

LINE TABLE		
Line No.	Bearing	Length
L1	S1°58'54"E	1591.90
L2	N87°39'58"E	59.30
L3	S1°58'54"E	210.21
L4	S87°32'12"W	66.00
L5	N1°58'54"W	210.17

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	6.70'	121.94'	3°09'00"	N86° 05' 38"E	6.70

SURVEY LEGEND

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

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT

EXHIBIT 11 - R.O.W. CONVERSION

SMITHGROUP	JOB NO. 11343.001	PAGE 1 OF 2
	DRAWN CAL	DATE 5/23/2024
	500 GRISWOLD STREET 313.983.3600	

R.O.W. CONVERSION ELMHURST TO OAKMAN

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

Commencing at the West 1/4 corner of Section 28, T01S, R11E, City of Detroit, Wayne County, Michigan; thence N87°14'58"E 2657.73 along the East-West 1/4 line of said Section 28 to the Center of said Section 28; thence S01°58'54"E 1591.90 feet along the North-South 1/4 line of the South 1/2 of said Section 28 to a PLACE OF BEGINNING; thence along the arc of a 121.94 foot radius non-tangential circular curve to the right, with a central angle of 03°09'00", having a chord which bears N86°05'38"E 6.70 feet along the Southerly Right-of-Way line of Oakman Boulevard (variable width); thence continuing along the Southerly Right-of-Way line of said Oakman Boulevard N87°39'58"E 59.30 feet; thence S01°58'54"E 210.21 feet along the West line of "Grand River Park Subdivision" as recorded in Liber 32 of Plats, Page 77, Wayne County Records; thence S87°32'12"W 66.00 feet along the North Right-of-Way line of Elmhurst Street (66 feet wide); thence N01°58'54"W 210.17 feet to the Point of Beginning, being part of the South-East 1/4 of said Section 28, containing 0.32 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

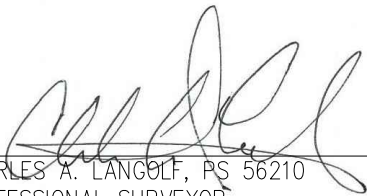
NOTES:

PARENT PARCEL USED TO CREATE THE PROPOSED 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



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	
EXHIBIT 11 - R.O.W. CONVERSION	
SMITHGROUP	JOB NO. 11343.001 PAGE 2 OF 2
	DRAWN CAL DATE 5/23/2024
	500 GRISWOLD STREET DETROIT, MI 48226 313.983.3600 www.smithgroup.com

R.O.W. CONVERSION ELMHURST TO OAKMAN