

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

May 17, 2006

To: The Department or Commission Listed Below

From: Janice M. Winfrey
Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT/

0482 Dickerson Wright, PLLC - MGM Grand Detroit, LLC ("MGM"), for approval of the dedication of land for the widening of Third Avenue, Fisher Freeway Service Drive, and Bagley Avenue.

0482
MGM
224.3471

28B,C-28E,D

May 8, 2006

Via Hand Delivery

Detroit City Council
c/o Detroit City Clerk
Room 200 - Coleman A. Young
Municipal Center
2 Woodward Avenue
Detroit, Michigan 48226

**Re: Petition of MGM Grand Detroit, LLC ("MGM") for approval of the
dedication of land for the widening of Third Avenue and Bagley Avenue**

Honorable City Council:

To facilitate vehicular access to and from the MGM Grand Detroit Hotel & Casino Complex, MGM proposes to dedicate to the City of Detroit a strip of land varying in width from 26 to 38 feet along the entire westerly boundary of Third Avenue between the Fisher Freeway Service Drive and Bagley Avenue. We also propose to dedicate a much smaller strip of land 8 feet wide along the northerly line of Bagley Avenue to assist access to the Private Drive to be used by MGM employees and for truck and bus deliveries.

The Proposed improvements to Third and Bagley are depicted on the General Development Plan attached hereto, together with the legal descriptions of the land to be dedicated.

With a copy of this letter, we are sending directly to Noel Perry, Supervisor of Maps & Records at the City Engineering Division, a full size development plan and boundary surveys that will enable him to see the proposed right of way line in relation to the improvements and to verify the legal descriptions.

Very truly yours,



James N. Candler, Jr.

