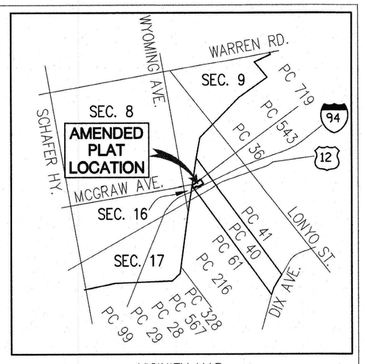
AMENDED PLAT OF LOTS 71-74, 82-85 AND VACATED PORTIONS OF ALLEY AND 50TH STREET, SULLIVAN & RUSSELL'S SUBDIVISION OF THE WEST 9.44 ACRES OF PRIVATE CLAIM 40 NORTH OF MICHIGAN AVENUE

PART OF PRIVATE CLAIM 40, T2S-R11E, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

N

0 30 60

1 INCH = 30 FT.



VICINITY MAP
NO SCALE

CERTIFIED TRUE COPY OF RECORDED PLAT
DEPARTMENT OF LICENSING AND REGULATORY

NICHOLAS J. CLEVER, PS, DIRECTOR
OFFICE OF LAND SURVEY AND REMONUMENTATION
DATE: 24 SEPTEMBER 2024

SURVEYOR'S CERTIFICATE

I, DANIEL G. FEENSTRA, SURVEYOR, CERTIFY: THAT I HAVE SURVEYED AND MAPPED THE LAND SHOWN ON THIS AMENDED PLAT DESCRIBED AS FOLLOWS:
AMENDED PLAT OF LOTS 71–74 AND LOTS 82–85, AND VACATED PORTIONS OF ALLEY AND 50TH STREET, SULLIVAN & RUSSELL'S SUBDIVISION OF THE WEST 9.44 ACRES OF PRIVATE CLAIM 40 NORTH OF MICHIGAN AVENUE, PART OF PRIVATE CLAIM 40, T2S–R11E, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID PRIVATE CLAIM 40; THENCE S31°23'50"E, ALONG THE WEST OF PRIVATE CLAIM 40, THE EAST LINE OF PRIVATE CLAIM 61, AND THE EAST LINE OF WINEMAN & SHIPMAN'S SUBDIVISION OF THAT PART OF P.C. 61 NORTH OF MICHIGAN AVENUE AS RECORDED LIBER 17 OF PLATS, PAGE 82, WAYNE COUNTY RECORDS, 66.73 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF HIGHWAY I–94 ; THENCE N72°24'41"E, ALONG SAID RIGHT OF WAY, 8.24 FEET; THENCE LEAVING SAID RIGHT OF WAY AND PROCEEDING S31°23'50"E 24.00 FEET ALONG THE EAST LINE OF AN 8 FOOT WIDE ALLEY PER SAID SULLIVAN & RUSSELL'S SUBDIVISION, THENCE N58°23'50"E 96.25 FEET TO SAID NORTHERLY RIGHT OF WAY LINE OF HIGHWAY I–94; THENCE N70°51'04"E, ALONG SAID RIGHT OF WAY LINE, 51.20 FEET TO THE WESTERLY CORNER COMMON TO SAID LOT 71 AND LOT 70; THENCE N58°23'50"E, ALONG THE LOT LINE COMMON TO SAID LOTS 70 & 71, 100.00 FEET TO THE EASTERLY SHARED CORNER OF SAID LOTS; THENCE N31°36'10"W, ALONG THE EASTERLY LINE OF SAID LOTS 71 THROUGH 74 AND THE WESTERLY LINE OF A 15 FOOT WIDE ALLEY, 120.01 FEET; THENCE S58°23'50"W 100.00 FEET; THENCE S31°36'10"E 2.63 FEET ALONG THE EAST RIGHT OF WAY LINE OF 50TH STREET; THENCE S57°22'18"W 50.01 FEET; THENCE N31°36'10"W 14.57 FEET ALONG THE WEST RIGHT OF WAY LINE OF 50TH STREET; THENCE S58°23'50"W 76.55 FEET TO THE NORTH LINE OF SAID PRIVATE CLAIM 40; THENCE S13°29'00"W, ALONG SAID NORTH LINE AND THE EAST LINE OF SHEAHAN & NAVIN'S SUBDIVISION OF THAT PART OF FRACTIONAL SECTION 16, T2S, R11E, LYING NORTH OF MICHIGAN AVENUE, AS RECORDED IN LIBER 19 OF PLATS, PAGE 60, WAYNE COUNTY RECORDS, A DISTANCE OF 38.64 FEET TO THE POINT OF BEGINNING. CONTAINS ONE LOT AND 0.7 ACRE OF LAND.

