OAK HILL," ROSE & SHEEHAN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 13 OF PLATS, PAGE 72, WAYNE COUNTY RECORDS, SAID POINT BEING S87°58'27"W 1326.09 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 21, TOWN 1 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, AND N02°21'36"W 829.83 FEET ALONG THE EAST RIGHT OF WAY LINE OF SAID WINFIELD STREET FROM THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE S87°38'24"W 50.00 FEET; THENCE N02°21'36"W 96.16 FEET ALONG THE WEST LINE OF SAID WINFIELD STREET; THENCE S87°38'24"W 35.73 FEET; THENCE N02°21'36"W 93.30 FEET; THENCE N87°38'24"E 85.73 FEET; THENCE S02°21'36"E 189.47 FEET ALONG THE EAST LINE OF SAID WINFIELD STREET, ALSO BEING THE WEST LINE OF SAID "OAK HILL," ROSE & SHEEHAN'S SUBDIVISION TO THE PLACE OF BEGINNING.

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