

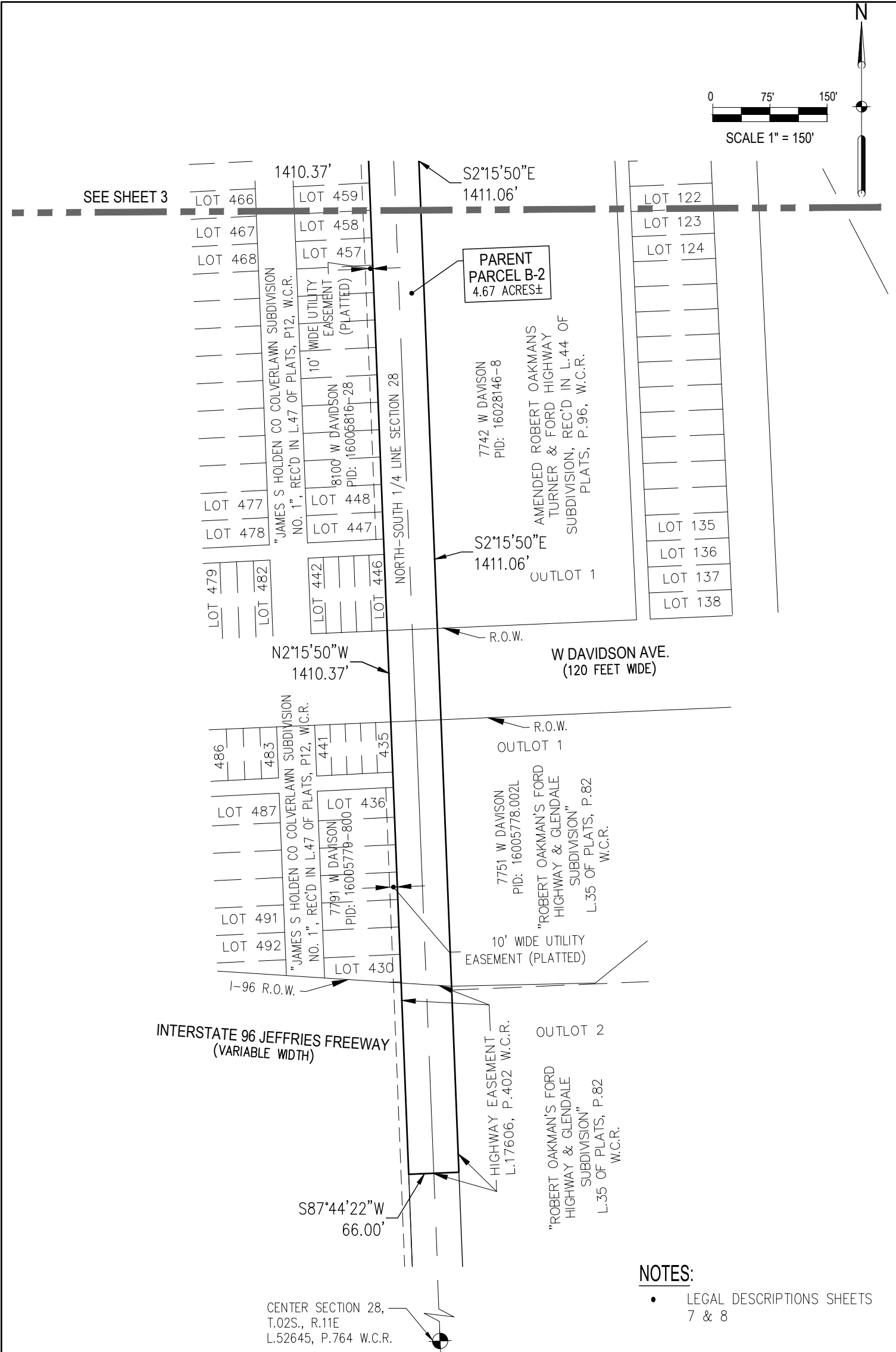
- NOTES:**
- PARENT PARCEL DETAIL SHEETS 2 & 3
 - LEGAL DESCRIPTIONS SHEETS 7 & 8
 - PROPOSED PARCEL CONVERSION CONFIGURATION SHEET 4

