



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
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February 4, 2019

Honorable City Council:

RE: Petition No. 1333 — Prince Realty LLC, request to vacate alley between 4842 Grand River Avenue, and 4885 15th Street.

Petition No. 1333 — Prince Realty LLC requesting the vacation and conversion to easement of the east-west public alley, 20 feet wide, in the block of Grand River Avenue, 100 feet wide, West Warren Avenue, 70 feet wide, 16th Street, 60 feet wide, and 15th Street, 60 feet wide.

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

The request is being made to consolidate properties on both sides of the alley.

The request was approved by the Solid Waste Division – DPW, and Traffic Engineering Division – DPW, and City Engineering - DPW.

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

/JK

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

BY COUNCIL MEMBER _____

RESOLVED, that the east-west public alley, 20 feet wide, in the block of Grand River Avenue, 100 feet wide, West Warren Avenue, 70 feet wide, 16th Street, 60 feet wide, and 15th Street, 60 feet wide. Further described as:

Land in the City of Detroit, Wayne County, Michigan being the east-west alley, lying southerly of and adjoining the southerly line of Lot 1, also lying northerly of and adjoining the northerly line of Lots 2 and 3 "Obrien's Subdivision of the East ½ of the Lafontaine Farm lying between Grand River & Warren Avenue & Lots 437 to 441 (incl.) of the Subdivision of the Godfroy Farm, North of Grand River Ave." as recorded in Liber 20 page 44 of Plats, Wayne County Records;

Also lying northerly of and adjoining the northerly line of Lots 1, 2, and 3 and the vacated alley adjoining said Lots "Plat of Mary E. Armstrong's Subdivision of the West part of the Lafontaine Farm, North of Grand River Avenue" as recorded in Liber 6, Page 8 of Plats, Wayne County Records;

Also lying northerly of and adjoining the northerly line of part of P.C. 44, said part P.C. 44 bounded on the South by the north line of Grand River, and bounded on the North by a line being 120 feet north of and parallel to the north line of Grand River and bounded on the east by the west line of said Lot 2 "Obrien's Subdivision" L. 20 P. 44 PWCR, and bounded on the west by the east line of said Lot 1 and vacated alley adjoining "Mary E. Armstrong's Subdivision" L. 6 p.8 PWCR;

The entire alley described as: Beginning at the southeasterly corner of Lot 1 "Obrien's Subdivision of the East ½ of the Lafontaine Farm lying between Grand River & Warren Avenue & Lots 437 to 441 (incl.) of the Subdivision of the Godfroy Farm, North of Grand River Ave." as recorded in Liber 20 page 44 of Plats, Wayne County Records; thence N61°16'W 162.46 feet along the southwesterly line of said Lot 1 to the south line of Warren Avenue; thence S67°13'W 25.55 feet along said southerly line of Warren Avenue; thence S61°16'E 203.44 to the westerly line of 15th Street; thence N22°42'W 32.08 feet along the westerly line of 15th Street to the southeast corner of said Lot 1 and the Point of Beginning. Bearings based on said "Obrien's Subdivision" L. 20 P. 44 PWCR.

Be and the same is hereby vacated as a public right-of-way and converted into a 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 right-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 right-of-way 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 or gates), 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 the petitioner maintain Fire Department vehicle access to all buildings, structures, fire hydrants, and fire department connections, and further

Provided, that the property owners maintain DTE Energy access to their facilities at all times, and further

Provided, that an easement, the full width of the existing right-of-way is reserved for DTE Electric Company (DTE) for the purpose of installing, maintaining, repairing, removing, or replacing any overhead and underground utilities facilities which may consist of underground vaults, pipelines, poles, guys, anchors, wires, manholes, conduits, pipes, cables, transformers, and accessories (collectively DTE facilities) with the right of ingress/egress at any time to, and over said easement for the purpose above set forth, and further

Provided, that free and easy access (i.e. gated access with DTE locks at all ends of the easement) to the DTE facilities and within the easement is reserved for DTE 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 facilities, and further

Provided, said owners of the adjoining property for themselves, 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 changes or storage of materials, shall be made within said easement without prior written approval of DTE, 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

