



OFFICE OF THE CHIEF FINANCIAL OFFICER
Office of the Assessor

COLEMAN A. YOUNG MUNICIPAL CENTER
2 Woodward Avenue, Suite 828 • Detroit, Michigan 48226

Phone: 313•224•3024 Website: www.detroitmi.gov
Email: AssessorsLandRecordsMaintenance@detroitmi.gov

Parcel Revision Form

Revision is effective for the following tax year. All taxes must be current at the time of application and up to the time of processing of this request. Revisions cannot be made to Special Acts parcels without prior consent of the Board of Assessors.

Request Type: <input type="checkbox"/> Combination <input type="checkbox"/> Split <input checked="" type="checkbox"/> Split/Combine	
Date Submitted: _____	
Primary Party	Secondary Party
Owner Name	Owner Name City of Detroit, Detroit Parks and Recreation
Address	Address 115 Erskine
City, State, ZIP	City, State, ZIP Detroit MI 48201
Phone	Phone 313.224.1159
Email	Email perkinsc@detroitmi.gov
Print Name	Print Name Crystal Perkins, Director, GSD
Signature	Signature
<input type="checkbox"/> Check here if you are a Representative	<input checked="" type="checkbox"/> Check here if you are a Representative

Third Party	Fourth Party
Owner Name	Owner Name
Address	Address
City, State, ZIP	City, State, ZIP
Phone	Phone
Email	Email
Print Name	Print Name
Signature	Signature
<input type="checkbox"/> Check here if you are a Representative	<input type="checkbox"/> Check here if you are a Representative

Parcel Information SPLIT OF 5710 RUSSELL AND ASSEMBLE TO 1431 E FERRY			
Parcel Number	Address	Parcel Number	Address
07002586	5710 RUSSELL	07002585	1431 E FERRY

Parties hereby request that in accordance with the Michigan Land Division Act and Ordinance Number 421-G for the regulations and control of the subdivision of land in the City of Detroit, you place the following legal descriptions of said premises upon the Assessment and Tax Rolls.

Office Use Only			
Revision Year	Revision #	<input type="checkbox"/> This request is to obtain a permit	
Law Department Petition #	Number of resultant parcels (for splits and split/combines):		
New Parcel #	Survey #	Address	Party

Office Notes

Reviewed by:
Office of the Assessor Stamp for Approval



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Resolution of Authority

Please note: The Person who signs the application on behalf of the Business Entity must be one of the individuals listed as a person authorized to execute the application in the name of and on behalf of the Business Entity or Owner. DEPT OF PUBLIC WORKS, CITY OF DETROIT
2 WOODWARD DETROIT, MI 48226

Office Use Only
Revision Year _____
Revision Number _____

Business Organization: _____

Location of principal office: DETROIT PARKS AND RECREATION, GENERAL SERVICES DEPT, CITY OF DETROIT 115 ERKSINE DETROIT, MI 48201

A. Form of Organization

- Individual/Owner (complete Sec B-1)
- Limited Liability Company (complete Sec B-3)
- Partnership (complete Sec B-5)
- Corporation (complete Sec B-2)
- Sole Proprietorship (complete Sec B-4)
- General Limited

B. Authorization - Complete ONLY the Section that is applicable or matches the business structure checked.

1. Individual/Owner.

I, _____ {owner} of _____ {parcel address}, authorize the following individual(s) or business to execute, deliver, and to take such steps on my behalf, that may be necessary and appropriate in connection with, and in support of any Petition for Parcel Revision request submitted to the City of Detroit.

Name	Title	Signature
_____	_____	_____
_____	_____	_____

{Owner Signature}

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on _____, 20____ by _____

Print: _____
Notary Public, _____ County, MI
My commission expires: _____
Acting in County of _____

2. Corporate Authority.

I, N/A _____ {name of officer not signing petition} Secretary of the above-name Business/Organization, do hereby certify that at a meeting on N/A _____ at which a quorum was present, the Board of Directors of the Corporation duly adopted a resolution, which is in full force and effect and in accordance with the articles of incorporation and by-laws.

Resolved, that the following individual(s), are authorized to execute, deliver, and to take such steps, on behalf of the Corporation, that may be necessary and appropriate in connection with, and in support of any Petition for Parcel Revision request submitted to the City of Detroit:

Name	Title	Signature
_____	Resolution of Authority is deemed unneeded by Mayoral Appointees.	_____
_____	_____	_____
_____	_____	_____

(Corporate Seal)

Witness my hand on behalf of the Corporation
this ___ day of _____, 20____

Secretary

STATE OF MICHIGAN)
) ss.
COUNTY OF WAYNE)

The foregoing instrument was acknowledged before me on _____, 20____ by _____

Print: _____
Notary Public, _____ County, MI
My commission expires: _____
Acting in County of _____

LEGAL DESCRIPTION: 1431 E FERRY

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

OUT LOT 5, PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS AND LOTS 8 THROUGH 14, ALL OF THE NORTH SOUTH ALLEY ADJACENT TO LOTS 8 AND 9, EXCEPT THE WEST 20 FEET OF LOT 8 FOR RUSSELL STREET

ALSO

LOTS 8 THROUGH 14, BOTH INCLUSIVE, KANADY'S SUBDIVISION OF OUT LOT 6 QUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS.