SURVEY LEGEND

- F FOUND IRON BAR OR PIPE
R.O.W. RIGHT-OF-WAY
W.C.R. WAYNE COUNTY RECORDS
L. P. LIBER, PAGE

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT			
R.O.W. CONVERSION - PARCEL B-2			
SMITHGROUP	JOB NO. 14749.017	PAGE 1 OF 8	
	DRAWN DAK	DATE 3/07/2024	
	500 GRISWOLD STREET DETROIT, MI 48226		
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PARENT PARCEL OVERALL



- NOTES:
- LEGAL DESCRIPTIONS SHEETS 7 & 8

SURVEY LEGEND

- | | |
|--------|------------------------|
| ○ F | FOUND IRON BAR OR PIPE |
| R.O.W. | RIGHT-OF-WAY |
| W.C.R. | WAYNE COUNTY RECORDS |
| L. P. | LIBER, PAGE |
| P.O.B. | POINT OF BEGINNING |

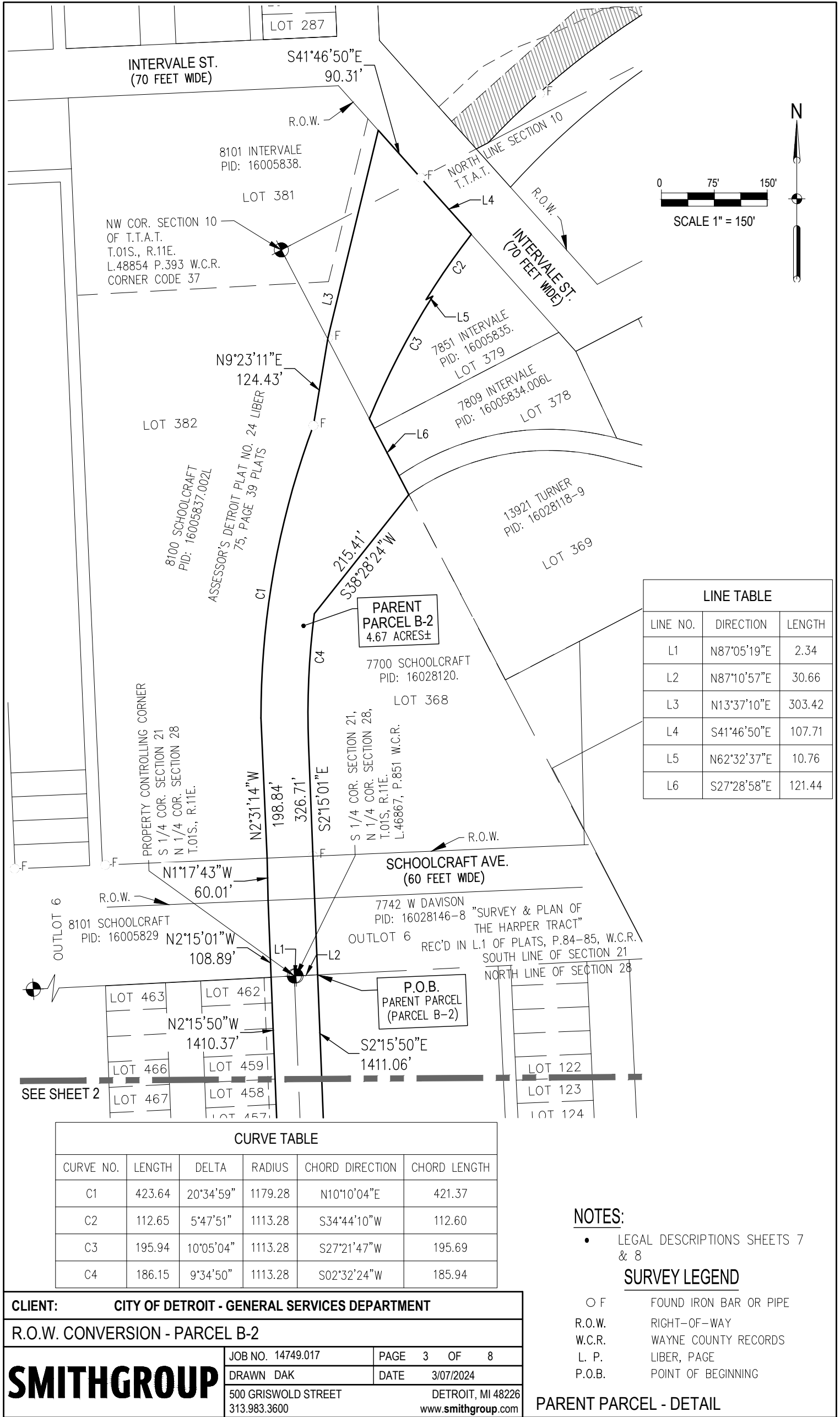
CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT

