

Department of Public Works
City Engineering Division

November 24, 1998

Honorable City Council:

Re: Petition No. 1633[1995], Reach, Inc.
(together with Phoenix Group
Consultants, Inc.): Pilgrim Village
Apartments Utility Easements and
Alleys to Vacation and Dedication
south of Puritan between Petoskey
and Quincy

Pilgrim Village is a new development by
"Reach Non-profit Housing Corporation"
with 22 units of garden style apartments.
The site is located on the south side of
Puritan Avenue between Petoskey and
Quincy Avenues.

Petition No. 1633 [1995] of "Reach, Inc.
(together with Phoenix Group
Consultants, Inc.)" requests the outright
vacation of a "H"-shaped part of the public
alleys [15, 18 and 20 feet wide; including
a portion previously vacated by City
Council on May 14, 1968 — J.C.C. pages
976-77; subject to utility easements] in the
block bounded by Petoskey, Quincy,
Midland and Puritan Avenues. Also, the
petitioner(s) request city acceptance of
land prepared and deeded by "Pilgrim Village
Limited Dividend Housing
Association, Limited Partnership" for an
outlet east-west public alley, 20 feet wide,
into Quincy Avenue.

"Phoenix Group Consultants" must pay
all expenses to make the deeded property
suitable for public use. Private contract
construction must meet city specifications.
City Engineering Division-DPW
received a deed from "Pilgrim Village
Limited Dividend Housing Association,
Limited Partnership".

City Engineering Division-DPW will forward
"Pilgrim Village L.D.H.A., L.P." land
title transfer documents to the Law
Department. The Law Department must
conclude that "Pilgrim Village L.D.H.A.,
L.P." possesses the appropriate rights,
title, and interest in property to convey
land to the city. If your Honorable Body
approves, then the attached resolution
will become effective after City Council
receives a report from the Law
Department.

City Engineering Division-DPW is
responsible to obtain utility clearances.
This is our report:

"Phoenix Group Consultants" reached
agreement with privately owned utility
companies, regarding alteration and/or
removal of their services at the "Pilgrim
Village" site. The following privately owned
utilities reported costs paid by the petitioner(s):
Ameritech/Michigan Bell
Telephone Company [AMBT Co.],
Comcast Cablevision, and Detroit Edison
Company.

AMBT requires an easement, 10.00
feet wide, to maintain services to the site.
The owner(s) of "Pilgrim Village" will grant
AMBT Co. a "utility easement" across privately
owned property.

DWSD requires the relocation of a public
sewer into the proposed new public
alley. Phoenix Group Consultants, Inc. will
submit design plans to the Water and
Sewerage Department (DWSD) for review
and approval. All costs for plan review
associated with the protection of public
sewer services in the block, including but
not limited to inspection and permits,
must be paid by the owner(s) of "Pilgrim
Village" and/or their contractors.

"Pilgrim Village" plans to remove two
paved alley return entrances (into
Petoskey and Quincy Avenues). "Pilgrim
Village" shall pay all incidental removal
costs whenever discontinuance of use
makes removal necessary.

All other involved city departments and
privately owned utility companies reported
no objections to the outright vacation.
Provisions protecting certain utility installations
are part of the resolution.

I am recommending adoption of the
attached resolution.

Respectfully submitted,
SUNDAY JAIYESIMI
City Engineer

By Council Member S. Cockrel:

Whereas, Pilgrim Village is a new
development by "Reach Non-profit
Housing Corporation" with 22 units of garden
style apartments. The site is located on
the south side of Puritan Avenue
between Petoskey and Quincy Avenues.
The address range of twelve units in
"building one" is 15914-15940 Petoskey
Avenue. The address range of ten units in
"building two" is 15919-15949 Quincy
Avenue; and

Whereas, Petition No. 1633 [1995] of
"Reach, Inc. (together with Phoenix
Group Consultants, Inc.)" requests the
outright vacation of a "H"-shaped part of
the public alleys [15, 18 and 20 feet wide;
including a portion previously vacated by
City Council on May 14, 1968 — J.C.C.
pages 976-77; subject to utility easements]
in the block bounded by Petoskey,
Quincy, Midland and Puritan Avenues.
Also, the petitioner(s) request city acceptance
of land prepared and deeded by
"Pilgrim Village Limited Dividend Housing
Association, Limited Partnership" for an
outlet east-west public alley, 20 feet wide,
into Quincy Avenue; and

