



City of Detroit  
Inter-Departmental Communication

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**TO:** Richard Doherty, City Engineer  
City Engineering/Department of Public Works

**FROM:** Debra Singleton, Engineer  
Detroit Water and Sewerage Department

**DATE:** July 2, 2018

**RE:** Petition No. 1823  
Request to Convert to Easement The East/West Alley In The Block Bound By  
Longfellow, McQuade, West Chicago, And Dexter

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The above petition received by this office has been reviewed. With regard to DWSD's interests, our comments are as follows

- Our records indicate that there is a sewer in alley. DWSD has no objections to the conversion to easement provided that the attached provisions for conversion to easement are followed.

If you have any questions, please call me at (313) 267-8309 or Mohammed Fa Siddique at (313)-964-9245.

Sincerely,

Debra Singleton  
Engineer  
Permits Section

DS/MS/gl  
Attachments

CC: Mohamad Farhat, CSF

Michael Duggan, Mayor

City of Detroit  
**City Engineering Division, Department of Public Works  
Survey Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

Date: 03/02/2018

Petition: x1823

- |  |  |
|--|--|
| <input type="checkbox"/> AT&T Telecommunication            | <input type="checkbox"/> Berm Use                          |
| <input type="checkbox"/> Comcast Television (CATV)         | <input checked="" type="checkbox"/> Conversion to Easement |
| <input type="checkbox"/> Detroit Edison (DTE)              | <input type="checkbox"/> Dedication                        |
| <input type="checkbox"/> Fire Department                   | <input type="checkbox"/> Encroachment                      |
| <input type="checkbox"/> Great Lakes Water Authority       | <input type="checkbox"/> Outright Vacation                 |
| <input type="checkbox"/> Land Bank Authority               | <input type="checkbox"/> Temporary Closing                 |
| <input type="checkbox"/> Michcon (DTE)                     |  |
| <input type="checkbox"/> Planning & Development Department |  |
| <input type="checkbox"/> Public Lighting Authority         |  |
| <input type="checkbox"/> Public Lighting Department        |  |
| <input type="checkbox"/> Police Department                 |  |
| <input type="checkbox"/> Solid Waste Division, DPW         |  |
| <input type="checkbox"/> Street Design Bureau, DPW         |  |
| <input type="checkbox"/> Street Maintenance Division, DPW  |  |
| <input type="checkbox"/> Traffic Engineering Division, DPW |  |
| <input type="checkbox"/> Water and Sewerage Department     |  |
| <input type="checkbox"/> _____                             |  |

A petition drawing is attached. Property shown on the attached print is proposed to be changed as indicated. Kindly report (using the back of this sheet) the nature of your services, if any affected by the proposed change and the estimated costs of removing and rerouting such services (if necessary).

Please return one copy to City Engineering Division, DPW within two weeks of the submittal date. Retain one copy and print for you file.

Ron Brundidge, Director, Department of Public Works

By: Richard Doherty, CED DPW  
City Engineer

**TO: City Engineering Division, DPW  
2 Woodward Ave., Suite 642  
Detroit, Michigan 48226-3462  
Survey Bureau: 313-224-3970**

**Petition: x1823**

The proposed change in property (referred to on the other side of this sheet) would affect our services as follows:

- Not Involved
  
- Involved; but asking you to hold action on this petition until further notice.
  
- Involved; but no objections to the property change.
  
- Involved; objection to the property change.
  
- Involved; but no objections to the property change...provided as easement of the full width of the public right-of-way (street, alley or other public place) is reserved.
  
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

\_\_\_\_\_  
(Utility or City Department)

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Area code – Telephone number