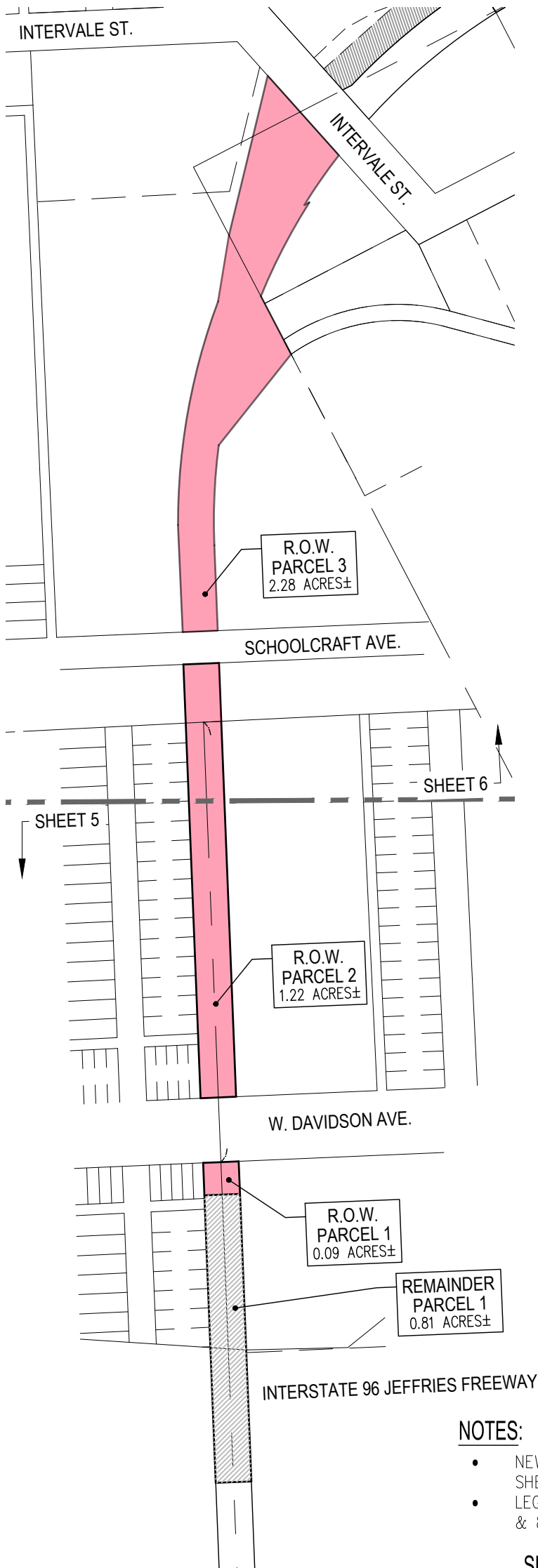
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PARENT PARCEL - DETAIL





- NOTES:**
- NEW R.O.W. PARCEL DETAILS SHEETS 5 & 6
 - LEGAL DESCRIPTIONS SHEETS 7 & 8

SURVEY LEGEND

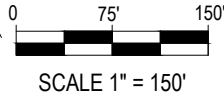
- | | |
|---|-------------------------------------|
| R.O.W. | RIGHT-OF-WAY |
| W.C.R. | WAYNE COUNTY RECORDS |
| L. P. | LIBER, PAGE |
| (M)(R) | MEASURED, RECORDED VALUES |
|  | PROPOSED R.O.W. - FINAL DESCRIPTION |

PROPOSED R.O.W. PARCELS OVERALL

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PROPERTY CONTROLLING CORNER
S 1/4 COR. SECTION 21
N 1/4 COR. SECTION 28
T.01S., R.11E.

S 1/4 COR. SECTION 21,
N 1/4 COR. SECTION 28, T.01S, R.11E.
L.46867, P.851 W.C.R.



SEE SHEET 6

R.O.W.
PARCEL 2
1.22 ACRES±

AMENDED ROBERT OAKMANS
TURNER & FORD HIGHWAY
SUBDIVISION, REC'D IN L.44 OF
PLATS, P.96, W.C.R.

