

PETN. 1963

Department of Public Works
City Engineering Division
June 20, 1996

Honorable City Council:

Re: Petition No. 1963, Crosswinds Communities, Vacation of existing easements for water and sewer in Parcel 7A, Elmwood Park Rehabilitation Project No. 3, area bounded by Bradby, Prince Hall, McDougall and Joseph Campau.

Petition No. 1963 of "Crosswinds Communities" requests the vacation of existing easements for water and sewer in Parcel 7A of "Elmwood Park Rehabilitation Project No. 3" (generally) within the area bounded by Bradby and Prince Hall Drives, (vacated) McDougall and Joseph Campau Avenues.

The petition was referred to the City Engineering Division — DPW [by the City Clerk on February 28, 1996] for investigation and report. This is our report:

The public streets and alleys within Parcel 7A (a/k/a Lot 47 of "Elmwood Park Urban Renewal Plat No. 3", City of Detroit, Wayne County, Michigan as recorded in Liber 100, Page 65, Plats, Wayne County Records;) were vacated by City Council on June 7, 1973 — J.C.C. pages 1613-23. Therefore, private easements within privately owned land, reserved exclusively for water and sewer, must be reviewed and approved in their entirety by the Water and Sewerage Department [DWSD].

City Council previously adopted one resolution connected with the Crosswinds

Community project, prepared in its entirety by DWSD, on June 17, 1981 — J.C.C. pages 1427-28. This may be the resolution referred to in Petition No. 1963. If this is correct, then any vacation of sewer and water easements within privately owned land must be prepared in its entirety by DWSD.

The DWSD is responsible for the resolution connected with Petition No. 1963. I am recommending that Petition No. 1963 should be referred to DWSD. (NOTE: City Council previously adopted a second resolution connected with the Crosswinds Community project, prepared in its entirety by DWSD, on January 10, 1996 — J.C.C. pages 77-78.)

I am sending a copy of this report to "Crosswinds Communities, Inc." and DWSD.

Respectfully submitted,
SUNDAY JAIYESIMI
City Engineer

By Council Member Ravitz:

Resolved: That the existing 20 foot easements previously granted to the City of Detroit, by and through its Board of Water Commissioners, by Elmwood Village for combined sewers, water mains and appurtenances located in a parcel of land in the City of Detroit, Wayne County, Michigan, being a part of Elmwood Park Rehabilitation Project No. 3, Parcel 7A, which is further described as: Beginning at a point at the intersection of Northerly line of Bradby Drive, 66 feet wide, with the Westerly line of a public walkway easement (vacated McDougall Avenue) 80 feet wide and proceeding thence along said Northerly line of Bradby Drive, S. 59°51'08" W. 508.09 feet to the Easterly line of a public walkway easement (vacated Jos. Campau Avenue) 70 feet wide; thence along said Easterly line, N. 26°06'38" W. 750.37 feet to the Southerly line of Prince Hall Drive, 66 feet wide; thence along said Southerly line, N. 59°51'30" E. 299.21 feet and along the arc of a tangent curve to the left, radius 295.00 feet, central angle 13°57'25", chord bearing and distance N. 50°23'07" E. 97.16 feet and arc distance 97.60 feet; thence N. 59°51'30" E. 114.12 feet to said Westerly line of the public easement, (vacated McDougall Avenue) 80 feet wide; thence along said line S. 26°06'52" E. 776.30 feet to the point of beginning, said parcel containing 387,659.95 square feet or 8.899 acres, more or less, excepting existing easements and restrictions of record; and the centerlines of said sewer and water main easements being more particularly described as:

1. Beginning at a point distant S. 59°51'08" W. 74.73 feet and N. 30°08'52" W. 148.67 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of the public walkway (vacated McDougall Avenue) 80 feet

wide, proceeding thence N. 59°51'08" W. 35.21 feet to a point of ending on the Westerly line of said public walkway.