JNC/sao

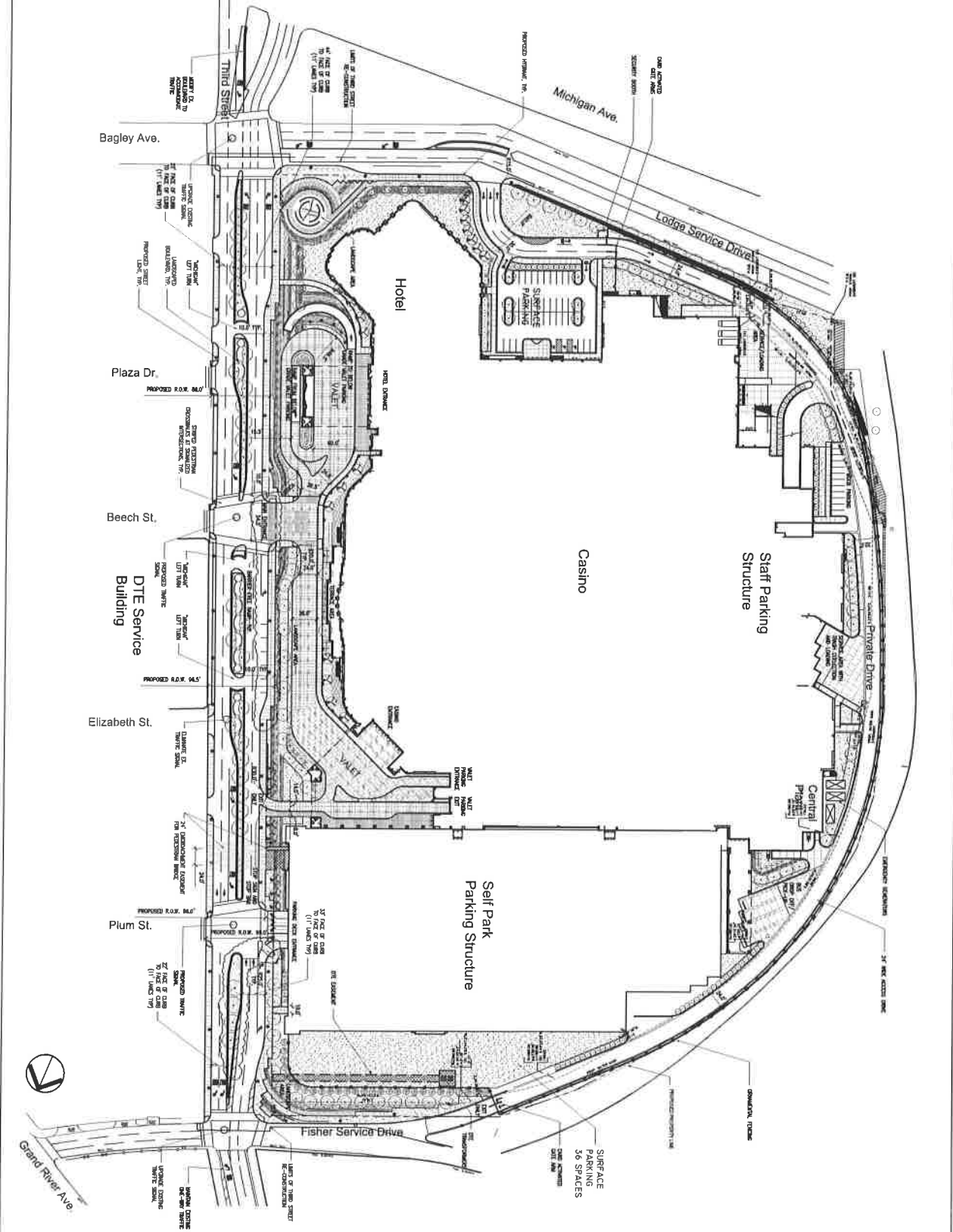
Enclosures

cc: Noel Perry ✓
Benjamin Mammina
David Tobar

DETROIT 26251-94 935131v1

C o u n s e l l o r s A t L a w

DETROIT BLOOMFIELD HILLS LANSING GRAND RAPIDS ANN ARBOR WASHINGTON, D.C.



Hamilton/Anderson SmithGroup
 A J O I N T V E N T U R E

MGM Grand Detroit, LLC

GENERAL DEVELOPMENT PLAN
 C1.1

NO.	REVISION	DATE
1	ISSUE	11/14/10
2	REVISION	02/28/11
3	REVISION	02/28/11
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100	REVISION	02/28/11

LAND TO BE DEDICATED FOR THE
WIDENING OF THIRD AVENUE

Part of Private Claim 55, City of Detroit, Wayne County, Michigan, more particularly described as: Beginning at the northerly corner of Lot 1 of Block 69 of "Cass Western Addition to the City of Detroit", as recorded in Liber 42, pages 138-142, Wayne County Records, being also the intersection of the westerly line of Third Avenue (60 feet wide) and the southerly line of the Fisher Service Drive, and proceeding thence South 67 degrees 04 minutes 00 seconds West 38.00 feet along said southerly line; thence South 22 degrees, 56 minutes 00 seconds East 323.50 feet; thence North 67 degrees 04 minutes 00 seconds East 12.00 feet; thence South 22 degrees 56 minutes 00 seconds East 254.62 feet; thence South 67 degrees 04 minutes 00 seconds West 10.50 feet; thence South 22 degrees 56 minutes 00 seconds East 327.03 feet; thence North 67 degrees 04 minutes 00 seconds East 10.50 feet; thence South 22 degrees 56 minutes 00 seconds East 250.35 feet; thence South 67 degrees 04 minutes 00 seconds West 12.00 feet; thence South 22 degrees 56 minutes 00 seconds East 218.50 feet; thence North 67 degrees 04 minutes 00 seconds East 38.00 feet; thence North 22 degrees 56 minutes 00 seconds ~~East~~ 1374.00 feet along the westerly line of Third Avenue (60 feet wide) to the point of beginning.

West

LAND TO BE DEDICATED FOR THE
WIDENING OF BAGLEY AVENUE

Part of Private Claims 55 and 247, City of Detroit, Wayne County, Michigan, more particularly described as: Beginning at a point distant South 67 degrees 04 minutes 00 seconds West 133.05 feet from the easterly corner of Lot 7 of Block 57 of "Cass Western Addition to the City of Detroit", as recorded in Liber 42, pages 138-142, Wayne County Records, being also the intersection of the westerly line of Third Avenue (60 feet wide) and the northerly line of Bagley Avenue (90 feet wide), and proceeding thence South 67 degrees 04 minutes 00 seconds West along the northerly line of Bagley Avenue (90 feet wide) 190.00 feet; thence North 22 degrees 56 minutes 00 seconds West 8.00 feet; thence North 67 degrees 04 minutes 00 seconds East 190.00 feet; thence South 22 degrees 56 minutes 00 seconds East to the point of beginning.

