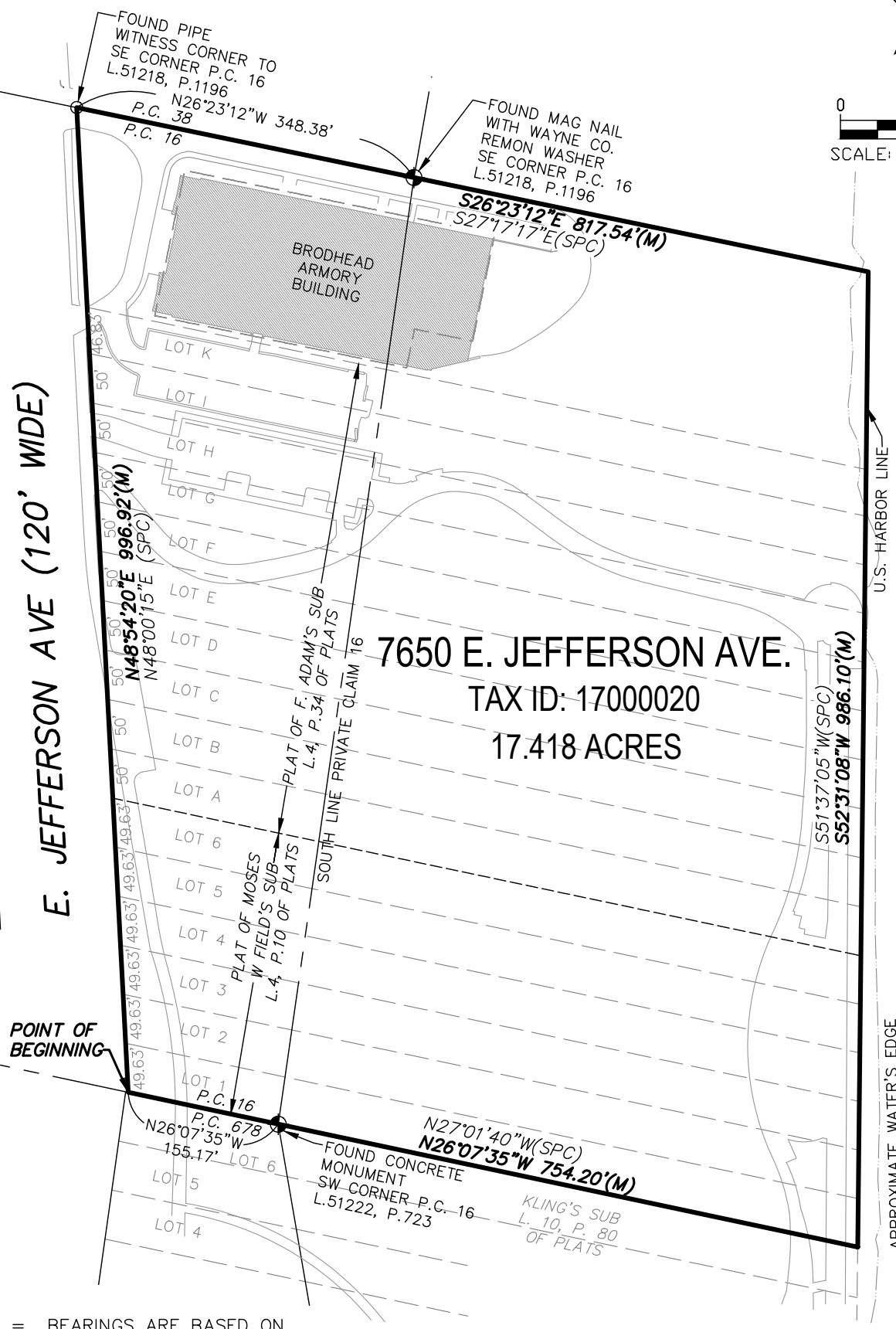


**E. JEFFERSON AVE (120' WIDE)**

**DETROIT RIVER**

**7650 E. JEFFERSON AVE.**  
**TAX ID: 17000020**  
**17.418 ACRES**



(SPC) = BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM.

