

City of Detroit  
OFFICE OF THE CITY CLERK

Jonice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Friday, August 26, 2011

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

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AMENDMENT

Herewith, the following referral is a copy of Petition 1027

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DPW - CITY ENGINEERING DIVISION

**1027** *Robert Vanderpool, for vacation of alley and conversion to public easement of property abutting 17810 E. Warren to 17830 E. Warren.*

**NOTE:** Attached please find additional documentation for the above mentioned petition.

**PETITIONER IS AMENDING PETITION DUE TO:**  
**CHANGE OF LOCATION OF ALLEY. See attached.**

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~~Please provide the City Council with a report relative to this petition within~~  
four (4) weeks. Thanking you in advance.

Amend #1027

PETITION FOR CONVERSION OF ALLEY TO EASMENT  
Detroit, MI.

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

17800 E. Warren to 17838 E. Warren (see attached map)  
Location of Alley

Do respectfully petition your Honorable Body to vacate said alley and convert the same into a public easement.

Further the undersigned representing not less than two thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all cost incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER: Robert Vanderpool 17810 E. Warren, ph# 313-350-1871

Signed Stephen Moked 7/29/11  
Stephen Moked, 4890 Marseilles, Detroit, MI 48224  
Phone # 586-504-0205

Signed LAURIE SCHMIDT H Schmidt 7/29/11  
Laura Schmidt, 17800 E. Warren, Detroit, MI 48224  
Phone # 313-882-5554

Signed H Schmidt 7/29/11  
Henry Schmidt, 17800 E. Warren, Detroit, MI 48224  
Phone # 313-882-5554

Signed R Vanderpool 7/28/11  
Robert Vanderpool, 17810-17826 E. Warren, Detroit, MI 48224  
Phone # 313-350-1871

2011 AUG 10 A 9:54  
DETROIT  
CITY CLERK

Signed Brian Harris 7/29/11  
Brian Harris 17830 E. Warren, Detroit, MI 48224  
Phone # 313-477-5800

Signed Tia Ludy 7/28/11  
Tia Ludy 17838 E. Warren, Detroit, MI 48224  
Phone # 313-618-8454

Signed Don Powers 7-29-2011  
Don Powers, 4891 Lodewyck St. Detroit, MI 48224  
Phone # 313-694-5899

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E Warren

17914

17900

4890

4880

4870

4860

St

Lodewyck St

E Warren Ave

17838

Tia Lundy

17830

Bryan Harris

17825

Robert Vandorpool

17818

17814

17810

17800

Lauree & Honey  
Schmidt

4891

Don Powers

4881

4871

4861

4890

Stephen Moked

4880

4870

4864

4867

St

Marseilles St

17750

4865

4871

4881

4890

City of Detroit  
OFFICE OF THE CITY CLERK

Janice M. Winfrey  
City Clerk

Vivian A. Hudson  
Deputy City Clerk

**DEPARTMENTAL REFERENCE COMMUNICATION**

*Monday, June 27, 2011*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION

**1027** • *Robert Vanderpool, for vacation of alley and conversion to public easement of property abutting 17810 E. Warren to 17830 E. Warren.*

PETITION FOR CONVERSION OF ALLEY TO EASEMENT  
 Detroit, MI

Date 5/17/11 2011

TO THE HONORABLE CITY COUNCIL:

Gentlemen: We, the undersigned owners of the property abutting the alley:

17810 E. WARREN TO 17830 E. WARREN (SEE ATTACHED MAP)  
 Location of Alley

do respectfully petition your Honorable Body to vacate said alley and convert same into a public easement.

Further, the undersigned representing not less than two-thirds (66-2/3%) ownership of property abutting said alley hereby agree that all existing utilities in said alley are to remain in their present location, and that if at any time in the future a request is made to remove or relocate any existing poles or other utilities in the easement, the property owners making such request and upon whose property the pole or other utilities are located will pay all costs incurred in such removal or relocation unless such charges are waived by the utility owners.

We do further agree that no buildings or structures of any nature whatsoever (except necessary line fences) shall be built upon the easement or any part thereof, so that said easement shall be forever accessible for maintenance of utilities.

