

Owner / Developer

3100 Woodward 2014, LLC
c/o American Community Developers
20250 Harper
Detroit, MI 4848225

Phone: 313.881-8150

Construction

St. Clair Construction
20250 Harper
Detroit, MI 48225

Contract: Jim Ligorotis, Site Superintendent
Phone: 586. 634-4494

City of Detroit,
Wayne County, Michigan
CONSTRUCTION DOCUMENTS
Prepared For
3100 Woodward 2014 LLC

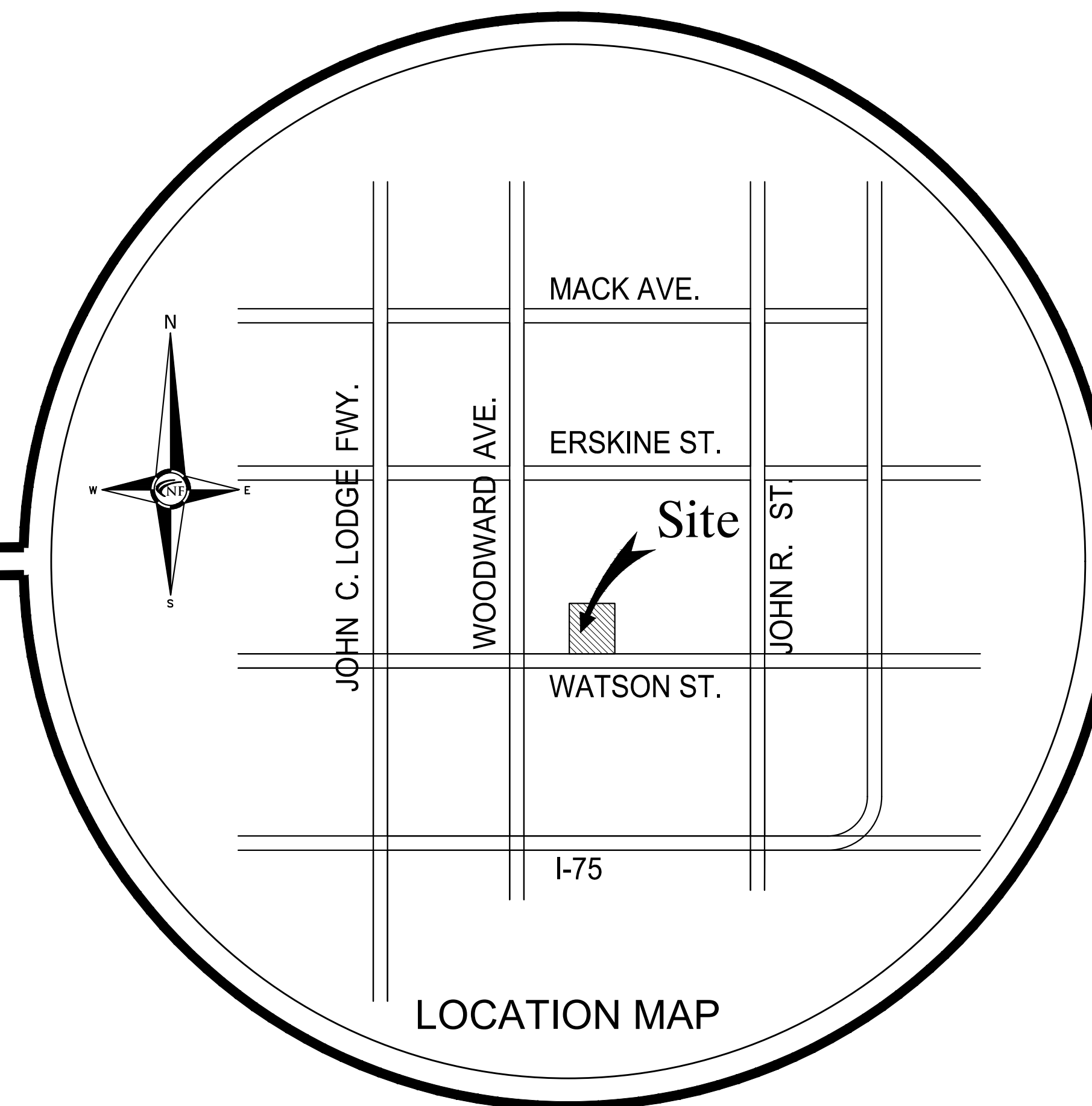
PART OF LOTS 5 &6 OF BRUSH SUBDIVISION AND LOTS
LOTS 14-17 OF CITY OF DETROIT,
WAYNE COUNTY, MICHIGAN