THAT I HAVE MADE SUCH SURVEY, AND AMENDED PLAT BY THE DIRECTION OF THE PLAINTIFF.

THAT SUCH AMENDED PLAT IS A CORRECT REPRESENTATION OF THE EXTERIOR BOUNDARY OF THE LAND SURVEYED.

THAT THE REQUIRED MONUMENTS AND LOT MARKERS HAVE BEEN LOCATED IN THE GROUND, AS REQUIRED BY THE ACT.

THAT THE ACCURACY OF SURVEY IS WITHIN THE LIMITS REQUIRED BY THE ACT.

THAT THE BEARINGS SHOWN ON THE AMENDED PLAT ARE EXPRESSED AS REQUIRED BY THE ACT AND AS EXPLAINED IN THE LEGEND.

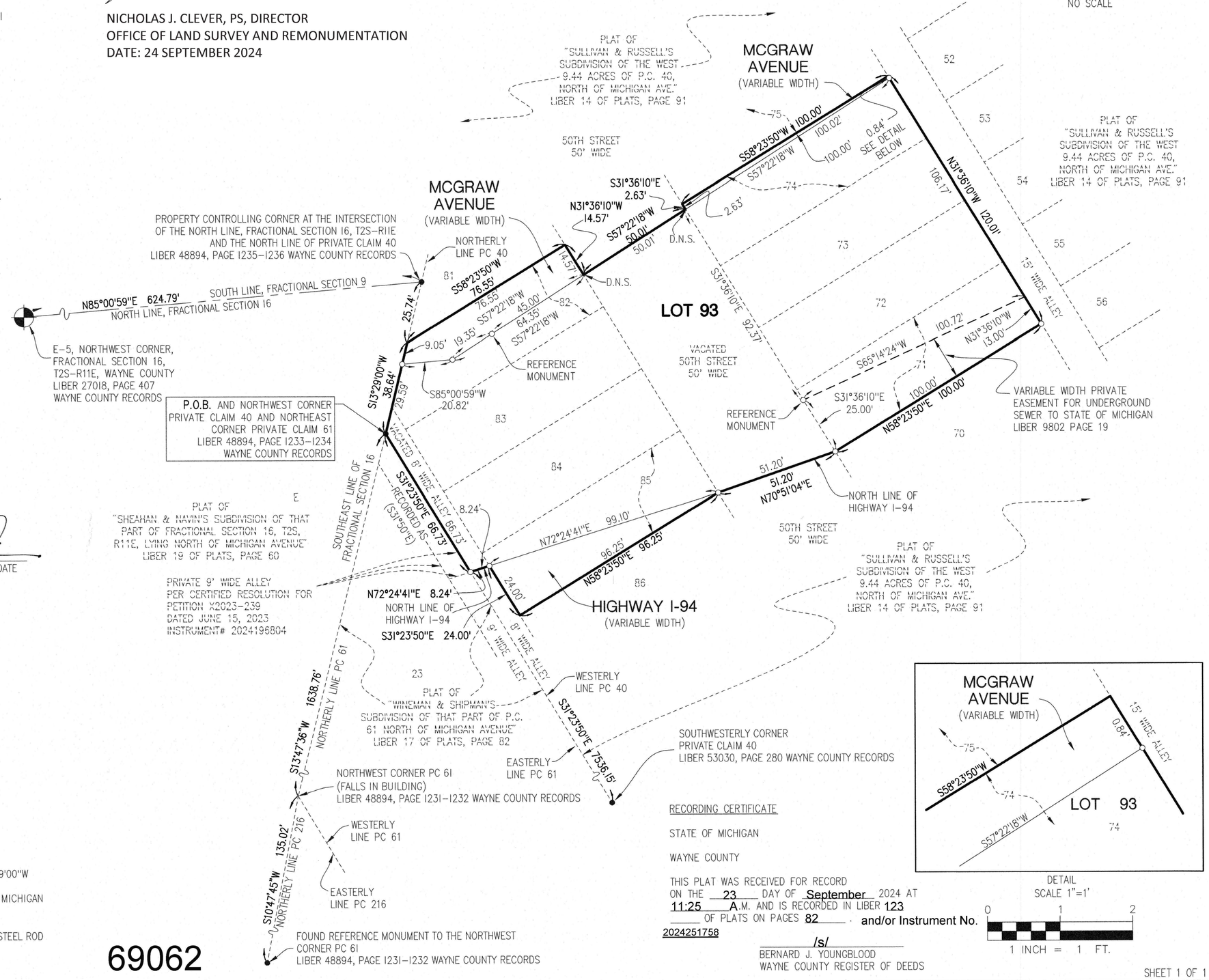
THAT SUCH AMENDED PLAT IS A TRUE AND EXACT COPY OF THE PORTION OF THE PLAT OF "SULLIVAN & RUSSELL'S SUBDIVISION OF THE WEST 9.44 ACRES OF P.C. 40, NORTH OF MICHIGAN AVE. SPRINGWELLS (NOW CITY OF DETROIT), WAYNE COUNTY, MICHIGAN", AS AMENDED BY THE JUDGEMENT TO VACATE, CORRECT OR REVISE THE PLAT OR A PORTION OF THE PLAT IN THE MATTER OF DTE ELECTRIC COMPANY, A MICHIGAN CORPORATION, PLAINTIFF, WHICH WAS ENTERED BY CIRCUIT COURT JUDGE, HONORABLE ANNETTE J. BERRY, IN THE COUNTY OF WAYNE, STATE OF MICHIGAN, ON 29TH DAY OF MAY, 2024. CIRCUIT COURT CASE NUMBER: 23–005633–CH

