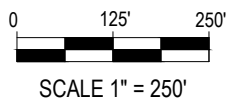


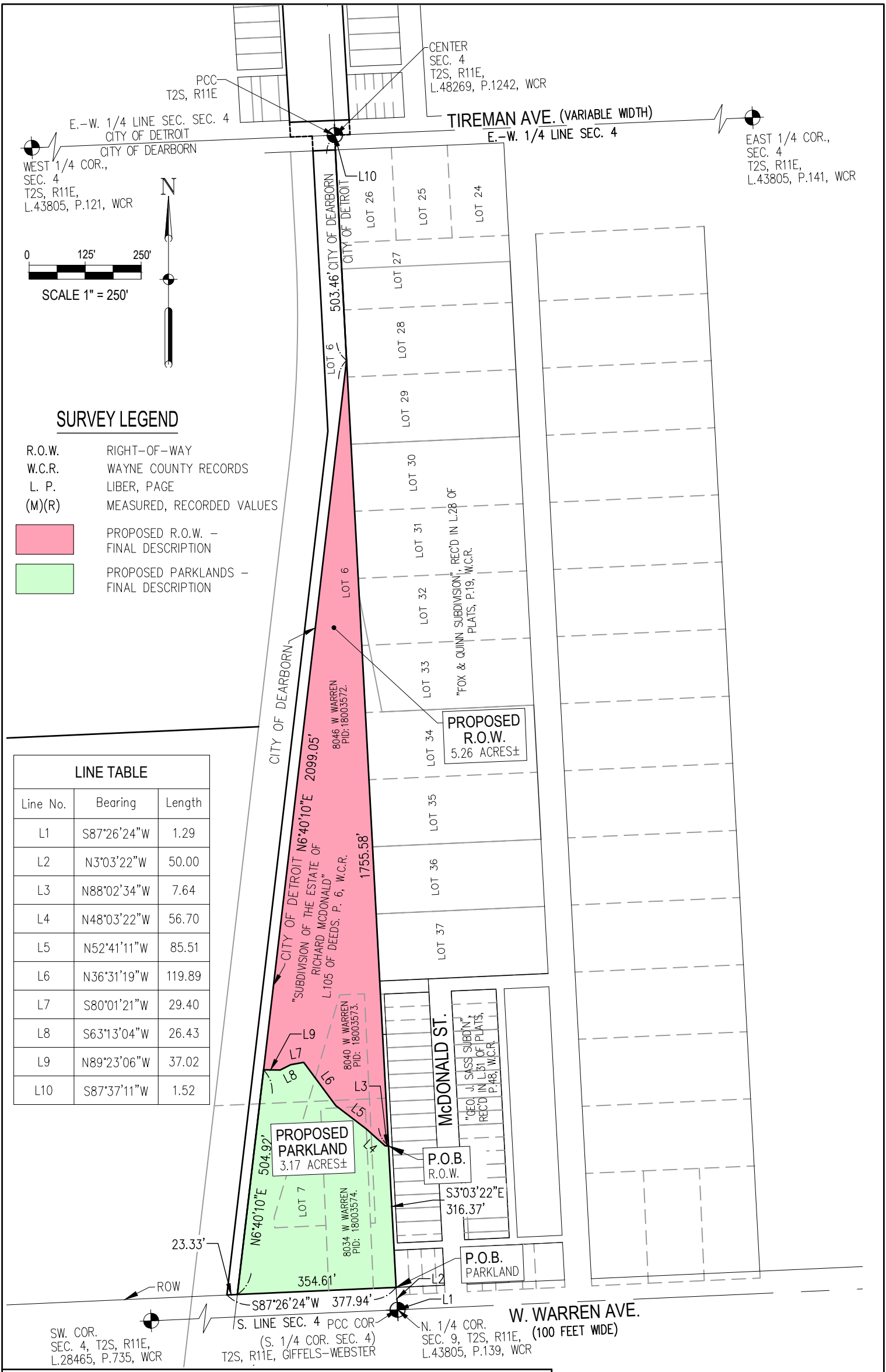
CENTER SEC. 4, T2S, R11E, L.48269, P.1242, WCR
 PCC T2S, R11E
 E.-W. 1/4 LINE SEC. SEC. 4 CITY OF DETROIT
 WEST 1/4 COR., SEC. 4, T2S, R11E, L.43805, P.121, WCR
 CITY OF DEARBORN
 TIREMAN AVE. (VARIABLE WIDTH)
 E.-W. 1/4 LINE SEC. 4
 EAST 1/4 COR., SEC. 4, T2S, R11E, L.43805, P.141, WCR



SURVEY LEGEND

- R.O.W. RIGHT-OF-WAY
- W.C.R. WAYNE COUNTY RECORDS
- L. P. LIBER, PAGE
- (M)(R) MEASURED, RECORDED VALUES
- PROPOSED R.O.W. - FINAL DESCRIPTION
- PROPOSED PARKLANDS - FINAL DESCRIPTION

LINE TABLE		
Line No.	Bearing	Length
L1	S87°26'24"W	1.29
L2	N3°03'22"W	50.00
L3	N88°02'34"W	7.64
L4	N48°03'22"W	56.70
L5	N52°41'11"W	85.51
L6	N36°31'19"W	119.89
L7	S80°01'21"W	29.40
L8	S63°13'04"W	26.43
L9	N89°23'06"W	37.02
L10	S87°37'11"W	1.52



CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT

EXHIBIT 1 - R.O.W. & PARKLAND CONVERSION

SMITHGROUP	JOB NO. 11343.001	PAGE 1 OF 2
	DRAWN CAL	DATE 5/23/2024
	500 GRISWOLD STREET 313.983.3600	DETROIT, MI 48226 www.smithgroup.com

R.O.W. & PARKLAND CONVERSION - WARREN TO TIREMAN

LEGAL DESCRIPTION: (PROPOSED PARKLAND)

Commencing at the North 1/4 corner of Section 9, T02S, R11E, City of Detroit, Wayne County, Michigan per L.C.R.C. recorded in Liber 43805, Page 139, Wayne County Records; thence S87°26'24"W 1.29 feet along the North line of said Section 9 to a Property Controlling Corner for the North-South 1/4 line of the South 1/2 of Section 4, T02S, R11E, City of Detroit, Wayne County, Michigan; thence N03°03'22"W 50.00 feet along said North-South 1/4 line of the South 1/2 of Section 4 to a PLACE OF BEGINNING; thence S87°26'24"W 354.61 feet along the North Right-of-Way line of Warren Avenue (100 feet wide); thence N06°40'10"E 504.92 feet along the municipal boundary line for the Cities of Detroit and Dearborn; thence S89°23'06"E 37.02 feet; thence N63°13'04"E 26.43 feet; thence N80°01'21"E 29.40 feet; thence S36°31'19"E 119.89 feet; thence S52°41'11"E 85.51 feet; thence S48°03'22"E 56.70 feet; thence S88°02'34"E 7.64 feet; thence S03°03'22"E 316.37 feet along the said North-South 1/4 line of the South 1/2 of Section 4 and the West line of "Geo. J. Sass Subd'n" as recorded in Liber 31 of Plats, Page 48, Wayne County Records to the Point of Beginning, being a part of the Southwest 1/4 of said Section 4 and part of Lots 6 & 7 of the "Subdivision of of the Estate of Richard McDonald" as recorded in Liber 105 of Deeds, Page 6, Wayne County Records, Wayne County, Michigan, containing 3.17 acres of land, more or less, being subject to any terms, conditions, or restrictions of record, if any.

LEGAL DESCRIPTION: (PROPOSED R.O.W. - FINAL)

Commencing at the North 1/4 corner of Section 9, T02S, R11E, City of Detroit, Wayne County, Michigan per L.C.R.C. recorded in Liber 43805, Page 139, Wayne County Records; thence S87°26'24"W 1.29 feet along the North line of said Section 9 to a Property Controlling Corner for the North-South 1/4 line of the South 1/2 of Section 4, T02S, R11E, City of Detroit, Wayne County, Michigan; thence N03°03'22"W 50.00 feet along said North-South 1/4 line of the South 1/2 of Section 4 to a point on the North Right-of-Way line of Warren Avenue (100 feet wide); thence continuing N03°03'22"W 316.37 feet along said North-South 1/4 line of the South 1/2 of Section 4 and the West line of "Geo. J. Sass Subd'n" as recorded in Liber 31 of Plats, Page 48, Wayne County Records, to a PLACE OF BEGINNING; thence N88°02'34"W 7.64 feet; thence N48°03'22"W 56.70 feet; thence N52°42'11"W 85.51 feet; thence N36°31'19"W 119.89 feet; thence S80°01'21"W 29.40 feet; thence S63°13'04"W 26.43 feet; thence N89°23'06"W 37.02 feet; thence N06°40'10"E 1594.14 feet along the municipal boundary line for the Cities of Detroit and Dearborn; thence S03°03'22"E 1755.58 feet along the said North-South 1/4 line of the South 1/2 of Section 4 and the West line of "Fox and Quinn Subdivision" as recorded in Liber 28 of Plats, Page 19, Wayne County Records and the West line of said "Geo. J. Sass Subd'n" to the Point of Beginning, being a part of the Southwest 1/4 of said Section 4, and part of Lots 6 & 7 of the "Subdivision of of the Estate of Richard McDonald" as recorded in Liber 105 of Deeds, Page 6, Wayne County Records, Wayne County, Michigan, containing 5.26 acres of land, more or less, being subject to any terms, conditions, or restrictions of record, if any.

EXISTING PARCELS INCLUDED:

- 8046 W. WARREN PID: 18003572
- 8040 W. WARREN PID: 18003573
- 8034 W. WARREN PID: 18003574

NOTES:

PARENT PARCEL USED TO GENERATE THE PROPOSED PARKLAND AND R.O.W WAS DERIVED FROM ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GIFFELS WEBSTER FOR THE PURCHASE OF PROJECT LANDS BY THE CITY OF DETROIT. LEGAL DESCRIPTIONS CONTAINED IN THE COVENANT DEED REFERENCED IN THE PARENT PARCEL DESCRIPTION WERE TAKEN FROM SAID ALTA/ACSM LAND TITLE SURVEY, GIFFELS WEBSTER PROJECT NO. 18658.00d, DATE OF LAST REVISION APRIL 12, 2019.

CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXHIBIT WAS PREPARED UNDER MY DIRECT SUPERVISION.

SMITHGROUP



May 23, 2024
DATE:

STATE OF MICHIGAN
charles.langolf@smithgroup.com



CLIENT:	CITY OF DETROIT - GENERAL SERVICES DEPARTMENT		
EXHIBIT 1 - PARKLAND & R.O.W. CONVERSION			
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R.O.W. & PARKLAND CONVERSION - WARREN TO TIREMAN