LEGAL DESCRIPTION BASED ON A FIELD SURVEY (1431 E FERRY):

OUTLOT 5 EXCEPT THAT PART TAKEN FOR RUSSELL STREET WIDENING, PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS AND LOTS 8 THROUGH 14, ALL OF THE NORTH SOUTH ALLEY ADJACENT TO LOTS 8 AND 9, EXCEPT THE WEST 20 FEET OF LOT 8 FOR RUSSELL STREET WIDENING, ALL INCLUSIVE, KANADY'S SUBDIVISION OF OUTLOT 6 QUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 330.86 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT 5, 286.60 FEET; THENCE SOUTH 26 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT 5, 330.86 FEET TO A POINT ON THE NORTH LINE OF SAID E FERRY; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST, 286.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 94,824 SQUARE FEET OF 2.177 ACRES.

LEGAL DESCRIPTION: 5710 RUSSELL STREET

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PART OF LOT 1 OF SUBDIVISION OF THE REAR CONCESSION OF THE ANTOINE DEQUINDRE FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF CITY RECORDS, PAGES 348 AND 349, WAYNE COUNTY RECORDS, LYING NORTH OF FERRY AVENUE AND SOUTH AND WEST OF THE RIGHT OF WAY OF THE NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY).

PARCEL 2:

ALL THAT PART OF THE NORTHERLY END OF RIOPELLE FARM (PRIVATE CLAIM 13) LYING NORTH OF FERRY AVENUE, SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY), AND SOUTH OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

PARCEL 3:

ALL OF OUTLOTS 1, 2, 3 AND 4 OF PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS, EXCEPT THAT PART OF OUTLOT 1 LYING NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

PARCEL 4:

ALL THAT PART OF LOT 3 OF T.J. AND D.J. CAMPAU SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY) AND LYING NORTH OF THE RIGHT OF WAY OF EDESEL FORD EXPRESSWAY, AS SAID RIGHT OF WAY IS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954, RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS, AND EAST OF A LINE BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3, NORTH 64 DEGREES 12 MINUTES EAST 305.34 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF RUSSELL STREET, (60 FEET WIDE) WITH THE CENTERLINE OF HARPER AVENUE (80 FEET WIDE) IF THE SAME WERE EXTENDED EASTERLY; THENCE NORTH 10 DEGREES 40 MINUTES WEST 12.12 FEET TO A POINT; THENCE NORTH 17 DEGREES 37 MINUTES WEST 27.60 FEET TO A POINT; THENCE NORTH 23 DEGREES 30 MINUTES WEST 28.50 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES WEST 7.23 FEET TO A POINT; THENCE NORTH 26 DEGREES 17 MINUTES WEST 57.22 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 02 SECONDS WEST 20.20 FEET TO A POINT; THENCE NORTH 54 DEGREES 13 MINUTES 19 SECONDS WEST 127.12 FEET TO A POINT; THENCE NORTH 67 DEGREES 37 MINUTES 48 SECONDS WEST 38.48 FEET TO A POINT; THENCE NORTH 15 DEGREES 21 MINUTES 30 SECONDS EAST 0.95 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY (THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE IN ACCORDANCE WITH THAT CERTAIN INSTRUMENT RECORDED IN LIBER 11176, PAGE 294, REGISTER NO. D617312, WAYNE COUNTY RECORDS).

LEGAL DESCRIPTION BASED ON A FIELD SURVEY (PARCELS 1, 2, 3 AND 4 COMBINED 5710 RUSSELL STREET):

ALL THAT PART OF LOT 1 OF SUBDIVISION OF THE REAR CONCESSION OF THE ANTOINE DEQUINDRE FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF CITY RECORDS, PAGES 348 AND 349, WAYNE COUNTY RECORDS, LYING NORTH OF FERRY AVENUE AND SOUTH AND WEST OF THE RIGHT OF WAY OF THE NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY)

AND

ALL THAT PART OF THE NORTHERLY END OF RIOPELLE FARM (PRIVATE CLAIM 13) LYING NORTH OF FERRY AVENUE, SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY), AND SOUTH OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS