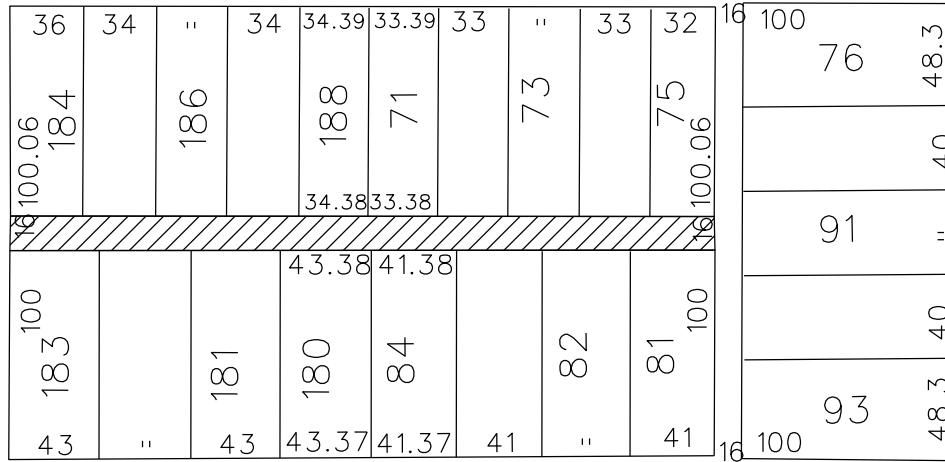
PETITION NO. 1823  
 UNION CAPITOL DEVELOPMENT  
 3535 CASS AVE.  
 DETROIT, MICHIGAN 48226  
 C/O ROBERT ZINSER  
 PHONE NO. 734 330-1185



**McQUADE AVE. 50 FT. WD.**

**W. CHICAGO AVE. 60 FT. WD.**

**DEXTER AVE. 100 FT. WD.**



**LONGFELLOW AVE. 50 FT. WD.**

 - CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 22 C

B					<b>CONVERSION TO EASEMENT</b> <b>THE EAST/WEST PUBLIC ALLEY, 16 FT. WD.</b> <b>IN THE BLOCK BOUND BY</b> <b>LONGFELLOW, McQUADE, W. CHICAGO</b> <b>AND DEXTER AVE.</b>	<b>CITY OF DETROIT</b> <b>CITY ENGINEERING DEPARTMENT</b> <b>SURVEY BUREAU</b>
	A					
DESCRIPTION		DRWN	CHKD	APPD	DATE	JOB NO. 01-01
DRAWN BY		CHECKED		DATE		
WLW		KSM		03-02-18		DRWG. NO. X 1823
DATE		APPROVED				



## PROVISIONS FOR CONVERSION TO EASEMENT

1. 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.

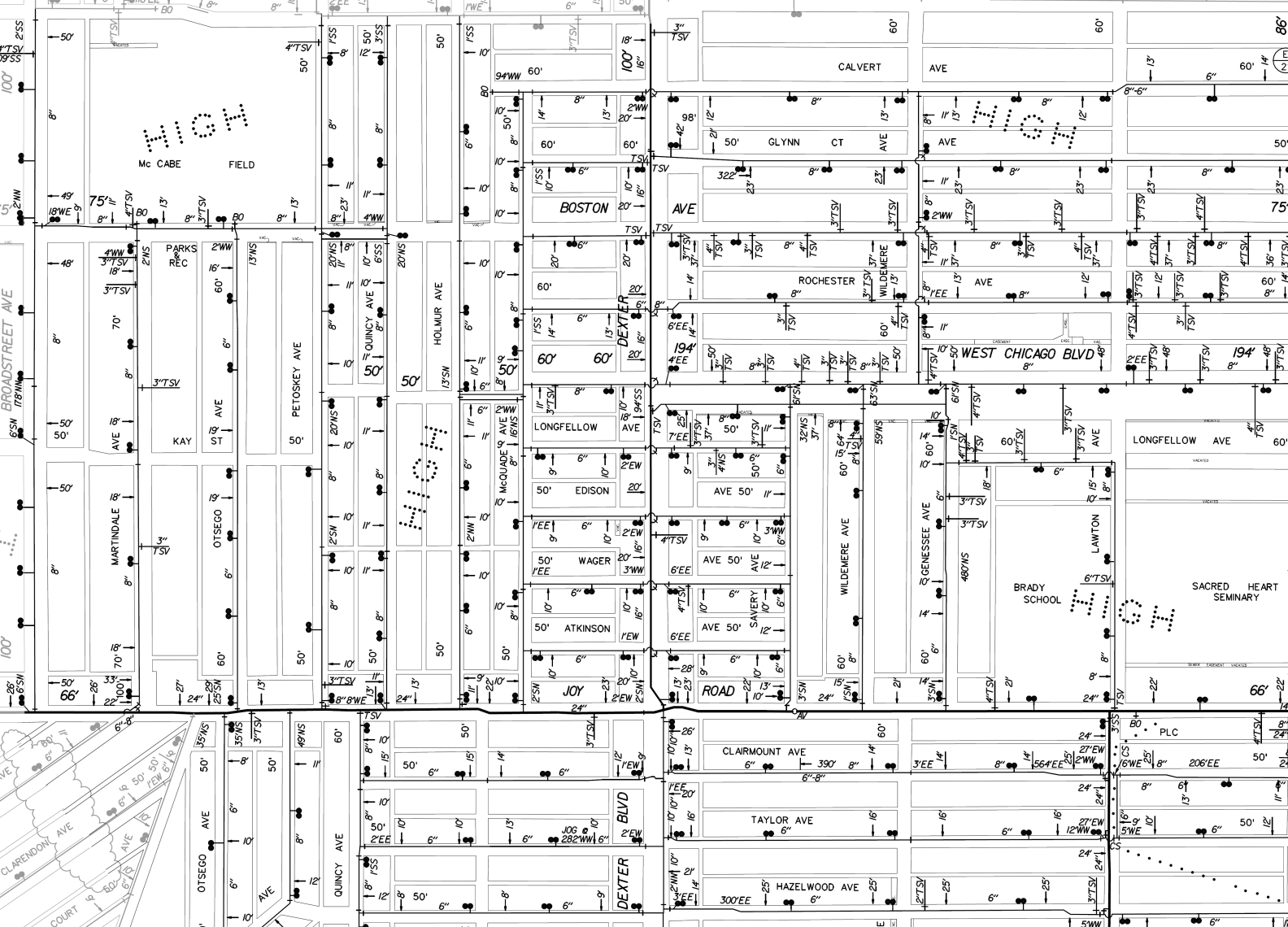
Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for Detroit Water and Sewerage Department equipment, including the use of backhoes, bull dozers, cranes or pipe trucks, and other heavy construction equipment, as necessary for the alteration or repair of the sewer or water main facilities.

The Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide posts over its water mains at reasonable intervals and at points of deflection.

2. Said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including fences, 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.
3. If at any time in the future, the owners of any lots abutting on said conversion to easement 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.

These provisions shall be made part of the City Council's Vacating Resolution.

04/08/13



Mc CABE FIELD

BOSTON AVE

WILMINGTON HIGH AVE

MARTINDALE AVE

PETOSKEY AVE

DEXTER AVE

WEST CHICAGO BLVD

MARTINDALE AVE

OTSEGO AVE

LONGFELLOW AVE

LONGFELLOW AVE

CLARENDON AVE

QUINCY AVE

JOY ROAD

GENESSEE AVE

COURT AVE

QUINCY AVE

DEXTER BLVD

HAZELWOOD AVE

SACRED HEART SEMINARY

BRADY SCHOOL

LONGFELLOW AVE

CLAIRMOUNT AVE

TAYLOR AVE

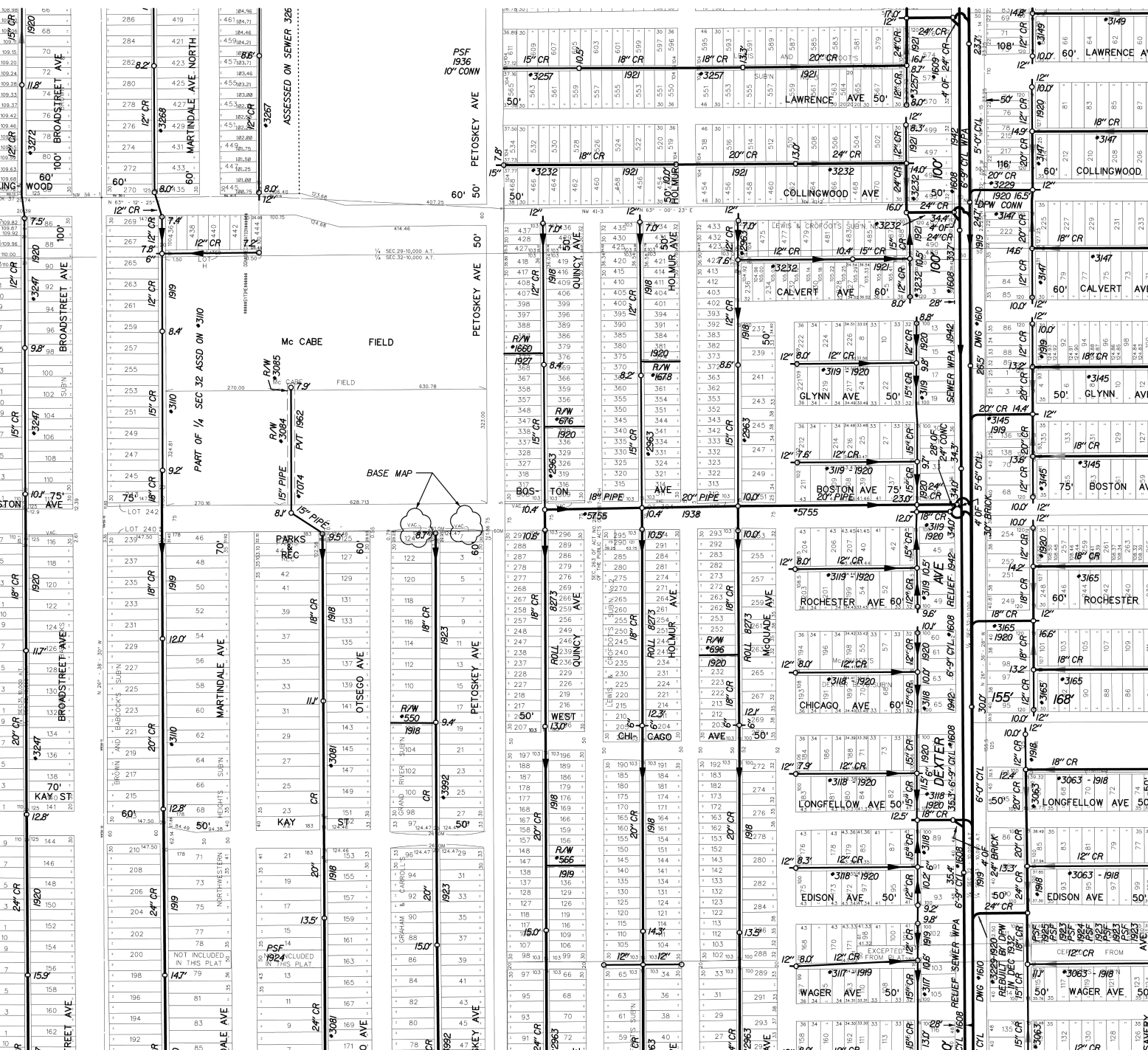
HAZELWOOD AVE

PLC

PLC

PLC

PLC





# LATERAL SEWER IN ALLEY

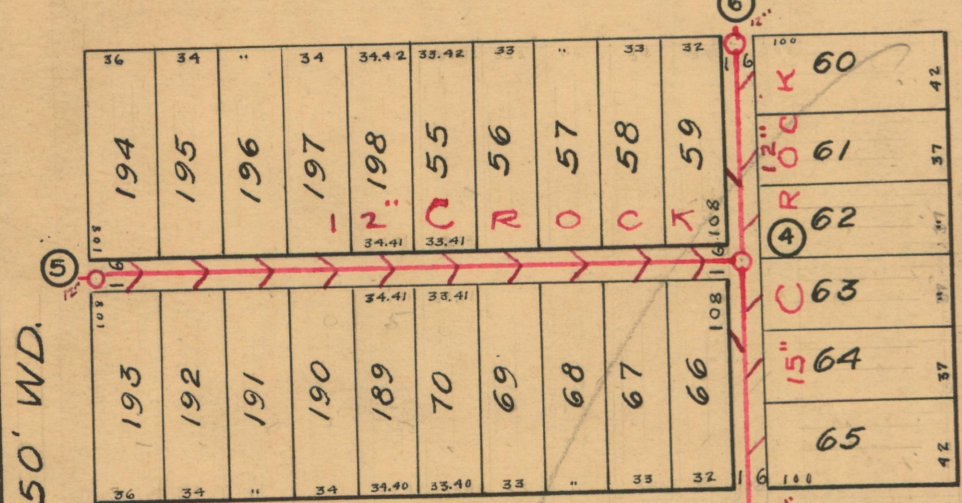
IN BLOCKS BOUNDED BY  
M<sup>rs</sup> QUADE - DEXTER - EDISON - ROCHESTER.