SPONSORING PETITIONER Robert Vanderpool 17810 - 17826 E. WARREN  
 (Name) (Address) (Phone No.)  
313 - 350 - 1871

Lot No.	Signature of Deed Holder	Signature of Wife or Other Co-Owner	Address	Date
	<i>[Signature]</i>		17810 - 17826 E. WARREN	5/17/11
	<i>[Signature]</i>		17830 E. WARREN	5/17/11
	<i>[Signature]</i>		4890 MARSEILLES ST.	5/17/11

23 MAY 11 12:52  
 --CITY CLERK--

This represents 100% of people having  
 ACCESS TO THE CLOSED AREA

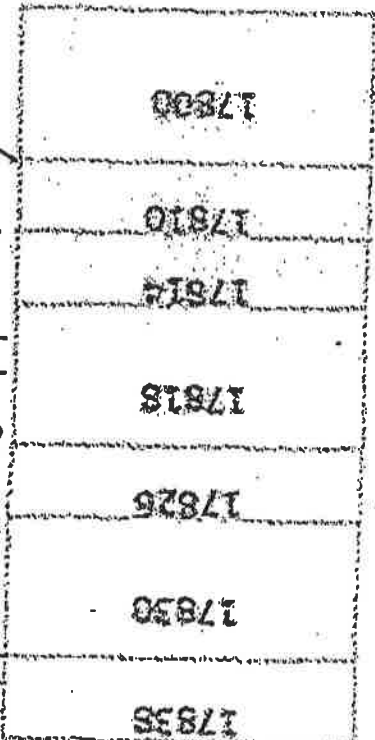
(Over)

E Warren Ave

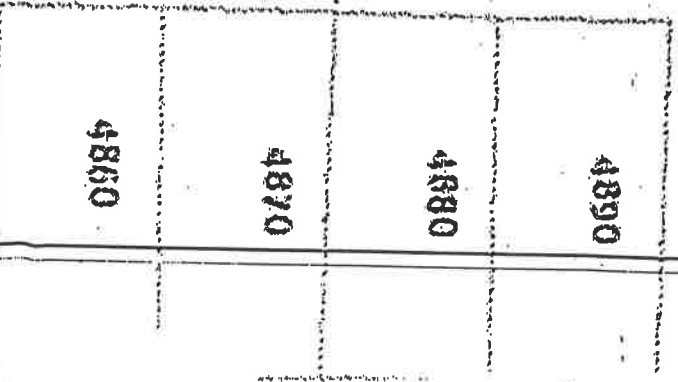
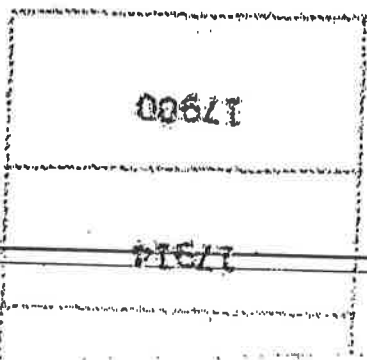
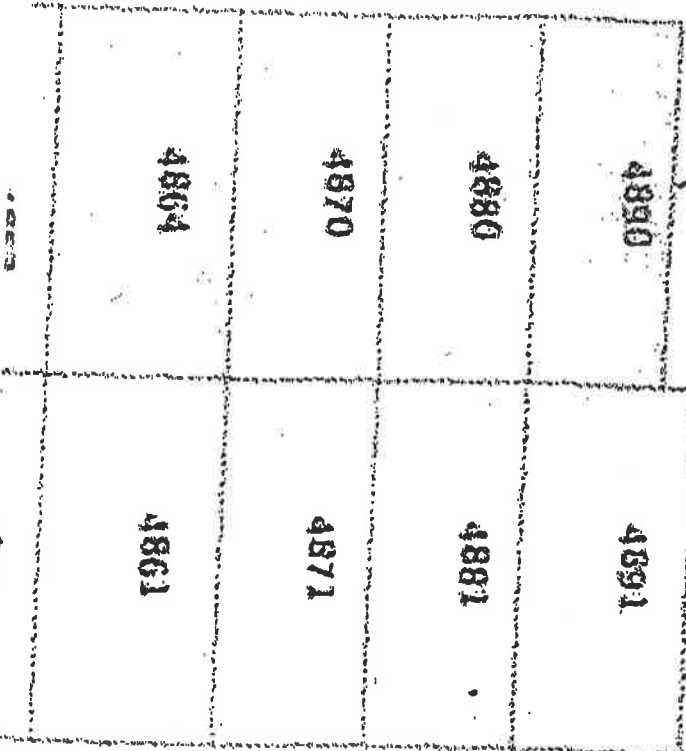
E Warren