OUTLOT 1

W DAVIDSON AVE.
(120 FEET WIDE)

R.O.W.
PARCEL 1
0.09 ACRES±

P.O.B.
REMAINDER
PARCEL

REMAINDER
PARCEL
0.81 ACRES±

LINE TABLE

LINE NO.	DIRECTION	LENGTH
L7	N87°31'24"E	33.00
L8	N87°31'24"E	33.00
L20	N02°15'50"W	60.50
L21	S87°35'01"W	66.00
L22	S02°15'50"E	60.57

NOTES:

- LEGAL DESCRIPTION SHEETS
7 & 8

SURVEY LEGEND

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

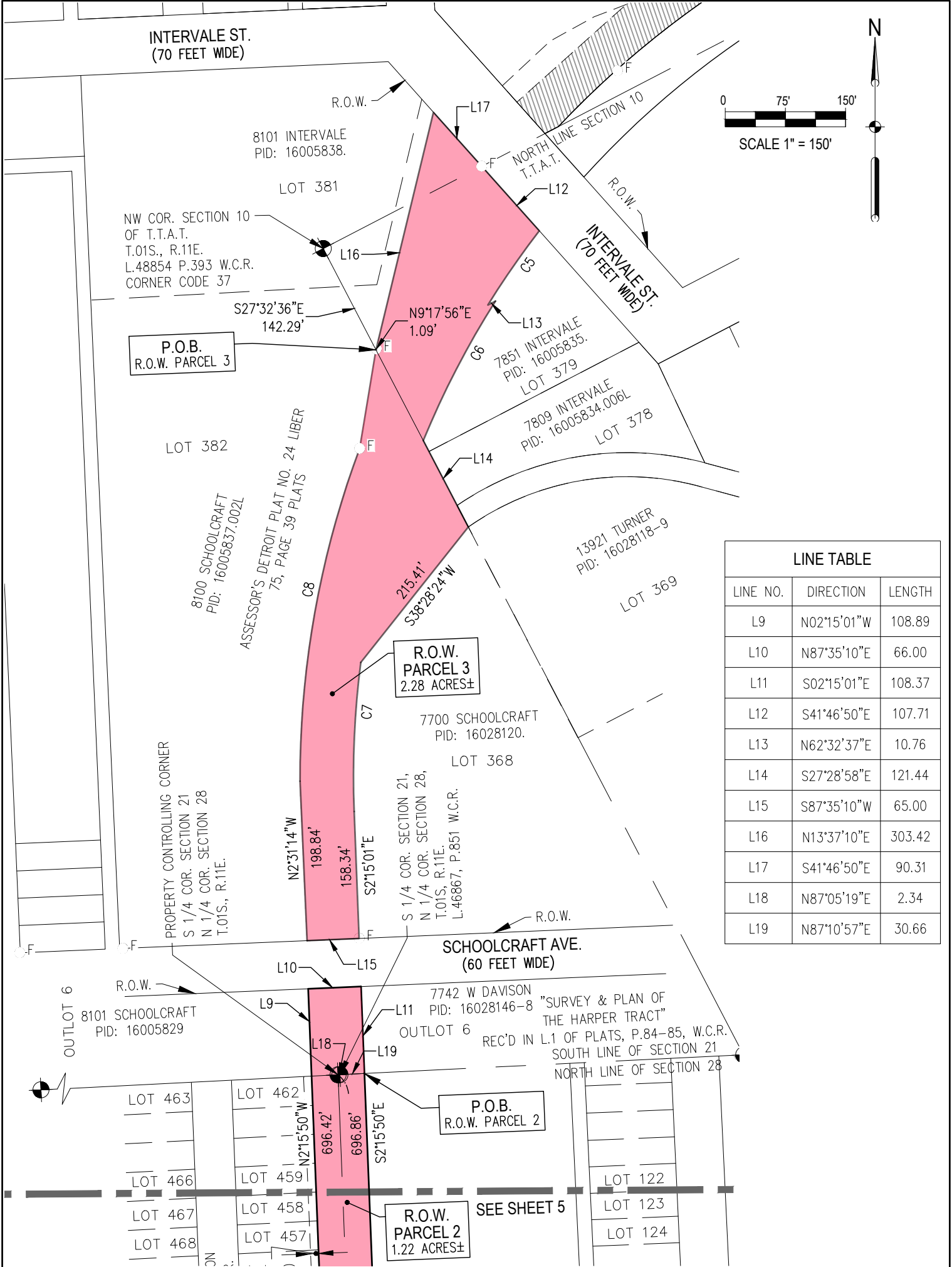
R.O.W. CONVERSION PARCELS - DETAIL

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT

R.O.W. CONVERSION - PARCEL B-2

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LINE TABLE		
LINE NO.	DIRECTION	LENGTH
L9	N02°15'01"W	108.89
L10	N87°35'10"E	66.00
L11	S02°15'01"E	108.37
L12	S41°46'50"E	107.71
L13	N62°32'37"E	10.76
L14	S27°28'58"E	121.44
L15	S87°35'10"W	65.00
L16	N13°37'10"E	303.42
L17	S41°46'50"E	90.31
L18	N87°05'19"E	2.34
L19	N87°10'57"E	30.66

CURVE TABLE					
CURVE NO.	LENGTH	DELTA	RADIUS	CHORD DIRECTION	CHORD LENGTH
C5	112.65	5°47'51"	1113.28	S34°44'10"W	112.60
C6	195.94	10°05'04"	1113.28	S27°21'47"W	195.69
C7	186.15	9°34'50"	1113.28	S02°32'24"W	185.94
C8	423.64	20°34'59"	1179.28	N10°10'04"E	421.37

- NOTES:
- LEGAL DESCRIPTIONS SHEETS 7 & 8

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

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT

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R.O.W. CONVERSION PARCELS - DETAIL

RECORD LEGAL DESCRIPTION: (PARENT PARCEL (A.K.A. PARCEL B-2) - PER COVENANT DEED RECORDED IN L.55000, P.546, W.C.R.)

PART OF THE SOUTH HALF OF SECTION 21, AND NORTH HALF OF SECTION 28, TOWN 01 SOUTH, RANGE 12 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN ALSO LOT 380 OF ASSESSOR’S PLAT NO. 24, AS RECORDED IN LIBER 75, PAGE 39 OF PLATS, WAYNE COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 21, ALSO BEING THE PROPERTY CONTROLLING CORNER; THENCE N.87°05’19”E., 2.34 FEET TO THE RECORDED CORNER OF SOUTH ¼ CORNER OF SECTION 21; THENCE N.87°10’57”E., 30.66 FEET ALONG THE SOUTH LINE OF SAID SECTION 21 TO A POINT ON THE LINE COMMON TO SECTIONS 21 AND 28 OF T–01–S, R–11–E, SAID POINT