City of Birmingham
A Walkable Community

MEMORANDUM

Community Development

DATE: **January 30, 2015**

TO: **Joe Valentine, City Manager**

FROM: **Matthew Baka, Senior Planner**

CC: **Jana Ecker, Planning Director**

SUBJECT: **Set Public Hearing for a Lot Rearrangement of 640 Baldwin Ct., Parcel #1925304028,** T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 S 4.5 FT OF W 148.42 FT OF LOT 4, ALSO W 148 FT OF LOTS 5 & 6. **& Parcel #1925304029 (Vacant lot),** T2N, R10E, SEC 25 ASSESSOR'S PLAT NO 2 W PART OF LOT 7 MEAS 137.76 FT ON N LOT LINE & 148.18 FT ON S LOT LINE

The owner of the property known as 640 Baldwin Ct. and the neighboring vacant lot (Parcel #1925304029) is seeking approval to rearrange the property line by adding a portion of 640 Baldwin to the vacant parcel that abuts the side property line. If approved, the applicant proposes to add approximately 27.25' feet of 640 Baldwin Ct. to the abutting vacant parcel in order to create two parcels of approximately the same size. The land survey has been included for your review.

The Planning Division recommends that the City Commission set a public hearing date of **March 16, 2015** to consider the proposed subdivision, pursuant to the procedures set forth in Section 102-52 of the Subdivision Ordinance.

Suggested Resolution:
To set a Public Hearing for March 16, 2015 to consider the proposed Lot Rearrangement of 640 Baldwin Ct. and Parcel #1925304029.