## DETAILS

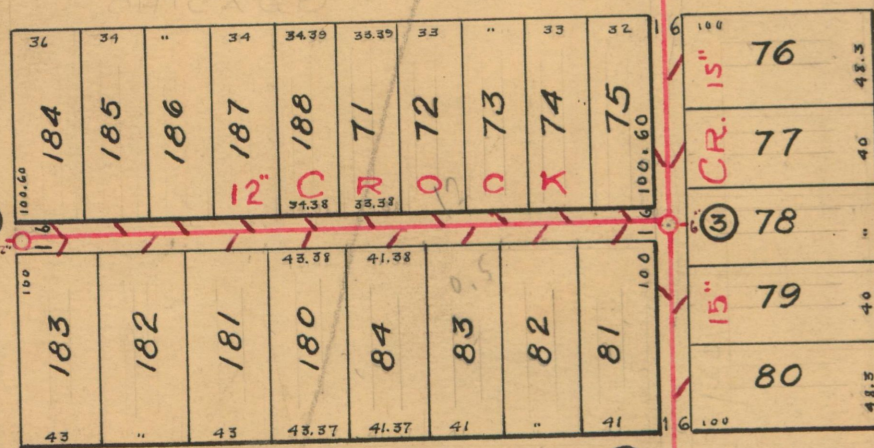
TOTAL LENGTH OF SEWER 1,962<sup>00</sup> FT. M. OR L.  
 " " " 18" CROCK 158<sup>00</sup> INC. BEND & SLANT.  
 " " " 15" " 418<sup>00</sup> " 10-6" & 2-12"-Y'S.  
 " " " 12" " 1,386<sup>00</sup> " 766"-Y'S.  
 9 MANHOLES INC. 60 IRON STEPS. 2-6" & 6-12" CON'S.

NOTE: CONTRACTOR TO FURNISH BULKHEAD AND DO HIS OWN PUMPING  
 IF MAIN SEWER IS NOT READY FOR CONNECTION.

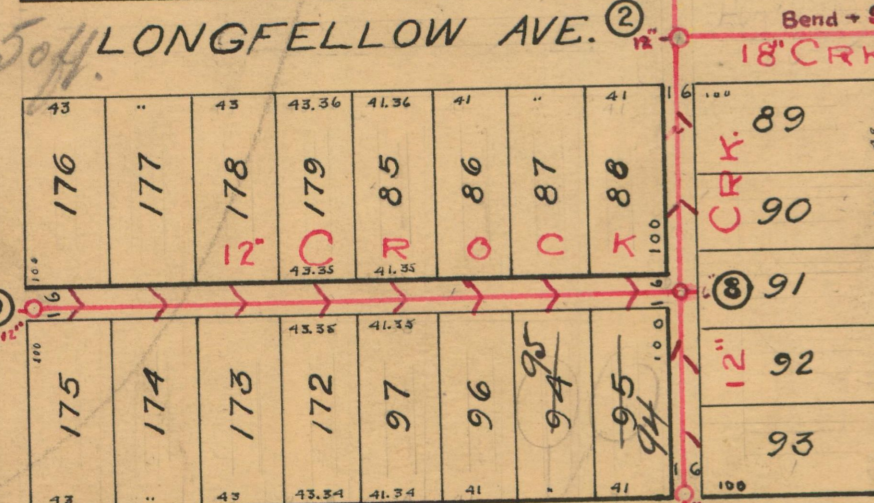
ROCHESTER AVE. 60' WD.



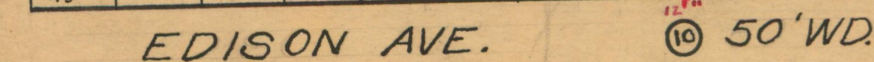
CHICAGO BLVD. 60' WD.



M<sup>rs</sup> QUADE AVE. 50' WD.

