



LINE TABLE

Line No.	Bearing	Length
L1	S1°58'54"E	33.00
L2	N87°39'15"E	66.00
L3	S1°58'54"E	1408.72
L4	S87°39'58"W	58.88
L5	N1°58'54"W	1408.77

CURVE TABLE

CURVE	ARC	RADIUS	DELTA	CHORD BEARING	CHORD DIST.
C1	7.12'	272.50'	1°29'51"	S87° 11' 59"W	7.12

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 12 - 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 OAKMAN TO FULLERTON

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 33.00 feet along the North-South 1/4 line of the South 1/2 of said Section 28 to a PLACE OF BEGINNING; thence N87°39'15"E 66.00 feet along the South Right-of-Way line of Fullerton Street (66 feet wide); thence S01°58'54"E 1408.72 feet along the West line of "Grand River Park" as recorded in Liber 32 of Plats, Page 77, Wayne County Records; thence S87°39'58"W 58.88 feet along the North Right-of-Way line of Oakman Boulevard (variable width); thence continuing Northerly Right-of-Way line of Oakman Boulevard (variable width) along the arc of a 272.50 foot radius tangential circular curve to the left, with a central angle of 01°29'51", having a chord which bears S87°11'59"W 7.12; thence N01°58'54"W 1408.77 feet along the East line of "West Lawn Subdivision" as recorded in Liber 31 of Plats, Page 68, Wayne County Records to the Point of Beginning, being part of the South 1/2 of said Section 28, containing 2.13 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
3920 OAKMAN PID: 16025380

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 12 - R.O.W. CONVERSION	
SMITHGROUP	JOB NO. 11343.001 PAGE 2 OF 2
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