BEING EAST 33.00 FEET FROM THE ¼ CORNER COMMON TO SECTIONS 21 AND 28 SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE S02°15’50”E, 1411.18 FEET ALONG A LINE 33.00 FEET EAST OF AND PARALLEL TO THE NORTH AND SOUTH ¼ LINE OF SECTION 28; THENCE S.87°44’22”W., 66.01 FEET; THENCE N02°15’50”W, 1410.49 FEET ALONG A LINE 33.00 FEET WEST OF AND PARALLEL TO THE NORTH AND SOUTH ¼ LINE OF SECTION 28 TO A POINT ON THE LINE COMMON TO SECTIONS 21 AND 28; THENCE N02°15’01”W, 108.90 FEET TO A POINT ON THE SOUTH LINE OF SCHOOLCRAFT ROAD (60 FEET WIDE); THENCE N01°17’43”W, 60.01 FEET TO A POINT ON THE NORTH LINE OF SCHOOLCRAFT ROAD; THENCE N02°31’14”W, 198.86 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE RIGHT, 423.67 FEET, SAID CURVE HAVING A RADIUS OF 1,179.28 FEET, A CENTRAL ANGLE OF 20°34’59”, AND A LONG CHORD BEARING N10°10’04”E, 421.40 FEET; THENCE N09°23’11”E, 125.53 FEET; THENCE N13°37’10”E, 303.44 FEET TO A POINT ON THE SOUTHWEST LINE OF INTERVALE AVENUE (86 FEET WIDE); THENCE ALONG SAID SOUTHWEST LINE, S41°46’50”E, 90.31 FEET, TO A POINT ON THE NORTH LINE OF SECTION 10 OF THE T.T.A.T.; THENCE S41°46’50”E, 107.72 FEET ALONG SAID THE SOUTHWEST LINE OF INTERVALE AVENUE; THENCE ALONG A NON–TANGENT CURVE TO THE LEFT, 112.65 FEET, SAID CURVE HAVING A RADIUS OF 1,113.28 FEET, A CENTRAL ANGLE OF 05°47’51”, AND A LONG CHORD BEARING S34°44’10”W, 112.60 FEET; THENCE N62°32’37”E, 10.76 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE LEFT, 195.94 FEET, SAID CURVE HAVING A RADIUS OF 1,113.28 FEET, A CENTRAL ANGLE OF 10°05’04”, AND A LONG CHORD BEARING S27°21’47”W, 195.69 FEET; THENCE S27°28’58”E, 121.45 FEET; THENCE S38°28’24”W, 215.43 FEET; THENCE ALONG A NON–TANGENT CURVE TO THE LEFT, 186.17 FEET, SAID CURVE HAVING A RADIUS OF 1,113.28 FEET, A CENTRAL ANGLE OF 09°34’50”, AND A LONG CHORD BEARING S02°32’24”W, 185.94 FEET; THENCE S02°15’01”E, 326.74 TO THE POINT OF BEGINNING AND CONTAINING 4.67 ACRES. SUBJECTS TO THE RIGHTS OF THE PUBLIC AND OTHERS IN SCHOOLCRAFT AVENUE, WEST DAVIDSON AVENUE, AND ALL PUBLIC ALLEYS WITHIN THE AFOREMENTIONED DESCRIBED PARCEL.