Whereas, "Pilgrim Village" acquired all
of Lot 346 of "Ford View Subdivision of Lot
5, Plan of East Half of Southeast Quarter,
the Southwest Quarter and West Half of
Southeast Quarter of Section 15, Town 1
South, Range 11 East, Greenfield
Township," City of Detroit, Wayne County,
Michigan as recorded in Liber 29 of Plats,
Page 63, Wayne County Records. Also,
"Phoenix Group Consultants, Inc." paid
the costs to construct the south 20.00 feet
of said lot suitable for public alley use. City
Engineering Division-DPW received a
deed from "Pilgrim Village Limited
Dividend Housing Association, Limited
Partnership"; therefore be it

Resolved, All that part of the east-west
utility easement (18 feet wide, first south
of Puritan Avenue between Petoskey and
Quincy Avenues; said east-west public
alley having been previously vacated by
City Council on May 14, 1968 — J.C.C.
pages 976-77) lying southerly of and
abutting the south line of Lots 8 through
14; also lying northerly of and abutting the
north line of the north-south utility easement
(15 feet wide, south of Puritan
Avenue between Petoskey and Quincy
Avenues; said north-south public alley
having been previously vacated by City
Council on May 14, 1968 — J.C.C. pages
976-77); also lying northerly of and abutting
the north line of Lots 343 and 376 of
"Ford View Subdivision of Lot 5, Plan of
East Half of Southeast Quarter the
Southwest Quarter and West Half of
Southeast Quarter of Section 15, Town 1
South, Range 11 East, Greenfield
Township," City of Detroit, Wayne County,
Michigan as recorded in Liber 29 of Plats,
Page 63, Wayne County Records; and

All that part of the north-south utility
easement (15 feet wide, south of Puritan
Avenue between Petoskey and Quincy
Avenues; said north-south public alley
having been previously vacated by City
Council on May 14, 1968 — J.C.C. pages
976-77) lying westerly of and abutting the
west line of the north 10.00 feet of Lot
345, and Lots 343 and 344; also lying

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easterly of and abutting the east line of the north 10.00 feet of Lot 374, and Lots 375 and 376 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township," City of Detroit, Wayne County, Michigan as recorded in Liber 29 of Plats, Page 63, Wayne County Records; and

All that part of the north-south public alley, 15 feet wide, south of Puritan Avenue between Petoskey and Quincy Avenues lying westerly of and abutting the west line of the north 10.00 feet of Lot 346; also lying westerly of and abutting the west line of the south 20.00 feet of Lot 345; also lying easterly of and abutting the east line of the north 10.00 feet of Lot 373; also lying easterly of and abutting the east line of the south 20.00 feet of Lot 374 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township," City of Detroit, Wayne County, Michigan as recorded in Liber 29 of Plats, Page 63, Wayne County Records; and

All of the east-west public alley, 20 feet wide, second south of Puritan Avenue between Petoskey and Quincy Avenues platted as the south 20.00 feet of Lot 345 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township," City of Detroit, Wayne County, Michigan as recorded in Liber 29 of Plats, Page 63, Wayne County Records; said part of lot having been deeded to the city for public alley purposes in the City Council resolution adopted on May 14, 1968 — J.C.C. pages 976-77; and

All of the east-west public alley, 20 feet wide, second south of Puritan Avenue between Petoskey and Quincy Avenues platted as the south 20.00 feet of Lot 374 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township," City of Detroit, Wayne County, Michigan as recorded in Liber 29 of Plats, Page 63, Wayne County Records; said part of lot having been deeded to the city for public alley purposes in the City Council resolution adopted on May 14, 1968 — J.C.C. pages 976-77;

Be and the same are hereby vacated as public (utility easement and/or alley) rights-of-way to become part and parcel of the abutting property; subject to the following provision(s):