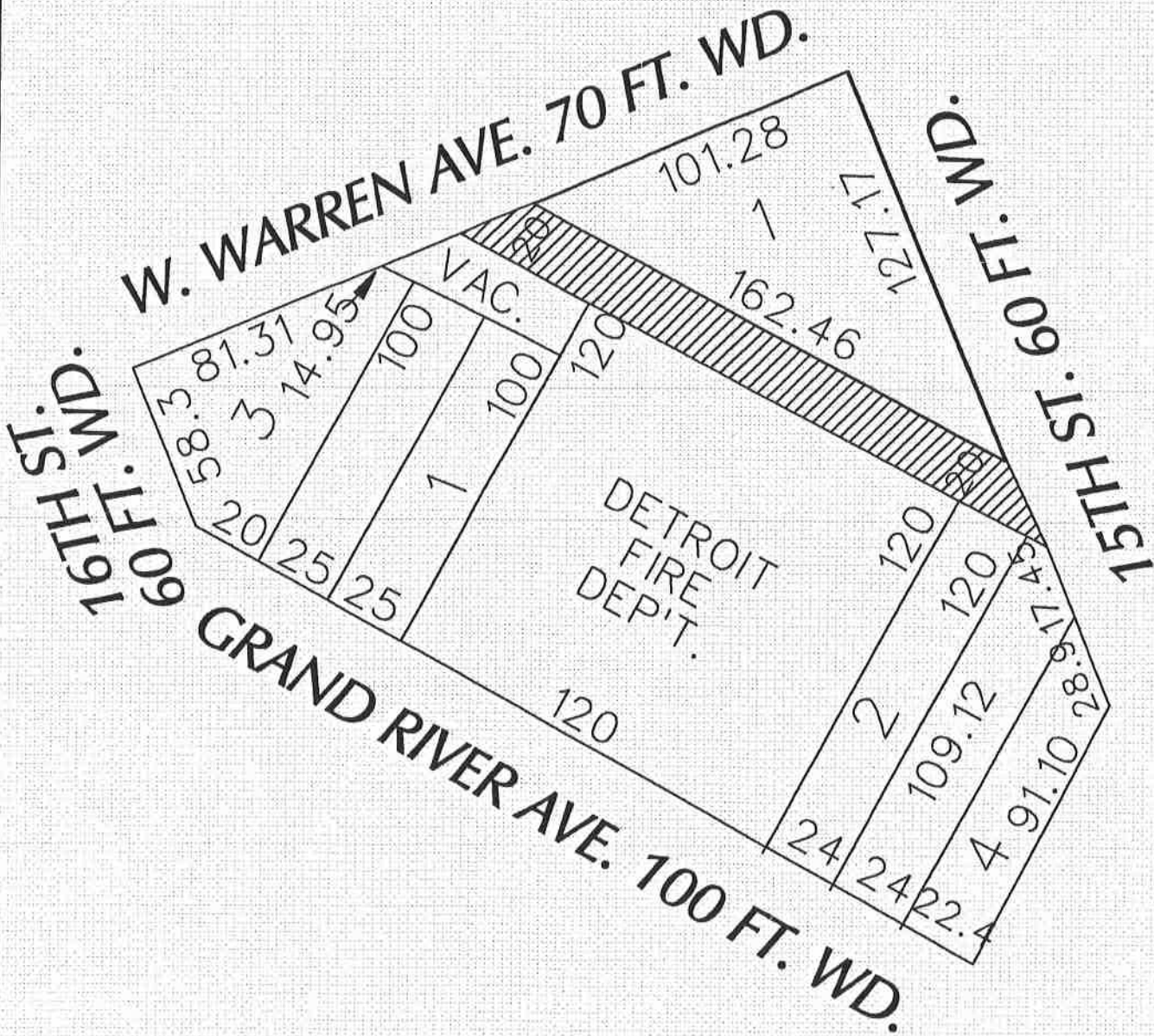
Provided, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon or over said easement, or that no grade changes or storage of materials shall be 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 if it becomes necessary to remove any of the paved alley returns at the entrances (into Warren Avenue and/or 15th Street) 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.

PETITION NO. 1333
 PRINCE REALTY LLC
 4704 16TH ST.
 DETROIT, MICHIGAN 48208
 C/O JOE LERER
 PHONE NO. 214 808-8613



- REQUESTED CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 20 A

B					
A					
	DESCRIPTION	DRWN	CHKD	APPD	DATE
	REVISIONS				
	DRAWN BY	CHECKED			
	DATE	APPROVED			
	01-12-17				

REQUEST TO CONVERT TO EASEMENT
 THE EAST/WEST PUBLIC ALLEY, 16 FT. WD.
 IN THE BLOCK BOUND BY
 15TH, 16TH ST., W. WARREN
 AND GRAND RIVER AVE.

CITY OF DETROIT	
CITY ENGINEERING DEPARTMENT	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1333