



October 30, 2002

Honorable City Council:

RE: Petition No. 042 – 7608 Kercheval Company, L.L.C., for conversion of alley to easement in the area of Kercheval, Townsend and Baldwin.

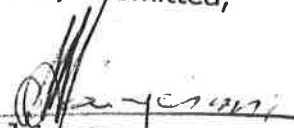
Petition No. 042 of "7608 Kercheval Company, L.L.C.," 6020 West Maple Road, Suite 503, West Bloomfield, Michigan 48322, requests the conversion of the north-south and east-west public alleys, 20 feet wide, in the block bounded by Townsend Avenue, 60 feet wide, Baldwin Avenue, 66 feet wide, St. Paul Avenue, 60 feet wide, and Kercheval Avenue, 80 feet wide, into private easement(s) for public utilities.

The request was approved by the Solid Waste Division – DPW, and the Traffic Engineering Division – DPW. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

All city departments and privately owned utility companies have reported no objections to the conversion of public rights-of-way into private easement(s) for public utilities. Provisions protecting utility installations are part of the resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,


Sunday Jaiyesimi, City Engineer
City Engineering Division – DPW

JDF: jdf

Cc: Ulysses Burdell, Interim Deputy Director – DPW
Elizabeth Irby, Mayor's Office

BY COUNCIL MEMBER: _____

RESOLVED, All that part of the north-south and east-west public alleys, 20 feet wide, in the block bounded by Townsend Avenue, 60 feet wide, Baldwin Avenue, 66 feet wide, St. Paul Avenue, 60 feet wide, and Kercheval Avenue, 80 feet wide, lying Easterly of and abutting the East line of Lot(s) 341 through 358, both inclusive, lying Westerly of and abutting the West line of Lot(s) 366 through 383, both inclusive, lying Southerly of and abutting the South line of Lot(s) 359 through 365, both inclusive, and lying Northerly of and abutting the North line of Lot(s) 358 and 366 as platted in "Moses W. Field's Subdivision of that part of P.C. 16 lying between Lafayette St. and LindenPark Ave.", Township of Hamtramck (now Detroit), Wayne County, Michigan, as recorded in Liber 8, Page 37 Plats, Wayne County Records;

Be and the same is hereby vacated as a public alley(s) and is hereby converted into private easement(s) for public utilities of the full width of the alley(s), which easement(s) shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said alley(s) and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public easement(s) or rights-of-way over said vacated public alley(s) herein above described for the purposes of maintaining, installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public alley in the City of Detroit, with the right to ingress and egress at any time to and over said easement(s) for the purpose above set forth,

Second, Said utility easement(s) or rights-of-way in and over said vacated alley(s) herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement(s) or rights-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement(s) with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies shall use due care in such crossing or use, and that any property damaged by the utility companies, other than that specifically prohibited by this resolution, shall be restored to a satisfactory condition,

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Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, retaining or partition walls, shall be built or placed upon said easement(s), nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, That if the owners of any lots abutting on said vacated alley(s) shall request the removal and/or relocation of any existing poles or other utilities in said easement(s), such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, That if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and further

PROVIDED, That if it becomes necessary to remove the paved return(s) at the entrance(s) (into Townsend, Baldwin or St. Paul), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs borne by the abutting owner(s), their heir or assigns; and be it further

PROVIDED, That the City Clerk shall within 30 days record a certified copy of this resolution with the Wayne County Register of Deeds.

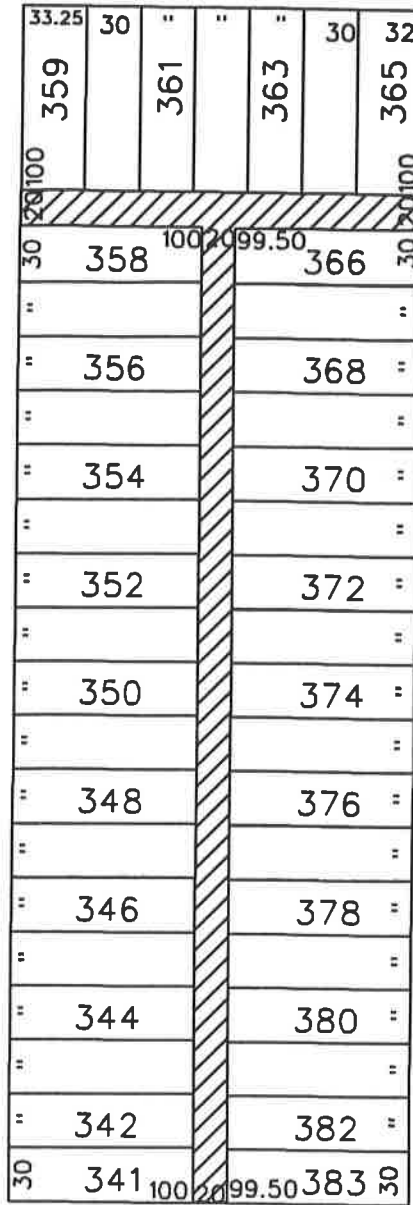
PETITION NO. 042
 7608 KERCHEVAL COMPANY, L.L.C.
 C/O KENYON INVESTMENT CO., L.L.C
 (248)737-0990



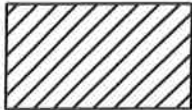
KERCHEVAL AVE. 80 FT. WD.

TOWNSEND AVE. 60 FT. WD.

BALDWIN AVE. 66 FT. WD.



ST. PAUL AVE. 60 FT. WD.



REQUESTED CONVERSION TO EASEMENT

CARTO. MAP 47-E

(FOR OFFICE USE ONLY)

B					REQUESTED CONVERSION TO EASEMENT OF THE ALLEYS IN THE BLOCK BOUNDED BY TOWNSEND, BALDWIN, ST. PAUL AND KERCHEVAL.	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU
	A					
DESCRIPTION		DRWN	CHKD	APPD	DATE	JOB NO. 01-01
REVISIONS						
DRAWN BY		CHECKED				DRWG. NO. X042.DGN
NP		JDF				
DATE		APPROVED				