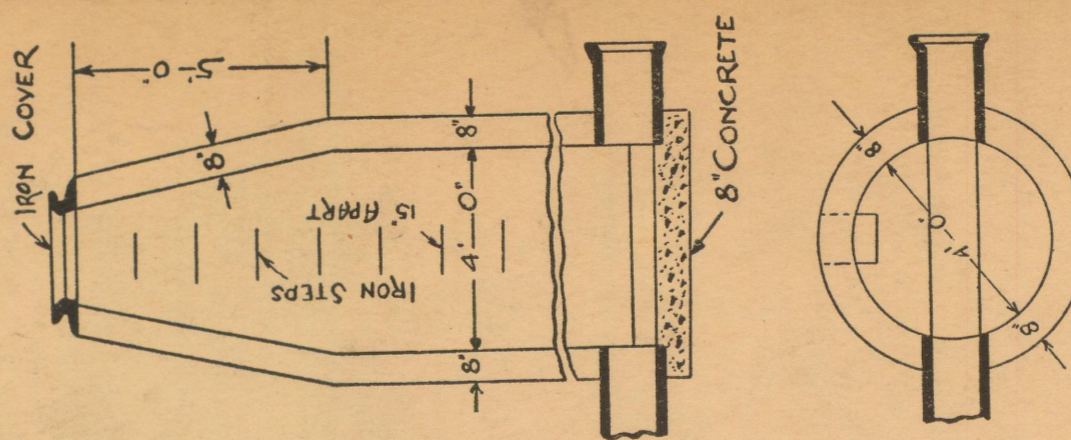


EDISON AVE. 50' WD.