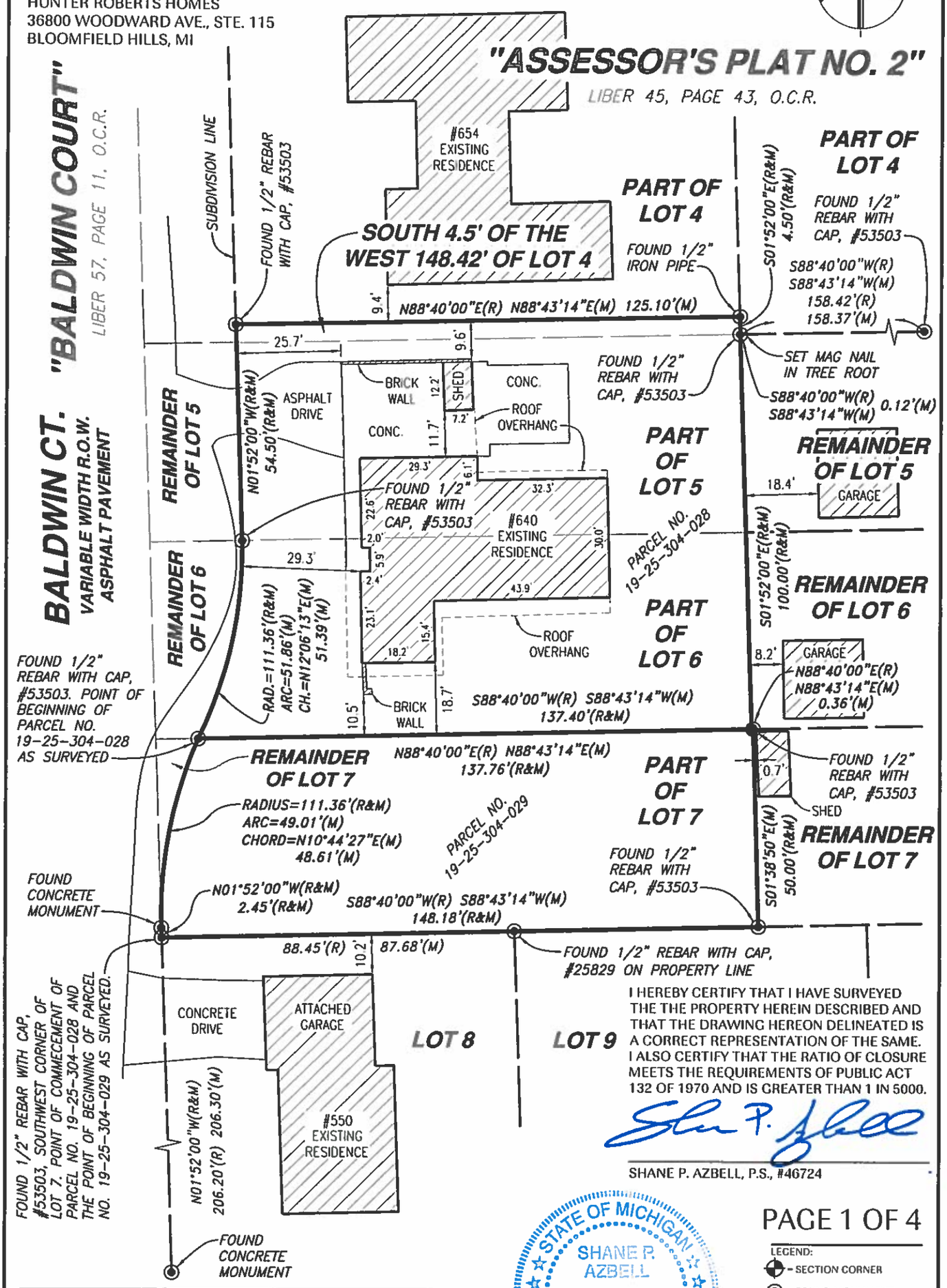
CERTIFICATE OF SURVEY

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

SCALE: 1" = 30'

N



I HEREBY CERTIFY THAT I HAVE SURVEYED THE THE PROPERTY HEREIN DESCRIBED AND THAT THE DRAWING HEREON DELINEATED IS A CORRECT REPRESENTATION OF THE SAME. I ALSO CERTIFY THAT THE RATIO OF CLOSURE MEETS THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970 AND IS GREATER THAN 1 IN 5000.

SHANE P. AZBELL, P.S., #46724

PAGE 1 OF 4

LEGEND:
- SECTION CORNER
- FOUND MONUMENT (AS NOTED)
- SET 1/2" REBAR AND CAP, #46724

R = RECORD
M = MEASURED
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SEAL:

STATE OF MICHIGAN
SHANE P. AZBELL
PROFESSIONAL SURVEYOR
No. 46724
LICENSED PROFESSIONAL SURVEYOR

SHANE P. AZBELL
PROFESSIONAL SURVEYOR NO. 46724

JOB NO: 15-003
DATE: 1/22/15
REVISED:
DRAWN BY: SA

AZTEC
LAND SURVEYORS INC.
P.O. BOX 353
HOLLY, MI 48442
PHONE: 586-306-1253 FAX: 480-287-8799

PARCEL DIVISION SURVEY

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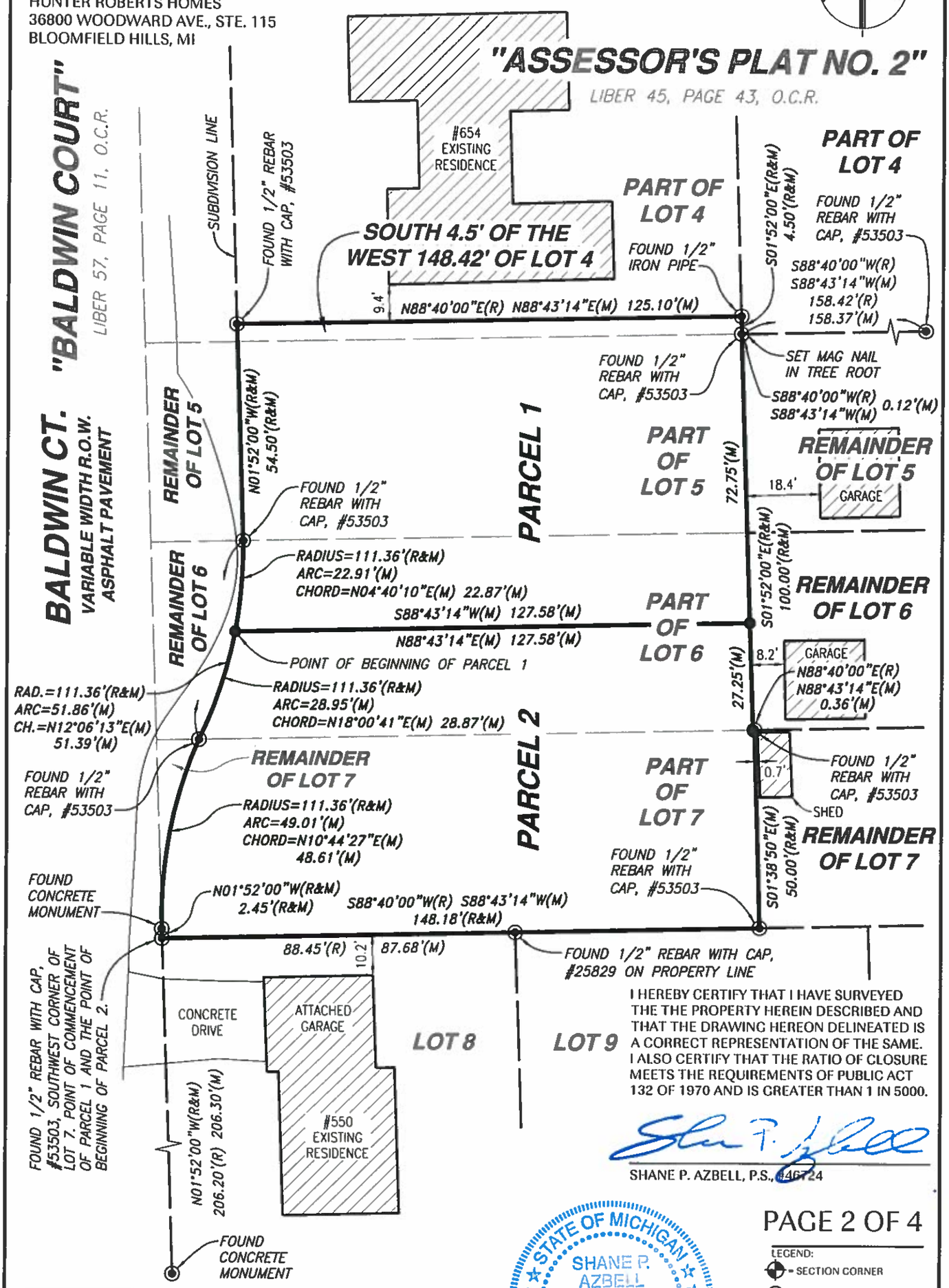

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SHANE P. AZBELL
PROFESSIONAL SURVEYOR NO. 46724

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PROPERTY DESCRIPTIONS

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CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

PROPERTY DESCRIPTIONS, PARENT PARCELS (AS FURNISHED BY CLIENT):

PARCEL NO. 19-25-304-028
THE SOUTH 4.50 FEET OF THE WEST 148.42 FEET OF LOT 4, ALSO THE WEST 148 FEET OF LOTS 5 AND 6 OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS.

PARCEL NO. 19-25-304-029
THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS.

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PARCEL NO. 19-25-304-029
THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 137.76 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST 50.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 148.18 FEET TO THE POINT OF BEGINNING.

PARCEL AREAS

PARCEL NO. 19-25-304-028
TOTAL = 13,267.50 SQUARE FEET = 0.304 ACRES

PARCEL NO. 19-25-304-029
TOTAL = 7,248.60 SQUARE FEET = 0.166 ACRES

SURVEYOR'S NOTES

1. BASIS OF BEARING: NORTH 01°52'00" WEST, BEING THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT AS PLATTED IN, "BALDWIN COURT" AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS AND AS MONUMENTED IN FIELD.

2. SOME OF THE INFORMATION AS SHOWN ON SURVEY WAS TAKEN FROM A PREVIOUS SURVEY PERFORMED BY NOWAK & FRAUS ENGINEERS, JOB NO. 1042, DATED 6/2/2014.

