

N. 1/4 COR. SEC. 28
T1S, R11E

ELMHURST ST.
(60 FEET WIDE)

SURVEY LEGEND

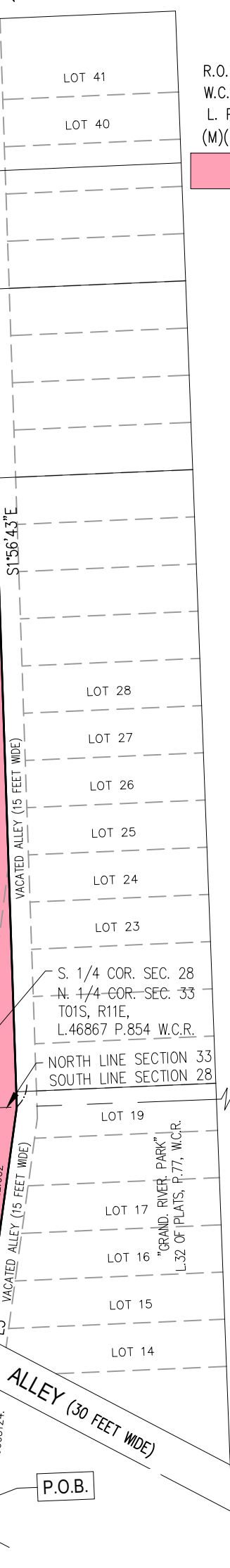
- R.O.W. RIGHT-OF-WAY
- W.C.R. WAYNE COUNTY RECORDS
- L. P. LIBER, PAGE
- (M)(R) MEASURED, RECORDED VALUES
- PROPOSED R.O.W. - FINAL DESCRIPTION

LINE TABLE		
Line No.	Bearing	Length
L1	S87°42'35"W	12.75
L2	S2°44'42"E	300.09
L3	N62°22'50"W	197.20
L4	N27°14'36"E	343.12
L5	S7°45'52"W	310.18
L6	N62°22'50"W	10.92
L7	N87°32'12"E	66.00

PROPOSED
R.O.W.
2.26 ACRES±

NORTH-SOUTH 1/4
LINE SECTION 28
N1°56'43"W

10650 W GRAND RIVER PID:16005122.004L.
 10660 W GRAND RIVER PID:16005122.003
 10650 W GRAND RIVER PID:16005122.004L.
 10740 W GRAND RIVER PID:16005122.001
 10736 W GRAND RIVER PID:16005122.002
 10664 W GRAND RIVER PID:16005124.



SW COR. SEC. 28
NW COR. SEC. 33
T1S, R11E,
L.46867 P.848 W.C.R.

S. 1/4 COR. SEC. 28
N. 1/4 COR. SEC. 33
T01S, R11E,
L.46867 P.854 W.C.R.

SE COR. SEC. 28
NE COR. SEC. 33
T1S, R11E,
L.26992 P.853 W.C.R.

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT	
EXHIBIT 10 - R.O.W. CONVERSION	
SMITHGROUP	JOB NO. 11343.001 PAGE 1 OF 2
	DRAWN CAL DATE 5/23/2024
	500 GRISWOLD STREET DETROIT, MI 48226 313.983.3600 www.smithgroup.com

R.O.W. CONVERSION GRAND RIVER AVE. TO ELMHURST

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

Commencing at the North 1/4 corner of Section 33, T01S, R11E, City of Detroit, Wayne County, Michigan; thence S02°44'42"E 300.09 feet along the North-South 1/4 of said Section 33 to a PLACE OF BEGINNING; thence N62°22'50"W 197.20 feet along the Northerly Right-of-Way line of Grand River Avenue (100 feet wide); thence N27°14'36"E 343.12 feet; thence N01°56'43"W 709.25 feet along the North-South 1/4 line of Section 28, T01S, R11E, City of Detroit, Wayne County, Michigan; thence N87°32'12"E 66.00 feet along the South Right-of-Way line of Elmhurst Avenue (66 feet wide); thence S01°56'43"E 806.29 feet along the West line of "Grand. River. Park" as recorded in Liber 32 of Plats, Page 77, Wayne County Records; thence continuing along West line of said "Grand. River. Park" S07°45'52"W 310.18 feet; thence N62°22'50"W 10.92 feet along the Northerly Right-of-Way line of said Grand River Avenue to the Point of Beginning, being part of the South 1/2 of said Section 28 and part of the North 1/2 of said Section 33, containing 2.26 acres of land, more or less, being subject to any terms, conditions, or restrictions of record, if any.

EXISTING PARCELS INCLUDED:

- (PART OF) 10650 W. GRAND RIVER PID: 16005122.004
- 10670 W. GRAND RIVER PID: 16005123
- 10740 W. GRAND RIVER PID: 16005122.001
- 10736 W. GRAND RIVER PID: 16005122.002
- 10660 W. GRAND RIVER PID: 16005122.003

NOTES:

PARENT PARCEL USED TO CREATE THE PROPOSED R.O.W. WAS DERIVED FROM AN ALTA/ACSM LAND TITLE SURVEY COMPLETED BY GIFFELS WEBSTER (PROJECT NO. 18658.00d, DATE OF LAST REVISION APRIL 12, 2019) FOR THE PURCHASE OF PROJECT LANDS BY THE CITY OF DETROIT. SAID PARENT PARCEL IS DOCUMENTED IN A COVENANT DEED RECORDED IN LIBER 55000, PAGES 546-587, INCLUSIVE, WAYNE COUNTY RECORDS, WAYNE COUNTY, MICHIGAN. LEGAL DESCRIPTION FOR PARCEL 1 WAS CREATED FROM DIVIDING SAID PARENT PARCEL CONTAINED SAID COVENANT DEED.

CERTIFICATE:

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

SMITHGROUP


 CHARLES A. LANGOLF, PS 56210
 PROFESSIONAL SURVEYOR
 STATE OF MICHIGAN
 charles.langolf@smithgroup.com

May 23, 2024
DATE:



CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT	
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