Provided, That before any construction into said portions of vacated utility easement and/or vacated public alley rights-of-way, "Pilgrim Village" shall apply to the Buildings and Safety Engineering Department for a building permit. Simultaneously, the petitioner shall submit said building plans to the Water and Sewerage Department (DWSD) for review and approval. All costs for plan review associated with the protection of sewers, and/or other construction that may be required by DWSD [designed to prevent damages and maintain public sewer services to other property owners in the block bounded by Petoskey, Quincy, Midland and Puritan Avenues], including but not limited to inspection and permits, shall be paid by the owner(s) of "Pilgrim Village" and/or their contractors; and further

Provided, That the owner(s) of "Pilgrim Village", shall grant Ameritech/Michigan Bell Telephone Company (A/MBT Co.) a "utility easement" across the following privately-owned property:

Land in the City of Detroit, Wayne County, Michigan being the south 10.00 feet of Lot 373 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township" as recorded in Liber 29 of Plats, Page 63, Wayne County Records; subject to a utility easement for Ameritech/Michigan Bell Telephone Company

After said "utility easement" is reviewed and accepted by A/MBT Co., then that grant of "easement" shall be conveyed by a properly executed document, containing a legal description suitable for recording. DPW, City Engineering Division — Survey Bureau recommends that A/MBT Co. record (and/or cause to be recorded) said executed document in the Wayne County Register of Deeds; 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, That the Finance Director is hereby authorized and directed to issue a quit-claim deed to transfer the following vacated two parts of public (alley) rights-of-way to "Pilgrim Village Limited Dividend Housing Association, Limited Partnership", a Michigan limited partnership, whose address is 4150 Grand River Avenue, Detroit, Michigan 48239, for the fair market value and/or other valuable considerations:

1) Land in the City of Detroit, Wayne County, Michigan being "The south 20.00 feet of Lot 345 of 'Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township,' as recorded in Liber 29 of Plats, Page 63, Wayne County Records; (said part of lot having been deeded to the city for public alley purposes in the City Council resolution adopted on May 14, 1968 — J.C.C. pages 976-77); containing about 2,000 square feet or 0.0459 acre more or less;"

2) Land in the City of Detroit, Wayne County, Michigan being "The south 20.00 feet of Lot 374 of 'Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township,' as recorded in Liber 29 of Plats, Page 63, Wayne County Records; (said part of lot having been deeded to the city for public alley purposes in the City Council resolution adopted on May 14, 1968 — J.C.C. pages 976-77); containing about 2,000 square feet or 0.0459 acre more or less;" and be it further

Resolved, That the deed from "Pilgrim Village Limited Dividend Housing Association, United Partnership", a Michigan limited partnership, whose address is 4150 Grand River Avenue, Detroit, Michigan 48239, conveying property to the City of Detroit, a Michigan municipal corporation is hereby accepted for public alley purposes; described as follows:

Land in the City of Detroit, Wayne County, Michigan being the south 20.00 feet of Lot 346 of "Ford View Subdivision of Lot 5, Plan of East Half of Southeast Quarter the Southwest Quarter and West Half of Southeast Quarter of Section 15, Town 1 South, Range 11 East, Greenfield Township" as recorded in Liber 29 of Plats, Page 63, Wayne County Records; subject to the following provision:

Provided, The Law Department must conclude that "Pilgrim Village Limited Dividend Housing Association, Limited Partnership" possesses the appropriate rights, title, and interest in property to convey said land to the city. This resolution shall become effective after City Council receives a recommendatory report from the Law Department.

Adopted as follows:

Yeas — Council Members K. Cockrel, Jr., S. Cockrel, Hood, Scott, Tinsley-Williams, and President Hill — 6.

Nays — None.

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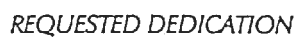
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NORTH



QUINCY



CARTO. NO. 25D
SCALE: 1"=100'

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B						REQUESTED OUTRIGHT VACATION OF PORTIONS ALLEYS AND DEDICATION OF NEW ALLEY OUTLET, ALL IN THE BLOCK BOUNDED BY, PETOSKEY, QUINCY, MIDLAND AND PURITAN.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A							JOB NO. 01-01	
DESCRIPTION		DRWN	CHKD	APPD	DATE			
REVISIONS								
DRAWN BY J. FOSTER		CHECKED						
DATE 3/4/96		APPROVED				DRWG. NO. X1633.DGN		