AND

ALL OF OUTLOTS 1, 2, 3 AND 4 OF PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS, EXCEPT THAT PART OF OUTLOT 1 LYING NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS

LEGAL DESCRIPTION: 5710 RUSSELL STREET CONTINUED

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

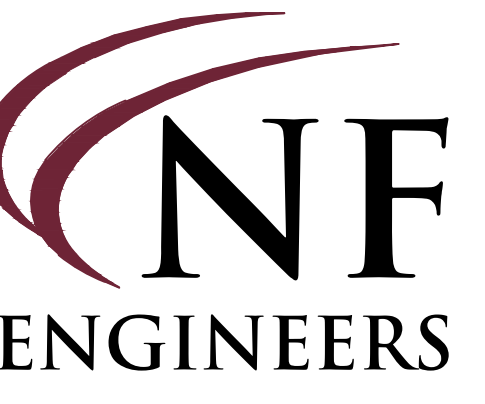
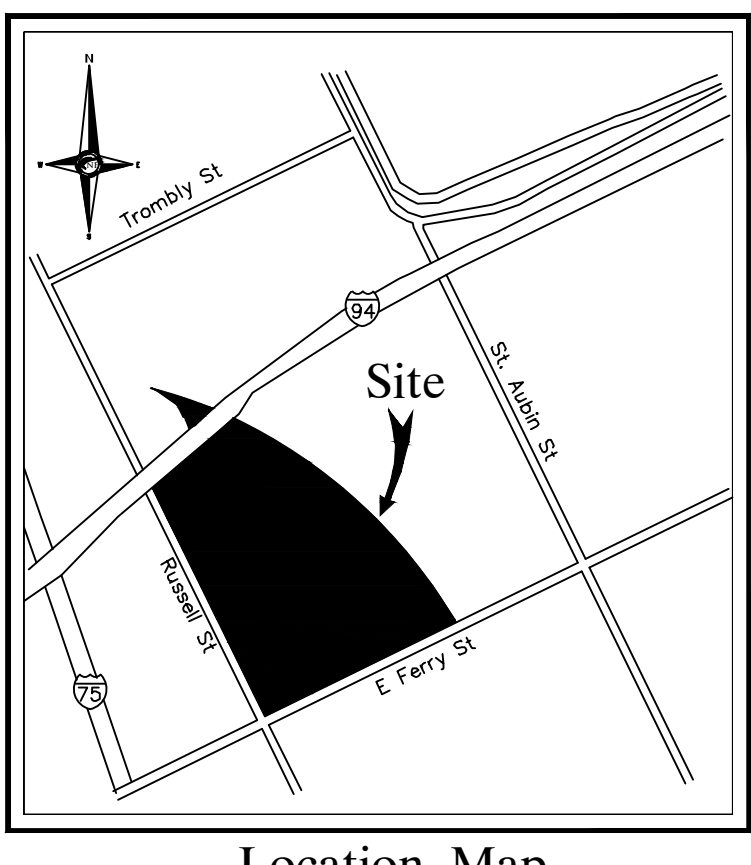
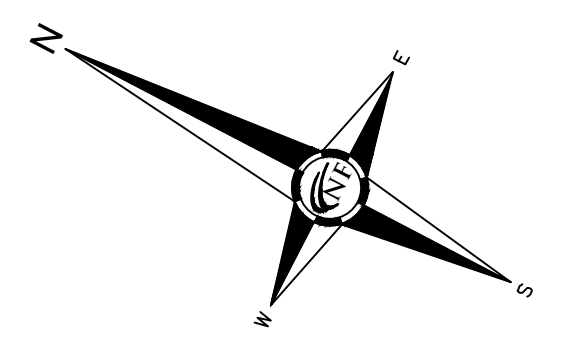
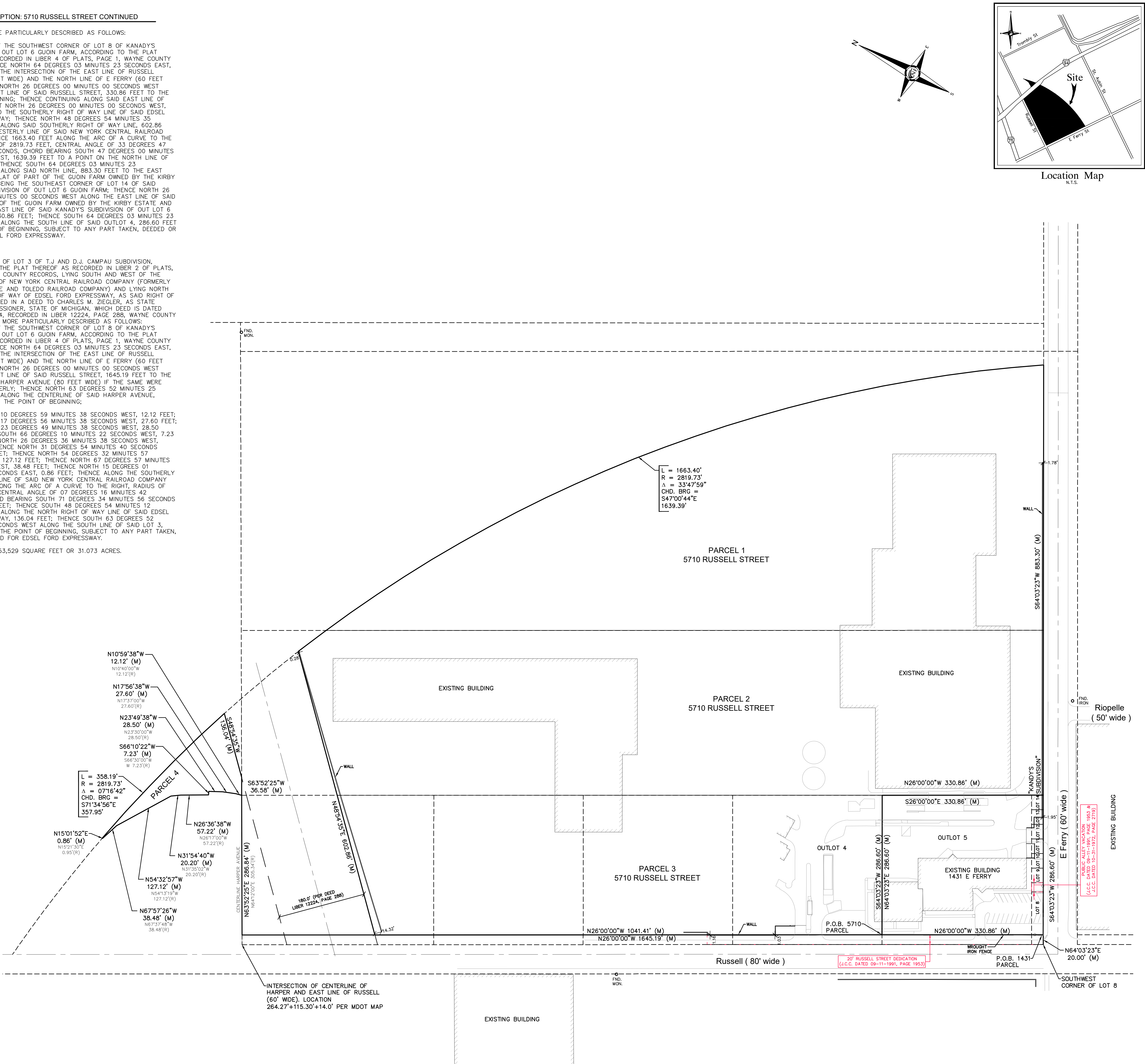
COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF KANADY'S SUBDIVISION OF OUT LOT 6 QUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 330.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF RUSSELL STREET NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST, 1041.41 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID EDESEL FORD EXPRESSWAY; THENCE NORTH 48 DEGREES 54 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 602.86 FEET TO THE WESTERLY LINE OF SAID NEW YORK CENTRAL RAILROAD COMPANY; THENCE 1663.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 2819.73 FEET, CENTRAL ANGLE OF 33 DEGREES 47 MINUTES 59 SECONDS, CHORD BEARING SOUTH 47 DEGREES 00 MINUTES 44 SECONDS EAST, 1639.39 FEET TO A POINT ON THE NORTH LINE OF SAID E FERRY; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, 883.30 FEET TO THE EAST LINE OF SAID PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE, ALSO BEING THE SOUTHWEST CORNER OF LOT 14 OF SAID KANADY'S SUBDIVISION OF OUT LOT 6 QUON FARM; THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT OF PART OF THE QUON FARM OWNED BY THE KIRBY ESTATE AND IN PART THE EAST LINE OF SAID KANADY'S SUBDIVISION OF OUT LOT 6 QUON FARM, 330.86 FEET; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT 4, 286.60 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR EDESEL FORD EXPRESSWAY.