LEGAL DESCRIPTION: (PARCEL 1 - RIGHT-OF-WAY - FINAL)

Commencing at the North 1/4 Corner of Section 28, also being the Property Controlling Corner, T01S, R11E, City of Detroit, Wayne County, Michigan, lying S87°05’19”W 2.34 feet of the Recorded North 1/4 Corner of said Section 28; thence S02°15’50”E 816.67 along the North–South 1/4 line of said Section 28 feet to the PLACE OF BEGINNING; thence N87°31’24”E 33.00 feet along the South line of West Davidson Ave (120 feet wide); thence S02°15’50”E 60.57 feet along the west lines of Outlot 1 of ”Robert Oakman’s Highway and Glendale Subdivision” as recorded in Liber 35 of Plats, Page 82, Wayne County Records; thence S87°35’01”W 66.00 feet; thence N02°15’50”W 60.50 feet along the East line of Lot 435 of ”James S Holden Co Cloverlawn Subdivision, No. 1” as recorded in Liber 47 of Plats, Page 12, Wayne County Records; thence N87°31’24”E 33.00 feet along the South line of said West Davidson Ave to the Point of Beginning, being part of said Section 28, containing 0.09 acres, more or less, being subject to any terms, conditions, or restrictions of record, if any.

LEGAL DESCRIPTION: (PARCEL 2 - RIGHT-OF-WAY - FINAL)

Commencing at the North 1/4 Corner of Section 28, also being the Property Controlling Corner, T01S, R11E, City of Detroit, Wayne County, Michigan; thence N87°05’19”E 2.34 feet to the Recorded North 1/4 Corner of said Section 28; thence N87°10’57”E 30.66 feet along the North line of said Section 28 to the PLACE OF BEGINNING; thence S02°15’50”E 696.86 feet along the West line of Outlot 1 of the ”Amended Robert Oakman’s Turner & Ford Highway Subdivision”, as recorded in Liber 44 of Plats, Page 96, Wayne County Records; thence S87°31’24”W 33.00 feet along the North line of West Davidson Ave. (120 feet wide) to a point on the North–South 1/4 line of said Section 28; thence continuing S87°31’24”W 33.00 feet along the North line of said West Davidson Ave.; thence N02°15’50”W 696.42 feet along East line of Lots 446–462, inclusive, ”James S. Holden Co Cloverlawn Subdivision No. 1” as recorded in Liber 47 of Plats, Page 12, Wayne County Records to the North line of said Section 28; thence N02°15’01”W 108.89 feet; thence N87°35’10”E 66.00 feet along the South line of Schoolcraft Ave (66 feet wide); thence S02°15’01”E 108.37 feet to the Point of Beginning, being part of said Section 28, and part of fractional Section 21, T01S, R11E, containing 1.22 acres of land, more or less, being subject to any terms, conditions, or restrictions of record, if any.