**GABRIEL-RICHARD PARK PARCEL SPLIT CITY OF DETROIT, WAYNE COUNTY, MICHIGAN** **EXISTING CONDITIONS**

**giffels webster**  
 Engineers Surveyors Planners  
 Landscape Architects  
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 www.giffelswebster.com

Executive:	JNR
Manager:	JNR
Designer:	ALG
Quality Control:	JNR
Private Claim:	16
T-02-S	R-12-E

Developed For:

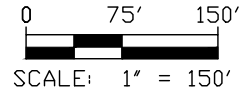
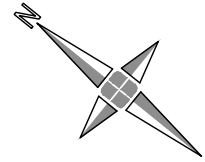
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05.13.21	DESC. PARCEL 2

Date:	09.02.20
Scale:	1"=150'
Sheet:	1 OF 4
Project:	19587.00D

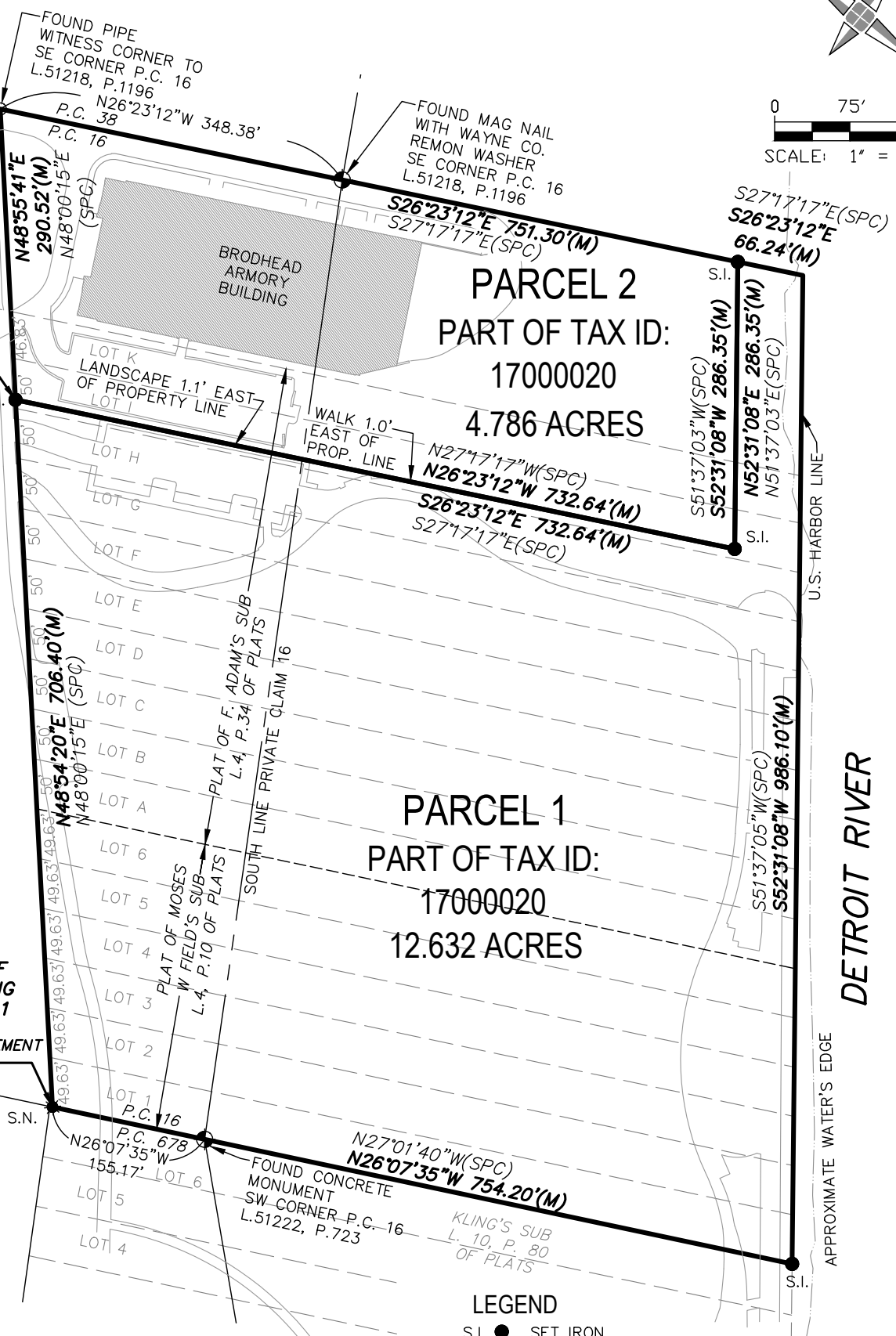
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**E. JEFFERSON AVE (120' WIDE)**