AND

ALL THAT PART OF LOT 3 OF T.J. AND D.J. CAMPAU SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY) AND LYING NORTH OF THE RIGHT OF WAY OF EDESEL FORD EXPRESSWAY, AS SAID RIGHT OF WAY IS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954, RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF KANADY'S SUBDIVISION OF OUT LOT 6 QUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 1645.19 FEET TO THE CENTERLINE OF HARPER AVENUE (80 FEET WIDE) IF THE SAME WERE EXTENDED EASTERLY; THENCE NORTH 63 DEGREES 52 MINUTES 25 SECONDS EAST ALONG THE CENTERLINE OF SAID HARPER AVENUE, 286.84 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10 DEGREES 59 MINUTES 38 SECONDS WEST, 12.12 FEET; THENCE NORTH 17 DEGREES 37 MINUTES 38 SECONDS WEST, 27.60 FEET; THENCE NORTH 23 DEGREES 49 MINUTES 38 SECONDS WEST, 28.50 FEET; THENCE SOUTH 66 DEGREES 10 MINUTES 22 SECONDS WEST, 7.23 FEET; THENCE NORTH 26 DEGREES 36 MINUTES 38 SECONDS WEST, 57.22 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 40 SECONDS WEST, 20.20 FEET; THENCE NORTH 54 DEGREES 32 MINUTES 57 SECONDS WEST, 127.12 FEET; THENCE NORTH 67 DEGREES 37 MINUTES 48 SECONDS WEST, 38.48 FEET; THENCE NORTH 15 DEGREES 21 MINUTES 52 SECONDS EAST, 0.86 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID NEW YORK CENTRAL RAILROAD COMPANY 358.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 2819.73 FEET, CENTRAL ANGLE OF 07 DEGREES 16 MINUTES 42 SECONDS, CHORD BEARING SOUTH 71 DEGREES 34 MINUTES 56 SECONDS EAST, 357.95 FEET; THENCE SOUTH 48 DEGREES 54 MINUTES 12 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID EDESEL FORD EXPRESSWAY, 136.04 FEET; THENCE SOUTH 63 DEGREES 52 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, 36.58 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR EDESEL FORD EXPRESSWAY.

CONTAINING 1,353,529 SQUARE FEET OR 31.073 ACRES.



CIVIL ENGINEERS LAND SURVEYORS LAND PLANNERS

NOWAK & FRAUS ENGINEERS 4677 WOODWARD AVE. PONTIAC, MI 48342-5032 TEL. (248) 332-7931 FAX. (248) 332-8257 WWW.NOWAKFRAUS.COM



PROJECT Russell - Ferry - Survey City of Detroit

CLIENT Studio Detroit 2040 Park Ave., Suite 200 Detroit, Michigan 48226 Contact: Shane Burley Phone: (313) 919-5886

Rhea Cristine S. Bautista Capital Planning Manager City of Detroit Construction and Demolition Department Phone: (313) 628-1920 Cell: (313) 580-6357

PROJECT LOCATION 5710 Russell Street 1431 E Ferry City of Detroit, Wayne County, Michigan

SHEET Parcel Adjustment (Parent Parcels)



REVISIONS 00-00-00

DRAWN BY: N. Naoum DESIGNED BY:

APPROVED BY: K. Navaroli DATE: 01-18-2024

SCALE: 1" = 80'

NFE JOB NO. SHEET NO. N147-03 1 OF 2

LEGAL DESCRIPTION: 1431 E FERRY ADJUSTED PARCEL

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

OUT LOT 5, PLAT OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS.

ALSO

LOTS 8 THROUGH 14, BOTH INCLUSIVE, KANADY'S SUBDIVISION OF OUT LOT 6 GUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS.

LEGAL DESCRIPTION BASED ON A FIELD SURVEY (1431 E FERRY):

PART OF OUTLOT 4 AND OUTLOT 5 EXCEPT THAT PART TAKEN FOR RUSSELL STREET WIDENING, PLAT OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS AND LOTS 8 THROUGH 14, ALL OF THE NORTH SOUTH ALLEY ADJACENT TO LOTS 8 AND 9, EXCEPT THE WEST 20 FEET OF LOT 8 FOR RUSSELL STREET WIDENING, ALL INCLUSIVE, KANADY'S SUBDIVISION OF OUTLOT 6 GUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING, BEING THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 451.47 FEET; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST ALONG THE NORTH LINE OF SAID OUTLOT 5, 286.60 FEET; THENCE SOUTH 26 DEGREES 00 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID OUTLOT 5, 451.47 FEET TO A POINT ON THE NORTH LINE OF SAID E FERRY; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST, 286.60 FEET TO THE POINT OF BEGINNING.

CONTAINING 129,391 SQUARE FEET OF 2.970 ACRES.

LEGAL DESCRIPTION: 5710 RUSSELL STREET

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

ALL THAT PART OF LOT 1 OF SUBDIVISION OF THE REAR CONCESSION OF TRANTO ANTOINE DEQUINDRE FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF CITY RECORDS, PAGES 348 AND 349, WAYNE COUNTY RECORDS, LYING NORTH OF FERRY AVENUE AND SOUTH AND WEST OF THE RIGHT OF WAY OF THE NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY).

