



October 16, 2017

Honorable City Council:

**Re: Petition No. 1292 Giffels Webster request to vacate the surface portions of the public alley right-of-way bounded by W. Lafayette Boulevard, Rosa Parks Boulevard, W. Fort Street and 10<sup>th</sup> Street.**

Petition No. 1292 – Giffels Webster on behalf of Bedrock Real Estate Services, request to vacate and convert to subsurface easement, and revised to vacate and convert to easement the westerly part of the east-west public alley, 20 feet wide, in the block bounded by West Fort Street, 100 feet wide, West Lafayette Boulevard, 80 feet wide, Rosa Parks Boulevard, 120 feet wide, and 10<sup>th</sup> Street, 50 feet wide.

This request is being made to secure the dead end alley at the rear of the “Corktown Lofts” development (rehabilitation) at 1702 West Fort Street.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW. The Public Lighting Department (PLD) and the Public Lighting Authority (PLA) report no involvement.

Detroit Water and Sewerage Department (DWSD) has no objection to the conversion to easement. The specific DWSD provisions for easements are included in the resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the conversion of the public right-of-way into a private easement for public utilities. Provisions protecting utility installations are part of the attached resolution.

I am recommending adoption of the attached resolution.

Respectfully submitted,

  
Richard Doherty, P.E., City Engineer  
City Engineering Division – DPW

JMK/

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

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

**RESOLVED**, that the westerly part of the east-west public alley, 20 feet wide, in the block bounded by West Fort Street, 100 feet wide, West Lafayette Boulevard, 80 feet wide, Rosa Parks Boulevard, 120 feet wide, and 10<sup>th</sup> Street, 50 feet wide; and further described as land in the City of Detroit, Wayne County, Michigan being part of the above said public alley lying northerly of and adjoining the northerly line of Lot 3 and lying southerly of and adjoining the southerly line of Lots 4, 5, 6, and 7 "Plat of the Subdivision of Lot No. 2 of the Subdivision of P.C. No.27 known as the Lognon Farm, Springwells, Michigan (Now Detroit)" as recorded in Liber 137 of Deeds, Page 70 Wayne County Records; also lying northerly of and adjoining the northerly line of Lots 1 and 2, Block 6, and Lots 1 and 2 Block 7, and lying southerly of and adjoining the southerly line of Lots 3 and 4 Block 6, and Lots 3 and 4 Block 7 "Plat of Spechts' Subdivision of Lots 6 and 7 of the Subdivision of Lot 1 of the Subdivision of P.C. No. 27 in the Town of Springwells (Now Detroit)" as recorded in Liber 65 of Deeds, Page 142, Wayne County Records. The above said part of the alley to be bounded on the west by the easterly line of the New York Central Railroad Right-of-way. The above said part of the alley to be bounded on the east by the easterly subdivision line of above said "Spechts' Subdivision of Lots 6 and 7" as recorded in Liber 65 of Deeds, Page 142, Wayne County Records.

Be and the same is hereby vacated as a public right-of-way and converted into private easement for public utilities of the full width of the right-of-way, 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 rights-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an 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 (except necessary line fences), shall be built or placed upon said easement, 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

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

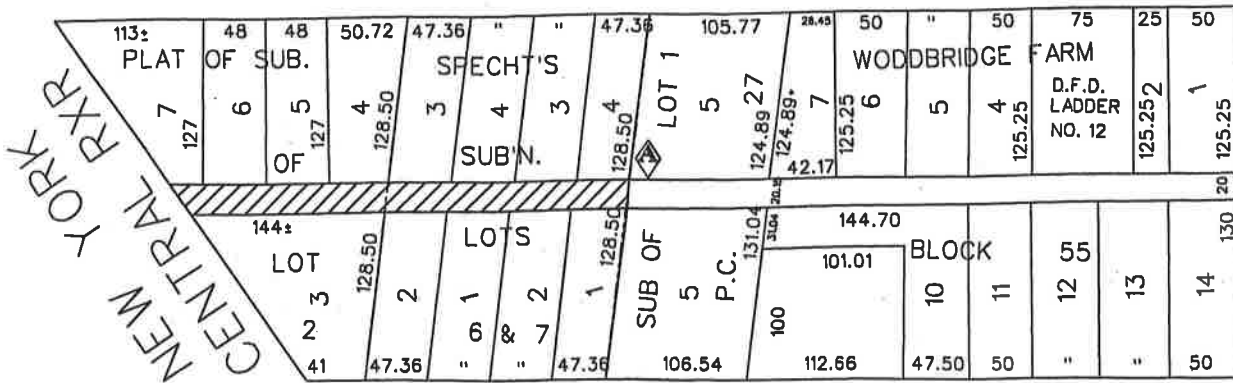
PETITION NO. 1292  
 GIFFELS WEBSTER  
 28 W. ADAMS, SUITE 1200  
 DETROIT, MICHIGAN 48226  
 C/O DEIRDRE CLEIN  
 PHONE NO. 313 962-4442



**"REVISED"**

**W. LAFAYETTE BLVD. 80 FT. WD.**

**10TH ST. 50 FT. WD.**



**W. FORT ST. 100 FT. WD.**

 - CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 18 F

<b>B</b>					
<b>A</b>	CHANGING FROM EASEMENT TO CONVERSION TO EASEMENT	WLW	KSM	KSM	12/1/16
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	WLW	CHECKED			
DATE	10-24-16	APPROVED			

CONVERSION TO EASEMENT  
 A PORTION OF THE EAST/WEST  
 PUBLIC ALLEY, 20.15 FT. WD.  
 IN THE BLOCK BOUND BY  
 W. LAFAYETTE BLVD., 10TH, W. FORT ST.  
 AND NEW YORK CENTRAL RXR

**CITY OF DETROIT**  
 CITY ENGINEERING DEPARTMENT  
 SURVEY BUREAU

JOB NO. 01-01

DRWG. NO. X 1292