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City Engineering Department
December 3, 1990

Honorable City Council:

Re: Petition No. 3494 (b), Community and Economic Development Department, Jefferson Chalmers Neighborhood Development Project — Part of Parcel 4, Streets and Alley to Vacation and Dedication, east of Dickerson, north of Freud.

To develop properties in Jefferson Chalmers Neighborhood Development Project (Jefferson-Chalmers Senior Citizen Apartments at "800 Dickerson Avenue") it is necessary to vacate portions of public streets and alley (also to set-aside land for the widening of Dickerson Avenue) east of Dickerson Avenue, and north of Freud Avenue.

This part of the Jefferson-Chalmers Neighborhood Development plan will

facilitate construction of 122-units of new housing for low-income senior citizens. Council has approved the transfer of funds and land disposition for the development of part of Parcel 4 (November 7, 1990 and November 28, 1990).

The public street and alley closings were approved by the Department of Transportation.

Satisfactory arrangements have been made with all City departments and privately-owned utility companies.

An appropriate resolution is attached for consideration by your Honorable Body.

Respectfully submitted,
CLYDE R. HOPKINS
Director

By Council Member Eberhard:

Resolved, All that part of the public streets and public alley within the Jefferson Chalmers Neighborhood Development Project — Part of Parcel 4, located east of Dickerson Avenue and north of Freud Avenue (a/k/a 800 Dickerson Avenue; being more particularly described later in this resolution); said public rights-of-way described as follows:

(1) an easterly portion of Dickerson Avenue, 60 feet wide (resembling a triangle, one side being along the arc of a curve, concave to the southwest; another side abutting the north part of the west line of Lot 803 of the "St. Clair Park Subdivision of part of Private Claims 315 and 322, South of Jefferson Avenue," City of Detroit, Wayne County, Michigan as recorded in Liber 27, Page 90, Plats, Wayne County Records); also

(2) a portion of Lenox Avenue, 50 feet wide, between Freud and Jefferson Avenues lying westerly of and abutting the west line of the north 9.00 feet of Lot 35 (Block B); also lying westerly of and abutting the west line of Lots 26 thru 34 (Block B); also lying easterly of and abutting the east line of the north 9.00 feet of Lot 33 (Block A); also lying easterly of and abutting the east line of Lots 24 thru 32 (Block A) as platted in "(Blocks A and B) Jefferson Park Subdivision of the Jefferson Park Realty Company", City of Detroit, Wayne County, Michigan as recorded in Liber 26, Page 93, Plats, Wayne County Records; also

(3) a portion of the north-south public alley, 18 feet wide, north of Freud between Dickerson and Lenox Avenues lying westerly of and abutting the west line of the north 9.00 feet of Lot 33 (Block A); also lying westerly of and abutting the west line of Lots 24 thru 32 (Block A) as platted in "(Block A) Jefferson Park Subdivision of the Jefferson Park Realty Company", City of Detroit, Wayne County, Michigan as recorded in Liber 26, Page 93, Plats, Wayne County Records; also lying easterly of and abutting the east line of the north 34.00 feet of Lot 797; also lying easterly of and abutting the east line of Lots 798 thru 803 as platted in "St. Clair Park Subdivision of part of Private Claims 315 and 322, South of Jefferson Avenue", City of Detroit, Wayne County, Michigan as recorded in Liber 27, Page 90, Plats, Wayne County Records;

The above public rights-of-way are contained within the bounds of a land parcel, being more particularly described as follows:

Commencing at the intersection of the northerly line of Freud Avenue, 60 feet wide, and a line 6.0 feet easterly of and parallel to the easterly line of Dickerson Avenue, 60 feet wide; thence N. 28° 56' 00" W. along said line 321.06 feet to the point of beginning; thence continuing along said line 194.03 feet; thence 80.37 feet along the arc of a curve, concave to the southwest, with a radius of 451.00 feet, a long chord of 80.26 feet which bears N. 33° 48' 03" W., to a point on the northerly line of Lot 803 as extended westerly of "St. Clair Park Subdivision"; thence N. 61° 04' 00" E., along said line of Lot 803, 110.18 feet to the centerline of a Public Alley, 18 feet wide; thence N. 28° 56' 00" W., along said centerline, 5.00 feet to the northerly line of Lot 24, Block A, as extended westerly of "Jefferson Park Subdivision"; thence N. 61° 04' 00" E., along said lot line, 245.96 feet; thence S. 28° 56' 00" E., 279.00 feet; thence S. 61° 04' 00" W., 349.33 feet to the point of beginning, containing 97,120 square feet or 2.2296 acres more or less;

All of the above mentioned public streets and public alley appear in the following subdivisions:

(1) "St. Clair Park Subdivision of part of Private Claims 315 and 322, South of Jefferson Avenue", City of Detroit, Wayne County, Michigan as recorded in Liber 27, Page 90, Plats, Wayne County Records; also.