PARCEL 2:

ALL THAT PART OF THE NORTHERLY END OF RIOPELLE FARM (PRIVATE CLAIM 13) LYING NORTH OF FERRY AVENUE, SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY), AND SOUTH OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

PARCEL 3:

ALL OF OUTLOTS 1, 2, 3 AND PART OF OUTLOT 4 OF PLAT OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS, EXCEPT THAT PART OF OUTLOT 1 LYING NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

PARCEL 4:

ALL THAT PART OF LOT 3 OF T.J. AND D.J. CAMPAU SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY) AND LYING NORTH OF THE RIGHT OF WAY OF EDESEL FORD EXPRESSWAY, AS SAID RIGHT OF WAY IS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954, RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS, AND EAST OF A LINE BEGINNING AT A POINT ON THE SOUTH LINE OF LOT 3, NORTH 64 DEGREES 12 MINUTES EAST 305.34 FEET FROM THE INTERSECTION OF THE EASTERLY LINE OF RUSSELL STREET, (60 FEET WIDE) WITH THE CENTERLINE OF HARPER AVENUE (80 FEET WIDE) IF THE SAME WERE EXTENDED EASTERLY; THENCE NORTH 10 DEGREES 40 MINUTES WEST 12.12 FEET TO A POINT; THENCE NORTH 17 DEGREES 37 MINUTES WEST 27.60 FEET TO A POINT; THENCE NORTH 23 DEGREES 30 MINUTES WEST 28.50 FEET TO A POINT; THENCE SOUTH 66 DEGREES 30 MINUTES WEST 7.23 FEET TO A POINT; THENCE NORTH 26 DEGREES 17 MINUTES WEST 57.22 FEET TO A POINT; THENCE NORTH 31 DEGREES 35 MINUTES 02 SECONDS WEST 20.20 FEET TO A POINT; THENCE NORTH 54 DEGREES 13 MINUTES 19 SECONDS WEST 127.12 FEET TO A POINT; THENCE NORTH 67 DEGREES 37 MINUTES 48 SECONDS WEST 38.48 FEET TO A POINT; THENCE NORTH 15 DEGREES 21 MINUTES 30 SECONDS EAST 0.95 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NEW YORK CENTRAL RAILROAD RIGHT OF WAY (THE BEARINGS USED IN THIS LEGAL DESCRIPTION ARE IN ACCORDANCE WITH THAT CERTAIN INSTRUMENT RECORDED IN LIBER 11176, PAGE 294, REGISTER NO. D617312, WAYNE COUNTY RECORDS).

LEGAL DESCRIPTION BASED ON A FIELD SURVEY (PARCELS 1, 2, 3 AND 4 COMBINED 5710 RUSSELL STREET):

ALL THAT PART OF LOT 1 OF SUBDIVISION OF THE REAR CONCESSION OF THE ANTOINE DEQUINDRE FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF CITY RECORDS, PAGES 348 AND 349, WAYNE COUNTY RECORDS, LYING NORTH OF FERRY AVENUE AND SOUTH AND WEST OF THE RIGHT OF WAY OF THE NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY).

AND

ALL THAT PART OF THE NORTHERLY END OF RIOPELLE FARM (PRIVATE CLAIM 13) LYING NORTH OF FERRY AVENUE, SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY) AND SOUTH OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

AND

ALL OF OUTLOTS 1, 2, 3 AND 4 OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 1 OF PLATS, PAGE 310, WAYNE COUNTY RECORDS, EXCEPT THAT PART OF OUTLOT 1 LYING NORTH OF THE SOUTH LINE OF THE RIGHT OF WAY OF THE EDESEL FORD EXPRESSWAY, AS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954 AND RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS.

LEGAL DESCRIPTION: 5710 RUSSELL STREET CONTINUED

ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF KANADY'S SUBDIVISION OF OUT LOT 6 GUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 451.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF RUSSELL STREET NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST, 920.00 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID EDESEL FORD EXPRESSWAY; THENCE NORTH 48 DEGREES 54 MINUTES 35 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE, 602.86 FEET TO THE WESTERLY LINE OF SAID NEW YORK CENTRAL RAILROAD COMPANY; THENCE 1663.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 2819.73 FEET, CENTRAL ANGLE OF 33 DEGREES 47 MINUTES 59 SECONDS, CHORD BEARING SOUTH 47 DEGREES 00 MINUTES 44 SECONDS EAST, 1639.39 FEET TO A POINT ON THE NORTH LINE OF SAID E FERRY; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST ALONG SAID NORTH LINE, 883.30 FEET TO THE EAST LINE OF SAID PLAT OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE, ALSO BEING THE SOUTHWEST CORNER OF LOT 14 OF SAID KANADY'S SUBDIVISION OF OUT LOT 6 GUON FARM; THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT OF PART OF THE GUON FARM OWNED BY THE KIRBY ESTATE AND IN PART THE EAST LINE OF SAID KANADY'S SUBDIVISION OF OUT LOT 6 GUON FARM, 451.47 FEET; THENCE SOUTH 64 DEGREES 03 MINUTES 23 SECONDS WEST ALONG THE SOUTH LINE OF SAID OUTLOT 4, 286.60 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR EDESEL FORD EXPRESSWAY.