Civil Engineer

NOWAK & FRAUS ENGINEERS
28 W. Adams, Suite 210
Detroit, MI 48226
Tel. (313) 965-2644

CONTACT: John Cecil, PE

Tel. (248) 410-0278



LOCATION MAP

Project Name

**Crystal Lofts
Parking Lot**

LEGAL DESCRIPTION

Land situated in the County of Wayne, City of Detroit, State of Michigan, is described as follows:

PARCEL:

Part of Lots 5 and 6, of PLAT OF BRUSH SUBDIVISION OF PART OF PART LOTS 14, 15, 16 AND 17, CITY OF DETROIT, MADE BY EDMUND ADELAID AND ALFRED BRUSH, according to the plat thereof as recorded in Liber 45 of Deeds, page 121, Wayne County Records and all of Lot 1, of SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, according to the plat thereof as recorded in Liber 8 of Plats, page 33, Wayne County Records, including the North-South 20 foot wide public alley, now vacated within said Lot 1 as shown on City of Detroit Records, all more particularly described as: Beginning at the Southeast corner of said Lot 1; thence along the Northerly right-of-way of said Watson Street (48.00 feet wide), South 60 degrees 17 minutes 00 seconds West, 156.24 feet to the Southeasterly corner of CRYSTAL LOFTS CONDOMINIUM, a condominium according to the Master Deed thereof as recorded in Liber 45700, page 292, Wayne County Records, and designated as Wayne County Condominium Subdivision Plan No. 934; thence continuing along said condominium the following two (2) courses: (1) North 26 degrees 16 minutes 30 seconds West, 95.17 feet and (2) South 60 degrees 17 minutes 00 seconds West, 153.39 feet to a point on the Easterly right-of-way of Woodward Avenue (120.00 feet wide as widened); thence along the Easterly right-of-way of said Woodward Avenue, North 26 degrees 17 minutes 30 seconds West, 32.83 feet to a point on the Northerly line of said Lot 6; thence along said Northerly line of Lot 6, North 60 degrees 17 minutes 00 seconds East, 249.48 feet to the Northeasterly corner of said Lot 6, also being on the Westerly line of said Lot 1 and the Westerly line of said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17; thence along the Westerly line of said Lot 1 and the Westerly line of said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17, North 26 degrees 21 minutes 00 seconds West, 2.00 feet to the Northwesterly corner of said Lot 1, also being the Southerly line of a public alley (18.00 feet wide) as platted in said SUBDIVISION OF PART OF PARK LOTS 16 AND 17 AND THE EAST HALF OF LOT 5 OF BRUSH'S SUBDIVISION OF PART OF PARK LOTS 14, 15, 16 AND 17; thence along the North line of said Lot 1 and the South line of said 18.00 foot public alley, North 60 degrees 17 minutes 00 seconds East, 51.25 feet to the Northeasterly corner of said Lot 1; thence along the Easterly line of said Lot 1, South 30 degrees 12 minutes 33 seconds East, 129.78 feet to the Point of Beginning.

Tax Item Nos. 753/Ward 1
754/Ward 1

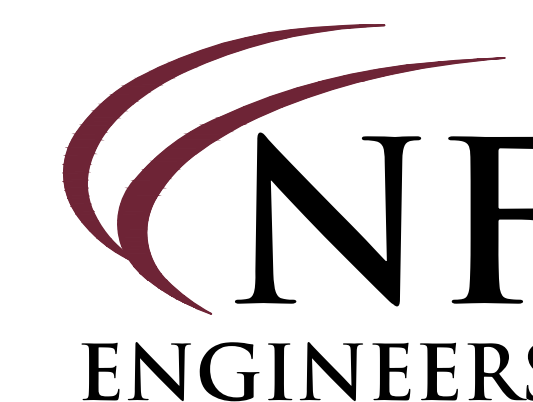
Part of Tax Item No. 4179/Ward 1

SHEET INDEX

- C0 Cover Sheet
- C1 Boundary / Topographic Plan
- C2 Demolition Plan
- C3 Stringer Dimension Plan
- C4 Paving & Grading Plan
- C5 Details

REVISIONS:

11-11-21 ISSUED FOR PERMITS



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LAND SURVEYORS
LAND PLANNERS

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N & F JOB #E326-10