**DETROIT RIVER**



POINT OF BEGINNING PARCEL 2

POINT OF BEGINNING PARCEL 1  
POINT OF COMMENCEMENT PARCEL 2

**PARCEL 2**  
PART OF TAX ID:  
17000020  
**4.786 ACRES**

**PARCEL 1**  
PART OF TAX ID:  
17000020  
**12.632 ACRES**

**LEGEND**

- S.I. ● SET IRON
- S.N. \* SET NAIL
- P.C. PRIVATE CLAIM

(SPC) = BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM.

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**PARCEL SPLIT**



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# EXISTING PROPERTY DESCRIPTION

(PER TITLE COMMITMENT NO. NCS-1011466-MICH, DATED FEBRUARY 21, 2020, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY)

7650 E. JEFFERSON AVE., PARCEL ID NO.: 17000020

LAND IN THE CITY OF DETROIT, WAYNE COUNTY, MI, DESCRIBED AS FOLLOWS:

LOTS A THROUGH K, INCLUSIVE, F. ADAMS ASSIGNEE OF F. L. SEITZ SUBDIVISION OF PART OF PRIVATE CLAIM 16, SOUTH OF JEFFERSON AVENUE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 34, WAYNE COUNTY RECORDS, LOTS 1 THROUGH 6, INCLUSIVE, MOSES W. FIELD'S SUBDIVISION OF PRIVATE CLAIM 16, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 4 OF PLATS, PAGE 10, WAYNE COUNTY RECORDS, ALSO THE EASTERLY PART OF PRIVATE CLAIM 16 LYING BETWEEN THE EAST LINE OF LOT K OF F. ADAMS SUBDIVISION AND EAST LINE OF PRIVATE CLAIM 16 AND SOUTH OF JEFFERSON AVENUE.

## AS-FIELD SURVEYED

ALL OF LOTS 1 THROUGH 6 OF THE PLAT OF MOSES W. FIELD'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 10 OF PLATS, WAYNE COUNTY RECORDS AND THE LANDS EXTENDING FROM SAID LOTS TO THE DETROIT RIVER, ALL OF LOTS "A" THROUGH "K" OF THE PLAT OF F. ADAM'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 34, WAYNE COUNTY RECORDS AND THE LANDS EXTENDING FROM SAID LOTS TO THE DETROIT RIVER AND THAT PART OF PRIVATE CLAIM 16 LYING BETWEEN THE EAST LINE OF SAID PLAT OF F. ADAM'S SUBDIVISION AND THE EAST LINE OF SAID PRIVATE CLAIM 16, SOUTH OF JEFFERSON AVENUE (120 FEET WIDE) AND THE LANDS EXTENDING TO THE DETROIT RIVER, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF SAID MOSES W. FIELD'S SUBDIVISION, SAID POINT BEING ON THE A LINE COMMON TO THE WEST LINE PRIVATE CLAIM 16 AND THE EAST LINE OF PRIVATE CLAIM 678, SAID POINT ALSO BEING N.26°07'35"W., 155.17 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 16; THENCE N.48°54'20"E., 996.92 FEET TO A POINT ON A LINE COMMON TO THE EAST LINE OF PRIVATE CLAIM 16 AND THE WEST LINE OF PRIVATE CLAIM 38, SAID POINT BEING N.26°23'12"W., 348.38 FEET FROM THE SOUTHEAST CORNER OF SAID PRIVATE CLAIM 16; THENCE S.26°23'12"E., 817.54 FEET TO THE U.S. HARBOR LINE; THENCE ALONG SAID U.S. HARBOR LINE, S.52°31'08"W., 986.10 FEET; THENCE N.26°07'35"W., 754.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.418 ACRES.

