

Commission Letter #: 219-10  
Commission Meeting: 7/19/10  
RE: Lot Split Request  
815 E. Farnum (Whittier School Site)

June 25, 2010

THE HONORABLE MAYOR  
AND  
MEMBERS OF CITY COMMISSION

A request has been received from the Royal Oak School District to split the property commonly referred to as 815 E. Farnum. Royal Oak School District is the property owner of the parcel known as 815 E. Farnum or as the Whittier School Site. The request being made is to split or reconfigure the originally platted 7 lots on the East side of the property into 6 new lots. Parcel "1" has 363.25 feet of frontage on Baldwin and 370.98 feet of frontage on E. Farnum and would contain 115,996 square feet. Parcel "2" has 58.00 feet of frontage on Alexander and 126.00 feet of frontage on E. Farnum and would contain 7,308 square feet. Parcels "3, 4, 5, and 6" have 50.00 feet of frontage on Alexander and would contain 6,300 square feet. Parcel "7" has 58.01 feet of frontage on Alexander and 126.00 feet of frontage on Baldwin and would contain 7,308 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 19 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 815 E. Farnum; being legally described as Lot 2 except that part re-platted , also all of vacated Moonlight Avenue adjacent to the same of BALDWIN'S REPLAT OF THE WEST PART OF LOT2 FOREST PARK SUBDIVISION as recorded in Liber 82, Page 29 of Plats, Oakland County Register of Deeds, of the N.E.  $\frac{1}{4}$  of the S.W.  $\frac{1}{4}$  of Section 15, T.1 N., R.11 E., City of Royal Oak, Oakland County, Michigan also Lots 399, 400 and 401 of TOWAR PARK SUBDIVISION as recorded in Liber 19, Page 3 of Plats, O.C.R. of part of the S.E.  $\frac{1}{4}$  of Section 15, T.1 N., R.11 E. Royal Oak Township (now City of Royal Oak) Oakland County, Michigan, also Lots 127 to 130 inclusive of PERKINS PARK SUBDIVISION as recorded in Liber 23, Page 13 of Plats, O.C.R. of a part of the S.E.  $\frac{1}{4}$  of Section 15, T.1 N., R.11 E., Royal Oak Twp. (now City of Royal Oak), Oakland County, Michigan is hereby granted, creating the following described parcels:

- PARCEL "1"** Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to the point of beginning, said point being the SE corner of vacated Moonlight Avenue and also lying on the North R.O.W. line of Farnum Avenue; thence along said North R.O.W. line of Farnum Avenue N 88 deg 33'42"W 370.98 feet to the S.W. corner of Lot 2 of Forest Park Sub, thence N 02 deg 28'49"E 316.00 feet to the N.E. corner of Lot 2; thence S 88 deg 34'04"E 363.25 feet; thence S 01 deg 04'43"W 315.99 feet to the point of beginning.
- PARCEL "2"** Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to the point of beginning, thence N 01 deg 04'43"E, 58.00 feet; thence S 88 deg 33'42"E, 126.00 feet; thence S 01 deg 04'43"W 58.00 feet; thence N 88 deg 33'42"W 126.00 feet to the point of beginning.
- PARCEL "3"** Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to a point, thence N 01 deg 04'43"E, 58.00 feet to the point of beginning; thence N 01 deg 04'43"E 50.00 feet; thence S 88 deg 33'42"E, 126.00 feet; thence S 01 deg 04'43"W 50.00 feet; thence N 88 deg 33'42"W 126.00 feet to the point of beginning.
- PARCEL "4"** Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to a point, thence N 01 deg 04'43"E, 108.00 feet to the point of beginning; thence N 01 deg 04'43"E 50.00 feet; thence S 88 deg 33'42"E, 126.00 feet; thence S 01 deg 04'43"W 50.00 feet; thence N 88 deg 33'42"W 126.00 feet to the point of beginning.
- PARCEL "5"** Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to a point, thence N 01 deg 04'43"E, 158.00 feet to the point of beginning; thence N 01 deg 04'43"E 50.00 feet; thence S 88 deg 33'42"E, 126.00 feet; thence S 01 deg 04'43"W 50.00 feet; thence N 88 deg 33'42"W 126.00 feet to the point of beginning.

**PARCEL "6"**

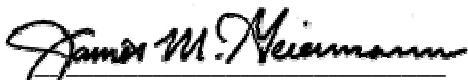
Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to a point, thence N 01 deg 04'43"E, 208.00 feet to the point of beginning; thence N 01 deg 04'43"E 50.00 feet; thence S 88 deg 33'42"E, 126.00 feet; thence S 01 deg 04'43"W 50.00 feet; thence N 88 deg 33'42"W 126.00 feet to the point of beginning.

**PARCEL "7"**

Commencing at the South  $\frac{1}{4}$  corner of Section 15, T.1N., R.11E., thence N 01 deg 04'43"E 1517.31 feet along the North-South  $\frac{1}{4}$  line of said Section 15 to a point, thence N 01 deg 04'43"E, 258.00 feet to the point of beginning; thence N 01 deg 04'43"E 57.99 feet; thence S 88 deg 34'04"E, 126.00 feet; thence S 01 deg 04'43"W 58.01 feet; thence N 88 deg 33'42"W 126.00 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