Marselles St

Lodewyck St



Gate → Area to be Closed ← Gate



4865

5

1

87



April 13, 2012

Honorable City Council:

RE: Petition No. 1027 – Robert Vanderpool, for vacation of alley and conversion to public easement of property abutting 17810 E. Warren to 17830 E. Warren.

Petition No. 1027 of “Robert Vanderpool”, request the conversion of the East – West public alley, 20 feet wide, in the block bounded by East Warren Avenue, 105 feet wide, Cornwall Avenue, 60 feet wide, Lodewyck Avenue, 60 feet wide, and Marseilles Avenue, 75 feet wide, into a private easement for 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 a private easement for public utilities. Provisions protecting utility installations are part of the resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

Richard Doherty, City Engineer  
City Engineering Division – DPW

NRP/

Cc: Ron Brundidge, Director – DPW  
Mayor’s Office – City Council Liaison



BY COUNCIL MEMBER \_\_\_\_\_

RESOLVED, All that part of the East – West public alley, 20 feet wide, in the block bounded by East Warren Avenue, 105 feet wide, Cornwall Avenue, 60 feet wide, Lodewyck Avenue, 60 feet wide, and Marseilles Avenue, 75 feet wide, lying Southerly of and abutting the South line of Lots 76 through 85, both inclusive, and lying Northerly of and abutting the North line of Lots 75 and 86 all in the “Mary L. Harris’ Subdivision #1” part of Lot 48 of the Plat of Addition to the Rivard Park Subdivision of P.C. 299 Gratiot and Grosse Pointe Township – Wayne County – Michigan as recorded in Liber 51, Page 80, Plats, Wayne County Records;

Be and the same is hereby vacated as a public alley and is hereby converted into a private easement for public utilities of the full width of the alley, which easement 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 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 or right-of-way over said vacated public alley 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 for the purpose above set forth,

Second, Said utility easement or right-of-way in and over said vacated alley 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 or right-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 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,

Third, Said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls, shall be built or placed upon said easements, 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 shall request the removal and/or relocation of any existing poles or other utilities in said easement, 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 an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewerage Department for the purpose of installing, maintaining, repairing, removing, or replacing any sewers, water mains, fire hydrants and appurtenances, with the right of ingress and egress at any time to, and over said easement for the purpose above set forth; and be it further

Provided, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities; and be it further

Provided, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be made within said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

Provided, that if any time in the future, the owners of any lots abutting on said vacated alley shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incidental to such removal and/or relocation. It is further provided that if sewers, water mains, and/or appurtenances in said easement shall break or be damaged as a result of any action on the part of the owner, or assigns, then in such event, the owner or assigns shall be liable for all costs incidental to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action; and be it further