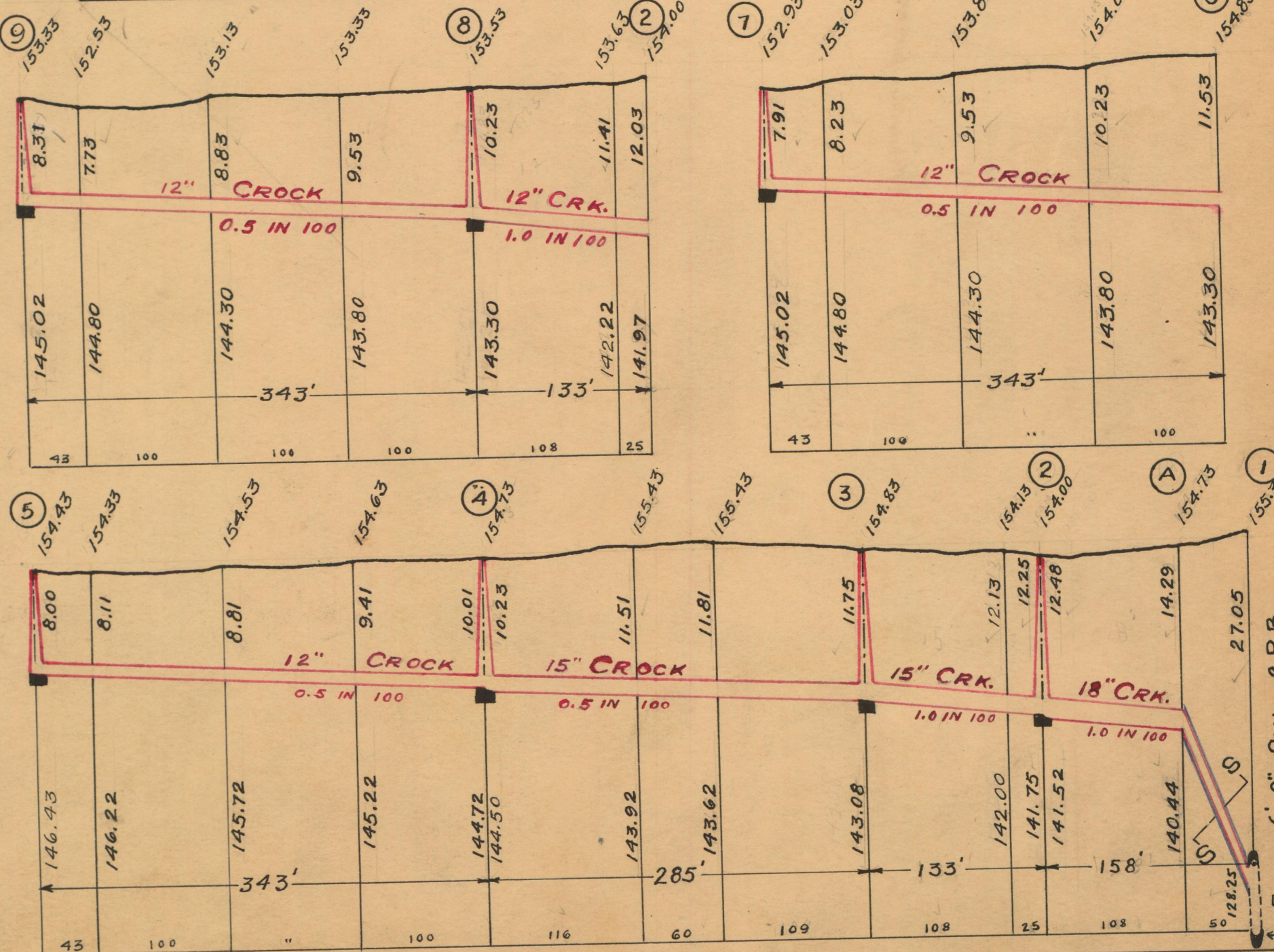
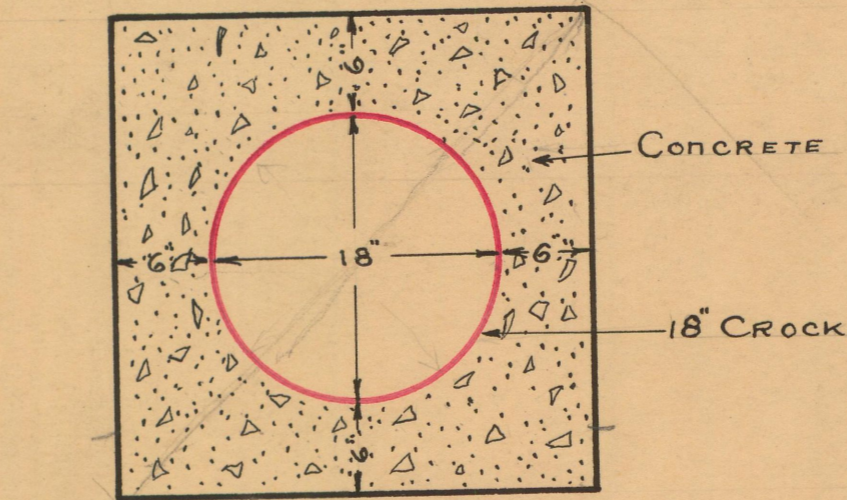