8.00 feet

December 4, 2006

Honorable City Council:

RE: Petition No. 482 – Dickerson Wright, PLLC – MGM Grand Detroit, LLC (“MGM”), for approval of the dedication of land for the widening of Third Avenue, and Bagley Avenue.

Petition No. 482 of “Dickerson Wright, PLLC – MGM Grand Detroit, LLC (“MGM”), request City Council to accept the dedication of private land for the widening of Third Avenue, 60 feet wide, between Bagley Avenue and the Fisher Freeway, Also Bagley Avenue, 90 feet wide, between Third Avenue, 60 feet wide, and Fourth Avenue, 50 feet wide, (vacated on 5-7-03). The widening of the public rights-of-way is to facilitate vehicular access to and from the Permanent MGM Grand Detroit Hotel and Casino Complex.

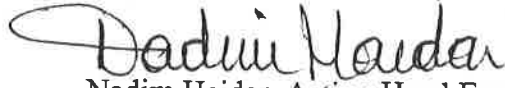
The City Engineering Division – DPW/Street Design Bureau and the Traffic Engineering Division of DPW approved the request. The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

City Council is requested to accept the deed and widening of Third Avenue and Bagley Avenue for public purposes; provided said property complies with the requirements of Detroit codes and ordinance No. 29-94; Detroit Code Sections 2-1-11 through 2-1-15 also known as the “Environmental Review Guidelines”, and that the fee owner submit a properly executed “warranty” deed; proof of lien-free ownership; proof of paid Wayne County Taxes and proof of paid Detroit property taxes. The new public widening must be constructed to City Engineering Division – DPW specifications

All other city departments and privately owned utility companies have no objections to the requested widening of the public rights-of-way.

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

Respectfully submitted,

A handwritten signature in cursive script that reads "Nadim Haidar". The signature is written in black ink and is positioned above the printed name.

Nadim Haidar, Acting Head Engineer
City Engineering Division – DPW

NRP\

cc: Cathy Square, Director – DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER: _____

RESOLVED, That your Honorable Body authorized the acceptance of the following described properties owned by MGM Grand Casino, subject to the approval of the Traffic Engineering Division – DPW, City Engineering Division – DPW and any other public or privately owned utility company, if necessary, for Public Street widening purposes:

Third Street widening on West side from Bagley to Fisher Freeway Service Drive

Land in the City of Detroit, Wayne County, Michigan being part of Lots 1 thru 6, both inclusive, Block 69, and part of Lots 1 thru 6, both inclusive, Block 64, and part of Lots 1 thru 7, both inclusive, Block 57, "Cass Western Addition to the City of Detroit Between the Chicago and Grand River Roads by Lewis Cass 1851" as recorded in Liber 42, Pages 138 thru 141 of Deeds, Wayne County Records; also part of Lots 1 thru 6 both inclusive, Block 67, and part of Lots 1 thru 4, both inclusive, Block 61 "Plat of the Subdivision of Blocks 52, 61, 67 and part of Blocks 57, 64, 69 and 71 of the Cass Farm" as recorded in Liber 1, Page 128 of Plats, Wayne County Records; also part of vacated Plum Street, 50 feet wide, and part of vacated Elizabeth Street, 50 feet wide, and part of vacated Beech Street, 50 feet wide, and part of vacated Plaza Drive, 40 feet wide (above said Streets vacated May 7, 2003, J.C.C. pages 1271 thru 1278); all being more particularly described as: Beginning at the northeasterly corner of said Lot 1, Block 69 "Cass Western Addition to the City of Detroit" as recorded in Liber 42, pages 138 – 141 of Deeds, Wayne County Records, said point of beginning being also the intersection of the westerly line of Third Avenue, 60 feet wide, and the southerly line of Fisher Service Drive; thence South 67 degrees 04 minutes 00 seconds West along the southerly line of Fisher Service Drive, 38.00 feet; thence South 22 degrees 56 minutes 00 seconds East 323.50 feet; thence North 67 degrees 04 minutes 00 seconds East 12.00 feet; thence South 22 degrees 56 minutes 00 seconds East 254.62 feet; thence South 67 degrees 04 minutes 00 seconds West 10.50 feet; thence South 22 degrees 56 minutes 00 seconds East 327.03 feet; thence North 67 degrees 04 minutes 00 seconds East 10.50 feet; thence South 22 degrees 56 minutes 00 seconds East 250.35 feet; thence South 67 degrees 04 minutes 00 seconds West 12.00 feet thence South 22 degrees 56 minutes 00 seconds East 218.50 feet to the northerly line of Bagley Avenue, 90 feet wide; thence North 67 degrees 04 minutes 00 seconds East along said northerly line of Bagley Avenue 38 feet to the westerly line of Third Avenue; thence North 22 degrees 56 minutes 00 seconds West 1374.00 feet along said westerly line of Third Avenue to the point of beginning.