ROWE PROFESSIONAL SERVICES COMPANY
540 SOUTH SAGINAW STREET, SUITE 200
FLINT, MICHIGAN 48502
PROJECT NO: 2300190
8/30/24
DATE

DANIEL G. FEENSTRA, P.S.
MICHIGAN NO. 4001046661

LEANNE H. PANDUREN, P.E. DATE
CEO AND PRESIDENT

STATE OF MICHIGAN
DANIEL GLEN FEENSTRA
License No. 4001046661
LICENSED PROFESSIONAL SURVEYOR



DETAIL
SCALE 1"=1'
0 1 2
1 INCH = 1 FT.

LEGEND

ALL DIMENSIONS ARE GIVEN IN FEET.

PC = PRIVATE CLAIM.

D.N.S. = DID NOT SET EXTERIOR PLAT MONUMENT DUE TO CONCRETE.

BEARINGS ARE REFERENCED TO THE NORTH LINE OF PRIVATE CLAIM 40 AS BEING S13°29'00"W PER THE RECORDED PLAT OF "SULLIVAN & RUSSELL'S SUBDIVISION OF THE WEST 9.44 ACRES OF P.C. 40, NORTH OF MICHIGAN AVE." LIBER 14 OF PLATS, PAGE 91 WAYNE COUNTY RECORDS.

4 INCH DIAMETER CONCRETE PLAT MONUMENTS 36" LONG ENCASING A 1/2" DIAMETER STEEL ROD 36" IN LENGTH HAVE BEEN PLACED AT ALL POINTS MARKED THUS "O".

FOUND CONCRETE MONUMENT AT ALL POINTS MARKED THUS "●".

69062

RECORDING CERTIFICATE

STATE OF MICHIGAN

WAYNE COUNTY

THIS PLAT WAS RECEIVED FOR RECORD ON THE 23 DAY OF September 2024 AT 11:25 A.M. AND IS RECORDED IN LIBER 123 OF PLATS ON PAGES 82 . and/or Instrument No. 2024251758

/s/
BERNARD J. YOUNGBLOOD
WAYNE COUNTY REGISTER OF DEEDS

SHEET 1 OF 1