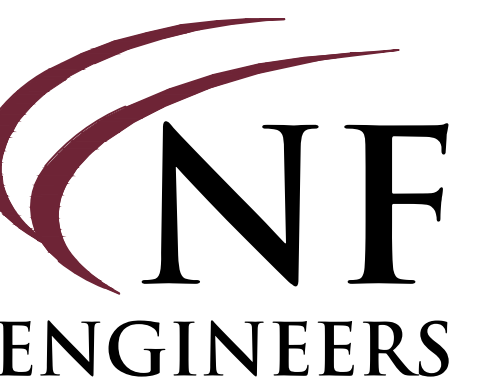
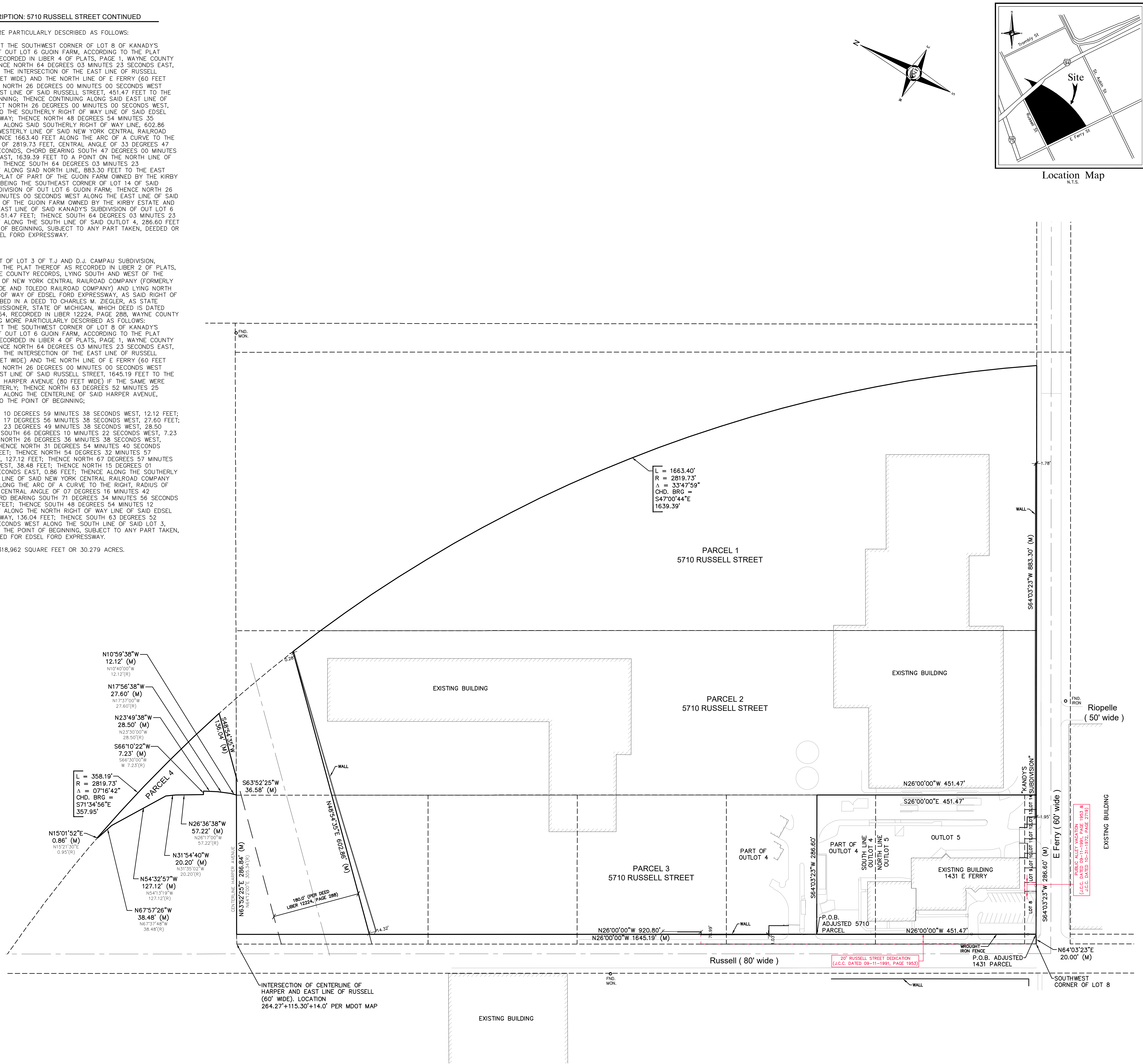
AND

