

Commission Letter #: 213-10
Commission Meeting: 7/12/10
RE: Lot Split Request
4849 Crooks

June 11, 2010

THE HONORABLE MAYOR
AND
MEMBERS OF CITY COMMISSION

A request has been received from GFS Marketplace, LLC to split the property commonly referred to as 4849 Crooks. GFS Marketplace, LLC is the property owner of the parcel known as 4849 Crooks. The request being made is to split the Northwest .89 acres. Parcel "1" has 156.57 feet of frontage on Crooks and 376.63 feet of frontage on Parmenter and would contain 85,813 square feet. Parcel "2" has 148.09 feet of frontage on Parmenter and 308.22 feet of frontage on Sedgemoor and would contain 38,768 square feet. (See attached survey and quarter section map.)

The Planning Department has reviewed the request and finds that it satisfies all of their requirements.

The City Commission has set the policy that all residential lot splits be set for public hearing, therefore, the Public Hearing is set for July 12 at 7:30 PM.

If the Commission wishes to approve the request, the following resolution is appropriate:

Be it Resolved, that the request to split the property at 4849 Crooks; being legally described as Lots 1129 through 1134, both inclusive and Lots 1138 through 1144, both inclusive, CUMMUNSTON PARK SUBDIVISION NO. 1, A recorded in Liber 41, Page 9 of Plats, Oakland County Records. Also a portion of Lingeman Boulevard in said CUMMINGSTON PARK SUBDIVISION NO. 1 described as: Beginning at the Northeast corner of Lot 1144 of said subdivision; thence along the Easterly line of said Lot produced Northerly 90 feet; thence West 114.8 feet to a point on the Southwesterly line of said boulevard, said point being 10 feet Southeasterly from the Northwest corner of Lot 1142 of said subdivision; thence Southeasterly along said Southwesterly line, 152.3 feet to the point of beginning is hereby granted, creating the following described parcels:

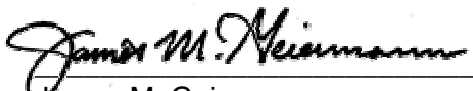
PARCEL "1" Lots 1138 through 1144, inclusive, part of Lots 1131 through 1134, inclusive, and a portion of Lingeman Boulevard, CUMMINGSTON PARK SUBDIVISION NO. 1, as recorded in Liber 41, Page 9 of Plats, Oakland County Records described as: Commencing at the Northwest corner of Lot 1129 of said CUMMINGSTON PARK SUBDIVISION NO. 1, thence South 54 degrees 14'22"East 148.09 feet along the Southerly right of way line of said Parmenter Boulevard to the Point of Beginning; thence


continuing South 54 degrees 14'22" East 261.83 feet along said Southerly right of way line; thence North 89 degrees 42'23" East 114.80 feet; thence South 05 degrees 35'09" East 156.57 feet along the West right of way line of Crooks Road to the Southeast corner of said Lot 1144; thence South 89 degrees 31'35" West 406.03 feet along the Southerly line of Lots 1139 through 1144; thence North 00 degrees 28'25" West 220.89 feet along the West line of Lots 1138 and 1139 extended; thence North 35 degrees 45'38" East 111.80 feet to the point of beginning.

PARCEL "2" Lots 1129 and 1130, and also part of Lots 1131 through 1134, inclusive, CUMMINGSTON PARK SUBDIVISION NO. 1, as recorded in Liber 41, Page 9 of Plats, Oakland County Records described as: Beginning at the Northwest corner of Lot 1129, CUMMINGSTON PARK SUBDIVISION NO. 1; thence South 54 degrees 14'22" East 148.09 feet along the Southerly right of way line of said Parmenter Boulevard; thence South 35 degrees 45'38" West 111.80 feet; thence South 00 degrees 28'25" East 100.89 feet to the Southeast corner of said Lot 1134; thence South 89 degrees 31'35" West 150.00 feet along the South line of said Lot 1134; thence along the Easterly right of way line of Sedgemoor Avenue; North 00 degrees 28'25" West 116.80 feet, 57.98 feet along the arc of a 91.65 radius curve to the right, chord bearing North 17 degrees 38'57" East 57.02 feet and North 35 degrees 46'19" East 133.44 feet to the point of beginning.

Please advise this office should there be any questions.

Respectfully submitted,


James M. Geiermann
City Assessor


Donald E. Johnson
City Manager

DEJ/jmg

CC: James M. Geiermann
City Assessor

Melanie Halas
City Clerk

Timothy E. Thwing
Director of Planning

Attachment