Bagley Street widening on North side from West of Third to Fourth

Land in the City of Detroit, Wayne County, Michigan being part of Lot 8 Block 57 "Plat of the Subdivision of Blocks 52, 61, 67 and part of Blocks 57, 64, 69 and 71 of the Cass Farm" as recorded in Liber 1, Page 128 of Plats, Wayne County Records; also part of Lots 7, 8 and 9 and part of vacated public alley adjoining said Lots 7 and 8 Block 55 "Plat of the Subdivision of the Jones Farm between Michigan Avenue and the North line of Beech Street" as recorded in Liber 53, Page 53 of Deeds, Wayne County Records, and being more particularly described as: Commencing at the Southeasterly corner of Lot 7 Block 57 "Plat of the Subdivision of Blocks 52, 61, 67 and part of Blocks 57, 64, 69, and 71 of the Cass Farm" as recorded in Liber 1, Page 128 Plats, Wayne County Records said point also being the intersection of the westerly line of Third Avenue, 60 feet wide and the Northerly line of Bagley Avenue, 90 feet wide; thence South 67 degrees 04 minutes West along the northerly line of Bagley Avenue 133.05 feet to the point of beginning; thence South 67 degrees 04 minutes 00 seconds West along northerly line of Bagley Avenue 190.00 feet; thence North 22 degrees 56 minutes 00 seconds West 8.00 feet; thence North 67 degrees 04 minutes 00 seconds East 190.00 feet; thence South 22 degrees 56 minutes 00 seconds East 8.00 feet to the point of beginning.

PROVIDED, That the petitioner shall design and construct the proposed widening of Third and Bagley Avenues as required by the City Engineering Division – DPW (CED)/Street Design Bureau and the Traffic Engineering Division – DPW; and further

PROVIDED, That the entire work is to be performed in accordance with plans and specifications approved by CED and constructed under the inspection and approval of CED; and further

PROVIDED, That the entire cost of the proposed widening construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, That all taxes with respect to property of which the Dedication Area is a part of shall be paid and proof thereof furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That proof of compliance with Detroit Ordinance No. 29-94, Detroit Code Sections 2-1-11 through 2-1-15 also known as the Environmental Review Guidelines, is furnished to the Law Department and/or City Engineering Division – DPW; and further

PROVIDED, That the fee owner submit a properly executed deed acceptable to the Law Department and/or City Engineering Division – DPW; and

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. 482
MGM GRAND DETROIT, LLC
 c/o **DICKINSON WRIGHT LLC**
 600 WOODWARD AVE. STE. 4000
 JAMES CANDLER JR
 PHONE NO. 313.223.5500
 FAX NO. 313.223.2578



DEDICATION

(FOR OFFICE USE ONLY)

CARTO 28b,c - 28e,d

B				
A				
DESCRIPTION	OWN	CHKD	APPD	DATE
REVISIONS				
DRAWN BY	NP	CHECKED		
DATE	SEPT. 8, 2006	APPROVED		

REQUESTED DEDICATION OF LAND FOR THE WIDENING OF THIRD AVE. 60 FT. WD. AND BAGLEY IN THE AREA OF FISHER, THIRD, BAGLEY AND LODGE.

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. x482.dgn

Hillier lermanman Smith Group

Project: MGM Grand Detroit Casino
 Location: Detroit, Michigan
 Date: 07/2006
 Scale: 1" = 100'-0"

MGM Grand Detroit, LLC

MGM Grand Detroit Casino

GENERAL DEVELOPMENT PLAN

DATE	DESCRIPTION
07/2006	GENERAL DEVELOPMENT PLAN
07/2006	REVISIONS
07/2006	REVISIONS
07/2006	REVISIONS
07/2006	REVISIONS
07/2006	REVISIONS
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07/2006	REVISIONS
07/2006	REVISIONS

Scale: 1" = 100'-0"

C1.1