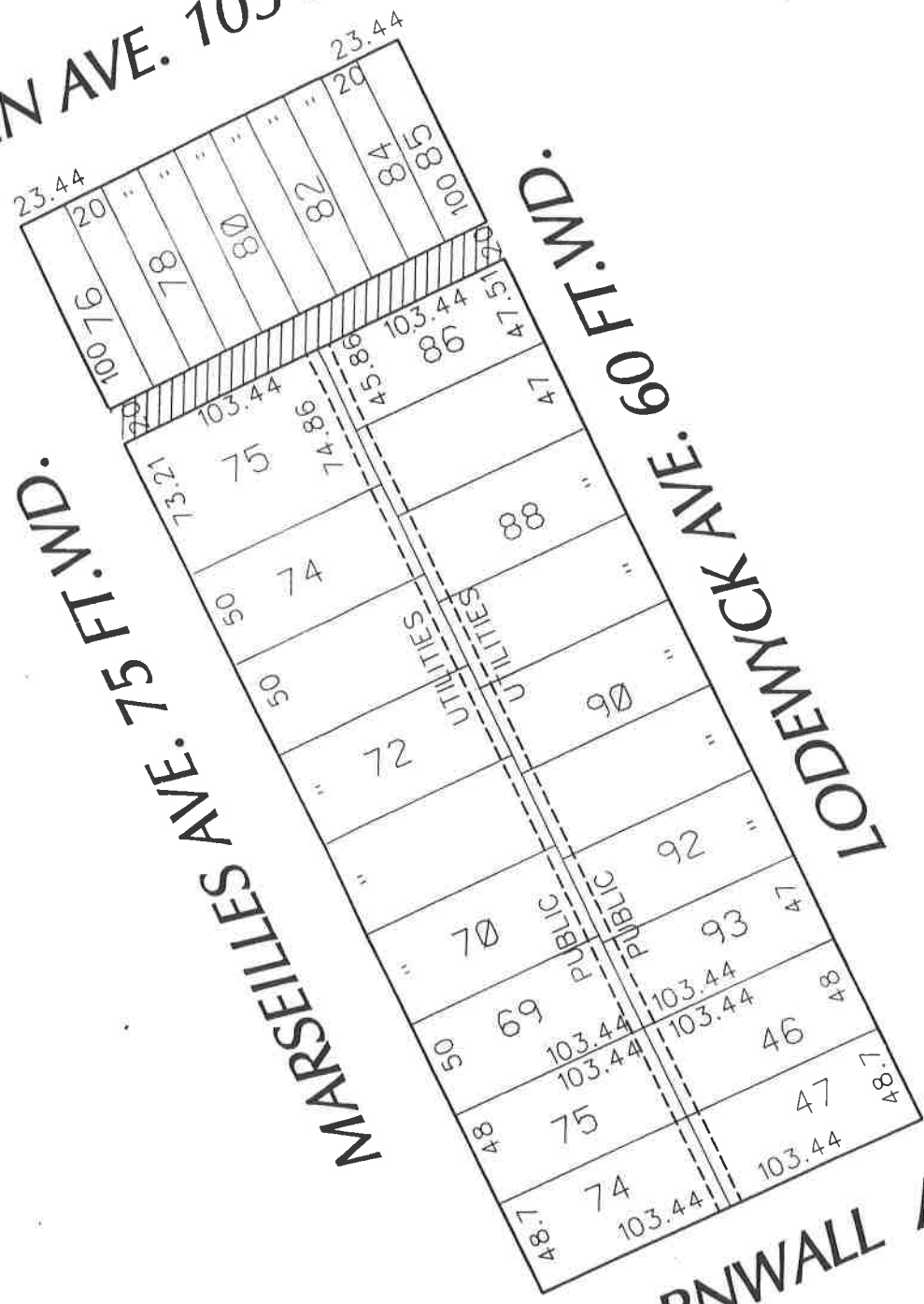
PROVIDED, That if it becomes necessary to remove the paved alley return at the entrances (into Marseilles and Lodewyck Avenues), such removal and construction of new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specifications with all costs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

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

ROBERT VANDERPOOL  
 17810-17826 EAST WARREN  
 DETROIT, MICHIGAN 48224  
 PHONE NO. 313 350 1871



E. WARREN AVE. 105 FT. WD.



MARSEILLES AVE. 75 FT. WD.

LODEWYCK AVE. 69 FT. WD.

CORNWALL AVE.

- AREA OF EASEMENT

(FOR OFFICE USE ONLY)

CARTO 107 B

B					
A					
DESCRIPTION	DRWN	CHKD	APPD	DATE	
REVISIONS					
DRAWN BY	KSM		CHECKED		
DATE	12-20-11		APPROVED		

REQUEST CONVERSION TO EASEMENT  
 THE EAST/WEST ALLEY  
 SOUTH OF EAST WARREN  
 BETWEEN MARSEILLES AND LODEWYCK

CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X1027.dgn