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 GUOIN 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 GUOIN 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 GUOIN 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, KANADYS SUBDIVISION OF OUTLOT 6 GUOIN FARM, ACCORDING TO IN 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 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 EDSEL 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 GUOIN 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 EDSEL 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 EDSEL 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 EDSEL 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 GUOIN 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 EDSEL 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:

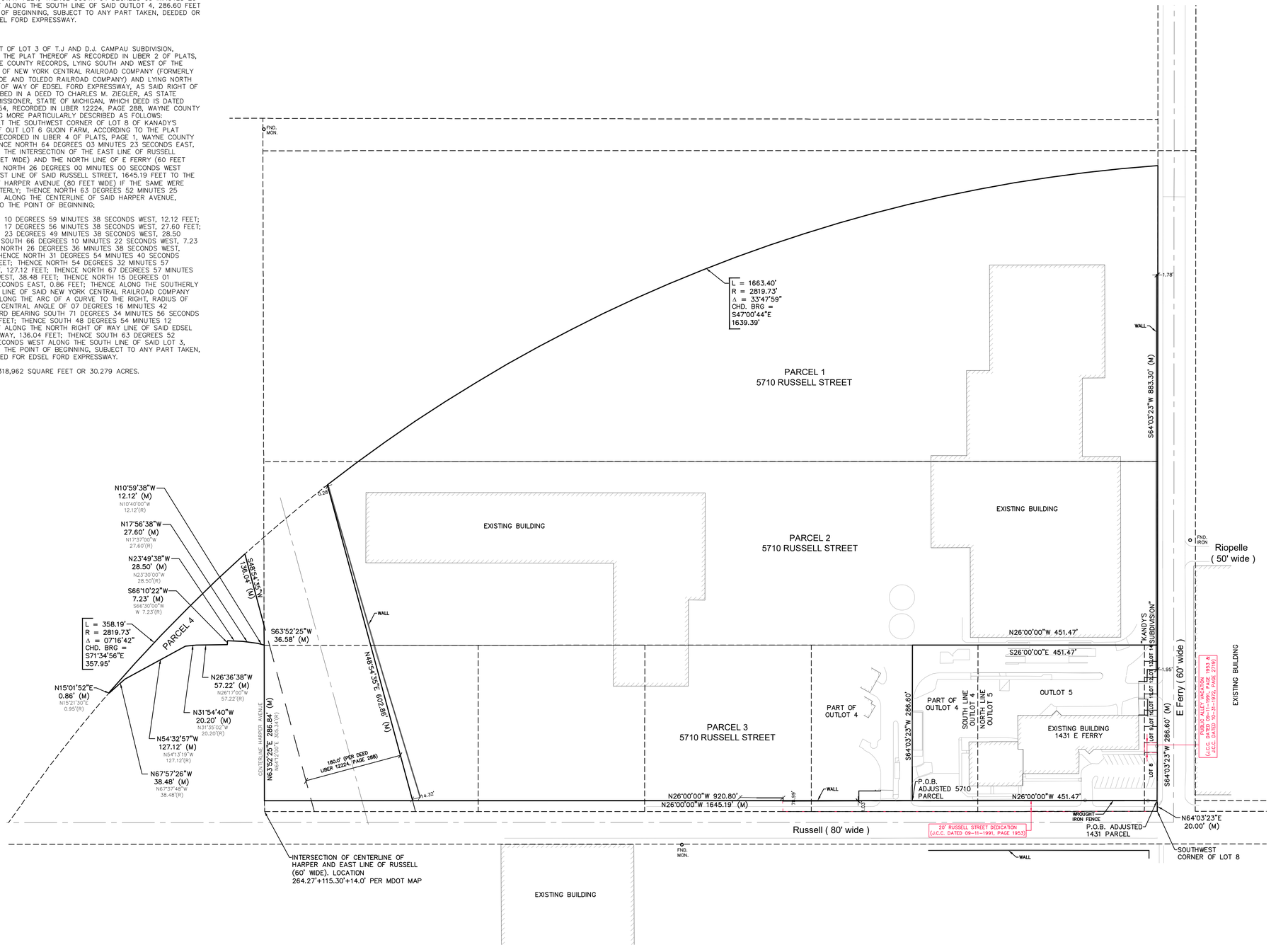
COMMENCING AT THE SOUTHWEST CORNER OF LOT 8 OF KANADY'S SUBDIVISION OF OUT LOT 6 GUOIN FARM, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 1, WAYNE COUNTY RECORDS; THENCE NORTH 64 DEGREES 03 MINUTES 23 SECONDS EAST, 20.00 FEET TO THE INTERSECTION OF THE EAST LINE OF RUSSELL STREET (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, 920.80 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID EDSEL 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 SIAD NORTH LINE, 883.30 FEET TO THE EAST LINE OF SAID PLAT OF PART OF THE GUOIN FARM OWNED BY THE KIRBY ESTATE, ALSO BEING THE SOUTHEAST CORNER OF LOT 14 OF SAID KANADYS SUBDIVISION OF OUT LOT 6 GUOIN FARM; THENCE NORTH 26 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE EAST LINE OF SAID PLAT OF PART OF THE GUOIN FARM OWNED BY THE KIRBY ESTATE AND IN PART THE EAST LINE OF SAID KANADYS SUBDIVISION OF OUT LOT 6 GUOIN 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 EDSEL FORD EXPRESSWAY.

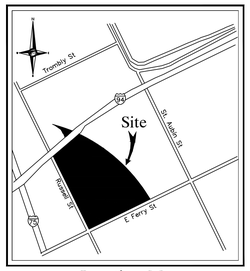
AND

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 EDSEL 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 GUOIN 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 57 MINUTES 26 SECONDS WEST, 38.48 FEET; THENCE NORTH 15 DEGREES 01 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 EDSEL 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 EDSEL FORD EXPRESSWAY.

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





Location Map
N.T.S.

NF ENGINEERS
CIVIL ENGINEERS
LAND SURVEYORS
LAND PLANNERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

SEAL

KEVIN CHRISTOPHER NAVAROLI
License No.: 4001053503
STATE OF MICHIGAN
PROFESSIONAL ENGINEER

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)

Know what's below
Call before you dig.

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. N147-03

SHEET NO. 2 OF 2