2. Also, beginning at a point on the Northerly line of said Bradby Drive, distant S. 59°51'08" W. 74.73 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway, proceeding thence N. 30°08'52" W. 148.67 feet; thence N. 26°06'52" W. 125.00 feet; thence N. 53°00'27" W. 98.46 feet; thence N. 08°08'03" W. 144.26 feet; thence N. 26°06'52" W. 267.22 feet; thence N. 59°51'50" E. 85.21 feet to a point of ending on the Westerly line of the public walkway, 80 feet wide, 10.02 feet Southerly from the Northeastly corner of parcel 7A.

3. Also, beginning at a point distant S. 59°51'08" W. 74.73 feet and N. 30°08'52" W. 81.00 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway, proceeding thence S. 59°51'08" W. 252.00 feet to a point of ending.

4. Also, beginning at a point distant S. 59°51'08" W. 74.73 feet and N. 30°08'52" W. 148.67 feet and N. 26°06'52" W. 528.03 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway, proceeding thence S. 59°51'30" W. 293 feet; thence N. 30°08'10" W. 83.00 feet to a point of ending on the Southerly line of Prince Hall Drive, 66 feet wide.

5. Also, beginning at a point distant S. 59°51'08" W. 421.38 feet and N. 26°06'38" W. 365.00 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway, proceeding thence N. 59°51'08" E. 292.00 feet to a point of ending.

6. Also, beginning at a point on the Northerly line of Bradby Drive, 66 feet wide, distant S. 59°51'08" W. 421.38 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway, proceeding thence N. 26°06'38" W. 651.00 feet to the point of ending.

7. Beginning at a point on the Northerly line of said Bradby Drive, 66 feet wide distant S. 59°51'08" West 110.00 feet along said Northerly line, from the intersection of said Northerly line, with the Westerly line of the public walkway (vacated McDougall Avenue) 80 feet wide; proceeding thence N. 30°08'52" West 100.00 feet; thence S. 59°51'08" West 125.00 feet; thence N. 30°08'52" West 300.00 feet to a point of ending.

8. Also, beginning at a point distant S. 59°51'08" West 110.00 feet N. 30°08'52" West 100.00 feet and S. 59°51'08" West 94.00 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway;

proceeding thence N. 30°08'52" West 35.00 feet to a point of ending.

9. Also, beginning at a point on the Westerly line of said public walkway (vacated McDougall Avenue), distant S. 26°06'52" West 400.99 feet along said Westerly line from the intersection of the North line of said Bradby Drive with the Westerly line of said public walkway; proceeding thence S. 59°51'08" West 508.09 feet to a point of ending on the Easterly line of the public walkway (vacated Jos. Campau Avenue) 70 feet wide.

10. Also, beginning at a point distant S. 26°06'52" West 400.99 feet along the Westerly line of the public walkway (vacated McDougall Avenue) 80 feet wide and S. 59°51'08" West 104.37 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said walkway; proceeding thence N. 30°08'10" West 247.40 feet; thence S. 59°51'50" West 272.00 feet; thence S. 26°06'38" East 248.07 feet to a point of ending.

11. Also, beginning at a point distant S. 26°06'52" West 400.99 feet along the Westerly line of said public walkway, S. 59°51'08" West 393.73 feet and S. 26°06'38" West 120.00 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway; proceeding thence N. 30°08'10" East 35.00 feet to a point of ending.

12. Also, beginning at a point distant S. 26°06'52" West 400.99 feet along the Westerly line of said public walkway, S. 59°51'08" West 393.73 feet and N. 26°06'38" West 248.07 feet from the intersection of the Northerly line of said Bradby Drive with the Westerly line of said public walkway; proceeding thence N. 30°08'10" West 111.00 feet to a point of ending on the Southerly line of Prince Hall Road, 66 feet wide; are hereby vacated as sewer and water main easements.

Adopted as follows:

Yeas — Council Members Hill, Ravitz, Scott, Tinsley-Williams, and President Manafey — 5.

Nays — None.

Carto - 38-B

7/10/96

JCC pgs.

1520 - 1521

(no petn. drawing)
available