(2) "Blocks A and B, of Jefferson Park Subdivision of the Jefferson Park Realty Company", City of Detroit, Wayne County, Michigan as recorded in Liber 26, Page 93, Plats, Wayne County Records;

Be and the same are hereby vacated as public (streets and alley) rights-of-way to become part and parcel of the abutting property; and be it further

Resolved, Pursuant to the Court ruling in *Center Line v. Michigan Bell Telephone Co.*, 26 Mich. App 659 (1970), aff. 387 Mich. 260 (1972), the Community and Economic Development Department is hereby authorized to process billings from utility companies and others for the relocation of their equipment in connection with this urban renewal project; and further

Provided, That the City Clerk shall within 30 days, record a certified copy of this resolution with the Wayne County Register of Deeds; and be it further Resolved, The following described City-owned properties are hereby dedicated for public street widening:

Dickerson Avenue Widening
(east side), North of Freud

Land in the City of Detroit, County of Wayne, and State of Michigan, being part of Lots 789 thru 803, both inclusive of the "St. Clair Park Subdivision of part of P.C.'s 315 and 322, south of Jefferson Avenue", as recorded in Liber 27, page 90 of Plats, Wayne County Records on January 15, 1912, and being more particularly described as follows:

Beginning at the intersection of the northerly line of Freud Avenue, 66 feet wide, and the easterly line of Dickerson Avenue, 60 feet wide; thence N. 61° 04' 00" E. along said northerly line of Freud Avenue 6.00 feet; thence N. 28° 56' 00" W., along a line 6.00 feet easterly of and parallel to the said easterly line of Dickerson Avenue, 509.09 feet to a point of curve; thence 73.65 feet along the arc of a curve concave to the southwest, with a radius of 451.00 feet, a delta of 9° 21' 23", and a long chord of 73.57 feet which bears N. 33° 36' 42" W., to the intersection with the easterly line of Dickerson Avenue, 60 feet wide; thence S. 28° 56' 00" E. along said easterly line of Dickerson Avenue 582.42 feet to the point of beginning, containing 3,280 square feet or 0.0752 acres, more or less.

Adopted as follows:

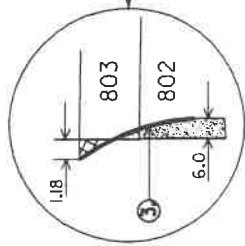
Yeas — Council Members Butler, Cleveland, Eberhard, Hill, Hood, Kelley, Ravitz and President Mahaffey — 8.
Nays — None.


DEC. 7, 1990
J.C.C. Pgs. 2755-56

PETITION NO. 3494(b)
 C&EDD
 JEFFERSON-CHALMERS
 REHAB. PROJECT
 C/O WILLIAM PARKS
 PHONE: 224-3162



- ① N.28°56'00"W. 321.06
- ② N.28°56'00"W. 194.03
- ③ ARC 80.37° RADIUS 451.00
 DELTA 10°12'35"
 CHORD N.33°48'03"W. 80.26
- ④ N.61°04'00"E. 110.18
- ⑤ N.28°56'00"W. 5.00
- ⑥ N.61°04'00"E. 245.96
- ⑦ S.28°56'00"E. 279.00
- ⑧ S.61°04'00"W. 349.33



 = AREAS REQUESTED FOR OUTRIGHT VACATIONS

 LAND DEDICATION FOR WIDENING OF DICKERSON FROM 60 TO 66 FEET WIDE.

① *ST. CLAIR PARK SUBDIVISION OF PART OF PRIVATE CLAIMS 315 & 322 SOUTH OF JEFFERSON AVE.

② *JEFFERSON PARK SUBDIVISION OF THE JEFFERSON PARK REALTY COMPANY* BLOCKS A & B

CARTO NO. 62B

66 FT. WD.

STREETS AND ALLEY VACATIONS

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU
 JOB NO. 01-01
 DRAWING NO. X-3494(b)

DESCRIPTION	REV	CHD	APP	DATE
12-3-90				