LEGAL DESCRIPTION: (PARCEL 3 - RIGHT OF WAY - FINAL)

Commencing at the Northwest corner of Section 10 of the Ten Thousand Acre Tract (TTAT), T01S, R11E, City of Detroit, Wayne County, Michigan; thence S27°32’36”E 142.29 feet along the Westerly line of said Section 10 to a PLACE OF BEGINNING; thence N9°23’11”E 1.09 feet along the Easterly line of Lot 382 of the ”Assessor’s Plat No. 24”, as recorded in Liber 75 of Plats, Page 39 Wayne County Records; thence continuing along the Easterly line of said Lot 382 N13°37’10”E 303.42 feet; thence S41°46’50”E 90.31 feet along the Westerly line of Intervale St. (70 feet wide) to a point on the Northerly line of said section 10; thence continuing along the Westerly line of said Intervale St. S41°46’50”E 107.71 feet; thence 112.65 feet along a radius of 1,113.28 feet of a non–tangential circular curve to the left, with a central angle of 05°47’51”, having a chord that bears S34°44’10”W 112.60 feet; thence N62°32’37”E 10.76 feet; thence 195.94 feet along a radius of 1,113.28 feet of a non–tangential circular curve to the left, with a central angle of 10°05’04”, having a chord that bears S27°21’47”W 195.69 feet; thence S27°28’58”E 121.44 feet; thence S38°28’24”W 215.41 feet; thence 186.15 feet along a radius of 1,113.28 feet of a curve to the left, with a central angle of 09°34’50”, having a chord that bears S02°32’24”W 185.94 feet; thence S02°15’01”E 158.34 feet; thence S87°35’10W 65.00 feet along the North line of Schoolcraft Ave (60 feet wide);thence the following three (3) courses along the Easterly line of said Lot 382: (1) N02°31’14”W 198.84 feet; (2) 423.64 feet along the arc of a 1,179.28 foot radius circular curve to the right, with a central angle of 20°34’59” having a chord that bears N10°10’04”E 421.37 feet; (3) and N09°23’11”E 124.43 feet to the Point of Beginning, being part of fractional Section 21, T01S, R11E and part of said Section 10 and the TTAT, containing 2.28 acres of land, more or less, being subject to any terms, conditions, or restrictions of record, if any.

CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT		
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	500 GRISWOLD STREET DETROIT, MI 48226 313.983.3600 www.smithgroup.com	

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: (REMAINDER PARCEL)

Commencing at the North 1/4 Corner of Section 28, also being the Property Controlling Corner, T01S, R11E, City of Detroit, Wayne County, Michigan, lying S87°05'19"W 2.34 feet of the Recorded North 1/4 Corner of said Section 28; thence S02°15'50"E 816.67 along the North–South 1/4 line of said Section 28 feet; thence N87°31'24"E 33.00 feet along the South line of West Davidson Ave (120 feet wide); thence S02°15'50"E 60.57 feet along the west lines of Outlot 1 of "Robert Oakman's Highway and Glendale Subdivision" as recorded in Liber 35 of Plats, Page 82, Wayne County Record to a PLACE OF BEGINNING; thence continuing S02°15'50"E 533.63 along Outlots 1 & 2 of said "Robert Oakman's Highway and Glendale Subdivision"; thence S87°44'22"W 66.00 feet; thence N02°15'50"W 533.45 feet along the East line of "James S Holden Co Cloverlawn Subdivision, No. 1" as recorded in Liber 47 of Plats, Page 12, Wayne County Records and the Southerly extension thereof; thence N87°35'01"E 66.00 feet to the Point of Beginning, being part of said Section 28, containing 0.81 acres, more or less, being subject to any terms, conditions, or restrictions of record, if any.

NOTES:

PARENT PARCEL (B–2) IS 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.

THE COVENANT DEED IS RECORDED IN L.55000, P.546, WAYNE COUNTY RECORDS, WAYNE COUNTY, MICHIGAN

CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED UNDER MY DIRECT SUPERVISION, AND THAT THE RATIO OF CLOSURE OF UNADJUSTED FIELD OBSERVATIONS DOES NOT EXCEED ONE PART IN FIVE THOUSAND (1:5000) IN ACCURACY.

SMITHGROUP


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

April 16, 2024
DATE:



CLIENT: CITY OF DETROIT - GENERAL SERVICES DEPARTMENT		
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CERTIFICATION AND NOTES