GABRIEL-RICHARD PARK PARCEL SPLIT CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

EXISTING PARCEL DESCRIPTION



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# PARCEL 1 DESCRIPTION

(PART OF TAX ID NO.: 17000020)

ALL OF LOTS 1 THROUGH 6 OF THE PLAT OF MOSES W. FIELD'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 10 OF PLATS, WAYNE COUNTY RECORDS AND THE LANDS EXTENDING FROM SAID LOTS TO THE DETROIT RIVER, ALL OF LOTS "A" THROUGH "H" AND PART OF LOT "I" AND PART OF THE EXTENDED LANDS OF LOT "K" OF THE PLAT OF F. ADAM'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 34, WAYNE COUNTY RECORDS AND THE LANDS EXTENDING FROM SAID LOTS TO THE DETROIT RIVER AND THAT PART OF PRIVATE CLAIM 16 LYING BETWEEN THE EAST LINE OF SAID PLAT OF F. ADAM'S SUBDIVISION AND THE EAST LINE OF SAID PRIVATE CLAIM 16, SOUTH OF JEFFERSON AVENUE (120 FEET WIDE) AND THE LANDS EXTENDING TO THE DETROIT RIVER, BEING MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1 OF SAID MOSES W. FIELD'S SUBDIVISION, SAID POINT BEING ON THE A LINE COMMON TO THE WEST LINE PRIVATE CLAIM 16 AND THE EAST LINE OF PRIVATE CLAIM 678, SAID POINT ALSO BEING N.26°07'35"W., 155.17 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 16; THENCE N.48°54'20"E., 706.40 FEET; THENCE S.26°23'12"E., 732.64 FEET; THENCE N.52°31'08"E., 286.35 FEET; THENCE S.26°23'12"E., 66.24 FEET TO A POINT ON THE U.S. HARBOR LINE; THENCE ALONG SAID U.S. HARBOR LINE, S.52°31'08"W., 986.10 FEET; THENCE N.26°07'35"W., 754.20 FEET TO THE POINT OF BEGINNING AND CONTAINING 12.632 ACRES.

# PARCEL 2 DESCRIPTION

(PART OF TAX ID NO.: 17000020)

A PART OF LOT "K" AND A PART OF LOT "I" OF THE PLAT OF F. ADAM'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 34, WAYNE COUNTY RECORDS AND THAT PART OF PRIVATE CLAIM 16 LYING BETWEEN THE EAST LINE OF SAID PLAT OF F. ADAM'S SUBDIVISION AND THE EAST LINE OF SAID PRIVATE CLAIM 16, SOUTH OF JEFFERSON AVENUE (120 FEET WIDE) AND PART OF THE LANDS EXTENDING TO THE DETROIT RIVER, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF LOT 1 OF MOSES W. FIELD'S SUBDIVISION AS RECORDED IN LIBER 4, PAGE 10 OF PLATS, WAYNE COUNTY RECORDS, SAID POINT BEING ON THE A LINE COMMON TO THE WEST LINE PRIVATE CLAIM 16 AND THE EAST LINE OF PRIVATE CLAIM 678, SAID POINT ALSO BEING N.26°07'35"W., 155.17 FEET FROM THE SOUTHWEST CORNER OF SAID PRIVATE CLAIM 16; THENCE N.48°54'20"E., 706.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.48°54'20"E., 290.52 FEET TO A POINT ON A LINE COMMON TO THE EAST LINE OF PRIVATE CLAIM 16 AND THE WEST LINE OF PRIVATE CLAIM 38, SAID POINT BEING N.26°23'12"W., 348.38 FEET FROM THE SOUTHEAST CORNER OF SAID PRIVATE CLAIM 16; THENCE S.26°23'12"E., 751.30 FEET; THENCE S.52°31'08"W., 286.35 FEET; THENCE N.26°23'12"W., 732.64 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.786 ACRES.

## CERTIFICATION

I HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE LAND HEREON PLOTTED AND DESCRIBED DURING MARCH OF 2019, AND THAT THE RATIO OF CLOSURE ON THE UNADJUSTED FIELD OBSERVATIONS OF SUCH SURVEY WAS BETTER THAN 1 IN 5,000; THAT THE BEARINGS FOR THIS SURVEY ARE BASED ON THE CITY OF DETROIT HORIZONTAL CONTROL DATUM, AND THAT ALL OF THE REQUIREMENTS OF P.A. 132, 1970, AS AMENDED, HAVE BEEN COMPLIED WITH.

DATE: SEPTEMBER 02, 2020  
REVISED: MAY 13, 2021

ANTHONY LOUIS GONZALEZ, MICHIGAN P.S. NO. 4010056165  
tgonzalez@giffelswebster.com



GABRIEL-RICHARD PARK PARCEL SPLIT CITY OF DETROIT, WAYNE COUNTY, MICHIGAN

PARCEL DESCRIPTIONS

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