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SHANE P. AZBELL, P.S., #46724

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PROPERTY DESCRIPTIONS

CERTIFIED TO: HUNTER ROBERTS HOMES

CLIENT:
HUNTER ROBERTS HOMES
36800 WOODWARD AVE., STE. 115
BLOOMFIELD HILLS, MI

PROPERTY DESCRIPTIONS, PROPOSED PARCELS (AS SURVEYED):

PARCEL 1
THE SOUTH 4.50 FEET OF THE WEST 148.42 FEET OF LOT 4, ALSO THE WEST 148 FEET OF LOT 5, ALSO THE NORTH 22.75 FEET OF THE WEST 148 FEET OF LOT 6, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 6; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 28.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 00 MINUTES 41 SECONDS EAST 28.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 22.91 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 04 DEGREES 40 MINUTES 10 SECONDS EAST 22.87 FEET; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 54.50 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 125.10 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 4.50 FEET TO THE SOUTH LINE OF SAID LOT 4; THENCE ALONG THE SOUTH LINE OF SAID LOT 4 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 0.12 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 72.75 FEET; THENCE SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 127.58 FEET TO THE POINT OF BEGINNING.

PARCEL 2
THE SOUTH 27.25 FEET OF THE WEST 148 FEET OF LOT 6, ALSO THE WEST PART OF LOT 7, MEASURING 137.76 FEET ON THE NORTH LOT LINE AND 148.18 FEET ON THE SOUTH LOT LINE, OF "ASSESSOR'S PLAT NO. 2", A REPLAT OF PART OF LOT 63 WILLETTS NORTHERN ADDITION, VILLAGE OF BIRMINGHAM (NOW CITY OF BIRMINGHAM), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 45 OF PLATS, PAGE 43 OF OAKLAND COUNTY RECORDS, EXCLUDING THAT PORTION OF SAID LOTS TAKEN FOR BALDWIN COURT AS PLATTED IN "BALDWIN COURT", A RESUBDIVISION OF LOT 1 AND PART OF LOTS 2 TO 7 INCLUSIVE, "ASSESSOR'S PLAT NO. 2", CITY OF BIRMINGHAM, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 57 OF PLATS, PAGE 11 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 7 OF SAID "ASSESSOR'S PLAT NO. 2"; THENCE NORTH 01 DEGREES 52 MINUTES 00 SECONDS WEST 2.45 FEET ALONG THE WEST LINE OF SAID LOT 7 AND THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT (VARIABLE WIDTH RIGHT OF WAY) WHICH IS ALSO THE EASTERLY SUBDIVISION LINE OF SAID "BALDWIN COURT"; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 49.01 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 10 DEGREES 44 MINUTES 27 SECONDS EAST 48.61 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE CONTINUING ALONG THE EASTERLY RIGHT OF WAY LINE OF BALDWIN COURT 28.95 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 111.36 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 00 MINUTES 41 SECONDS EAST 28.87 FEET; THENCE NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 127.58 FEET; THENCE SOUTH 01 DEGREES 52 MINUTES 00 SECONDS EAST 27.25 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 7; THENCE ALONG THE NORTH LINE OF SAID LOT 7 NORTH 88 DEGREES 43 MINUTES 14 SECONDS EAST 0.36 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 50 SECONDS EAST 50.00 FEET TO THE SOUTH LINE OF SAID LOT 7; THENCE ALONG THE SOUTH LINE OF SAID LOT 7 SOUTH 88 DEGREES 43 MINUTES 14 SECONDS WEST 148.18 FEET TO THE POINT OF BEGINNING.

PARCEL AREAS

PARCEL 1
TOTAL = 9,675.47 SQUARE FEET = 0.222 ACRES

PARCEL 2
TOTAL = 10,840.60 SQUARE FEET = 0.249 ACRES

SURVEYOR'S NOTES

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2. ALL PROPERTY SPLITS ARE SUBJECT TO CITY, COUNTY AND/OR STATE APPROVAL.
3. SOME OF THE INFORMATION AS SHOWN ON SURVEY WAS TAKEN FROM A PREVIOUS SURVEY PERFORMED BY NOWAK & FRAUS ENGINEERS, JOB NO. 1042, DATED 6/2/2014.

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