

PARCEL E SURVEY

NW CORNER
 SECTION 2
 T.01S., R.11E.
 CITY OF DETROIT
 WAYNE CO., MI

W. EIGHT MILE ROAD
 (WIDTH VARIES—PUBLIC)

| Line Table | | |
|------------|-------------|---------|
| Line # | Direction | Length |
| L26 | N34°14'00"E | 72.31' |
| L27 | N82°26'05"E | 124.76' |
| L28 | N87°31'34"E | 215.79 |
| L29 | S02°26'39"E | 138.57' |
| L30 | S87°54'36"W | 105.83' |
| L31 | N02°05'24"W | 13.00' |
| L32 | S87°34'25"W | 251.60' |
| L33 | N27°25'30"W | 61.32' |

GERMAN'S MONTROSE—PARK SUB
 L.29 OF PLATS, P.83 WCR

STATE FAIR SUB No. 2
 L.28 OF PLATS, P.20 WCR

11 ACRE PARCEL
 RESOLUTION
 AUG 2, 2018
 BY CITY CLERK

WOODWARD AVE. (W-1)
 (204 FT. WIDE—PUBLIC)

S27°25'30"E
 142.35'

POB "E"

S87°31'34"W 1318.33'

PARCEL E
 1.06± AC

N87°27'18"E
 347.11'

S01°48'52"E
 342.51'

S42°51'21"W
 82.25'



BASIS OF BEARINGS
 MICHIGAN STATE PLANE,
 SOUTH ZONE



SCALE: 1" = 250'

CLIENT:
 HILLWOOD ENTERPRISES, L.P.
 9550 W. HIGGINS RD., SUITE 200
 ROSEMONT, IL 60018

| | |
|------------------|-------------------|
| SCALE: 1" = 250' | JOB No: 2020-0149 |
| DATE: 1-6-23 | DWG. No: 1 OF 2 |

PEAGROUP

t: 844.813.2949
 www.peagroup.com

PARCEL E
LEGAL DESCRIPTION

A parcel of land in a part of the Northwest Quarter of Section 2, Township 01 South, Range 11 East, City of Detroit, Wayne County, Michigan, being described as:
Commencing at the Northwest corner of said Section 2, thence S02°34'24"E, 33.00 feet along the west line of said Section 2 to the South right-of-way line of Eight Mile Road (width varies), being the north line of GERMAN'S MONTROSE-PARK SUBDIVISION as shown in Liber 29 of Plats, page 83 of the Wayne County Records; thence N87°11'23"E (Basis of Bearings), 1323.68 feet along said South right-of-way line of Eight Mile Road and the north line of said GERMAN'S MONTROSE-PARK SUBDIVISION to the Northeast corner of said subdivision; thence along the east line of said subdivision and the east line of STATE FAIR SUBDIVISION NO. 2 S02°30'30"E, 1008.14 feet; thence continuing S02°30'30"E, 351.13 feet; thence N87°27'18"E, 347.11 feet; thence S01°48'52"E, 342.51 feet; thence S42°51'21"W 82.25 feet; thence S87°31'34"W, 1318.33 feet to the easterly line of Woodward Ave. (204 feet wide); thence along said easterly line S27°25'30"E, 142.35 feet to the **POINT OF BEGINNING**; thence N34°14'00"E, 72.31 feet; thence N82°26'05"E, 124.76 feet; thence N87°31'34"E 215.79 feet; thence thence S02°26'39"E, 138.57 feet; thence S87°54'36"W 105.83 feet; thence N02°05'24"W, 13.00 feet; thence S87°34'25"W, 251.60 feet to the easterly line of said Woodward Ave.; thence N27°25'30"W, 61.32 feet along said easterly line to the **POINT OF BEGINNING**. Containing 1.06± acres

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| | |
|--------------|-------------------|
| SCALE: NTS | JOB No: 2020-0149 |
| DATE: 1-6-23 | DWG. No: 2 OF 2 |

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