ALL THAT PART OF LOT 3 OF T.J. AND D.J. CAMPAU SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 2 OF PLATS, PAGE 2, WAYNE COUNTY RECORDS, LYING SOUTH AND WEST OF THE RIGHT OF WAY OF NEW YORK CENTRAL RAILROAD COMPANY (FORMERLY DETROIT MONROE AND TOLEDO RAILROAD COMPANY) AND LYING NORTH OF THE RIGHT OF WAY OF EDESEL FORD EXPRESSWAY, AS SAID RIGHT OF WAY IS DESCRIBED IN A DEED TO CHARLES M. ZIEGLER, AS STATE HIGHWAY COMMISSIONER, STATE OF MICHIGAN, WHICH DEED IS DATED MARCH 27, 1954, RECORDED IN LIBER 12224, PAGE 288, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF KANADY'S SUBDIVISION OF OUT LOT 6 GUON FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (80 FEET WIDE) AND THE NORTH LINE OF E FERRY (60 FEET WIDE); THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID RUSSELL STREET, 1645.19 FEET TO THE CENTERLINE OF HARPER AVENUE (80 FEET WIDE) IF THE SAME WERE EXTENDED EASTERLY; THENCE NORTH 63 DEGREES 52 MINUTES 25 SECONDS EAST ALONG THE CENTERLINE OF SAID HARPER AVENUE, 286.84 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 10 DEGREES 59 MINUTES 38 SECONDS WEST, 12.12 FEET; THENCE NORTH 17 DEGREES 56 MINUTES 38 SECONDS WEST, 27.60 FEET; THENCE NORTH 23 DEGREES 49 MINUTES 38 SECONDS WEST, 28.50 FEET; THENCE SOUTH 66 DEGREES 10 MINUTES 22 SECONDS WEST, 7.23 FEET; THENCE NORTH 26 DEGREES 36 MINUTES 38 SECONDS WEST, 57.22 FEET; THENCE NORTH 31 DEGREES 54 MINUTES 40 SECONDS WEST, 20.20 FEET; THENCE NORTH 54 DEGREES 32 MINUTES 57 SECONDS WEST, 127.12 FEET; THENCE NORTH 67 DEGREES 37 MINUTES 48 SECONDS WEST, 38.48 FEET; THENCE NORTH 15 DEGREES 21 MINUTES 30 SECONDS EAST, 0.95 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF SAID NEW YORK CENTRAL RAILROAD COMPANY 358.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS OF 2819.73 FEET, CENTRAL ANGLE OF 07 DEGREES 16 MINUTES 42 SECONDS, CHORD BEARING SOUTH 71 DEGREES 34 MINUTES 56 SECONDS EAST, 357.95 FEET; THENCE SOUTH 48 DEGREES 54 MINUTES 12 SECONDS WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID EDESEL FORD EXPRESSWAY, 136.04 FEET; THENCE SOUTH 63 DEGREES 52 MINUTES 25 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 3, 36.58 FEET TO THE POINT OF BEGINNING, SUBJECT TO ANY PART TAKEN, DEEDED OR USED FOR EDESEL FORD EXPRESSWAY.

CONTAINING 1,318,962 SQUARE FEET OR 30.279 ACRES.



CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
4677 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM



PROJECT
Russell - Ferry - Survey
City of Detroit

CLIENT
Studio Detroit
2040 Park Ave., Suite 200
Detroit, Michigan 48226
Contact: Shane Burley
Phone: (313) 919-5886

Rhea Cristine S. Bautista
Capital Planning Manager
City of Detroit
Construction and
Demolition Department
Phone: (313) 628-1920
Cell: (313) 580-6357

PROJECT LOCATION
5710 Russell Street
1431 E Ferry
City of Detroit,
Wayne County, Michigan

SHEET
Parcel Adjustment
(Adjusted Parcels)



REVISIONS
00-00-00

DRAWN BY:
N. Naoum
DESIGNED BY:

APPROVED BY:
K. Navaroli
DATE:
01-25-2024

SCALE: 1" = 80'
80 40 0 40 80 120

NFE JOB NO. SHEET NO.
N147-03 2 OF 2