DEXTER BLVD. 100' WD.

EXIST'G. 6'-0" CYL.



Section S-S A-1



DEPARTMENT OF PUBLIC WORKS  
 CITY ENGINEER'S OFFICE  
 DETROIT, MICH.  
 SEWER NO. 3118  
 ROLL NO. 8428  
 PETITION No. 8199 - 9245  
 PETITION DATE Jun. 13-16 Dec. 12-16  
 RESOLUTION Apr. 15-1919  
 BIDS OPENED Apr. 25-1919  
 CONTRACT CONF'D. Apr. 29-1919  
 COMPLETED Jan. 24-1920  
 CONTR. P. D. BAKER  
 \$ 3574<sup>00</sup>

SECTION 32 - 10000 A.T. CITY OF  
 Detroit Wayne Co. Michigan (ALL)

BKd 60 105 106 107 108 109 110 111 112 113 114

NOTE--Contractor to furnish and set  
 as markers for all connections 1/2 inch  
 iron rods 2 feet long with 3 inch tile  
 collar 6 inches long.

DEPARTMENT OF PUBLIC WORKS

25713

SCALE	VERTICAL 1" = 10'		HORIZONTAL 1" = 100'	
DRAWN	E. G.	CHECK	R <sup>3</sup>	
TRACED	E. G.	NOTE BOOK	153	11-12





**Union Capital Development LLC**  
Housing and Financial Development Consultants  
3535 Cass Ave  
Detroit, MI 48201

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October 24, 2017

The Honorable City Council  
Attn: Office of the City Clerk  
200 Coleman A. Young Municipal Center  
Detroit, MI 48226

Honorable Ladies and Gentlemen:

Union Capital Development, acting as an agent of the Salvation Army, an Illinois Corporation, 10 W. Algonquin, Des Plaines, Illinois 60016, requests to petition your honorable body for the closing of the east-west alley behind 3729 W. Chicago. The alley is bounded by West Chicago to the North, Dexter to the East, Longfellow to the South and McQuade to the West. We would seek to accomplish this immediately upon the approval of your honorable body.

It is the intent of The Salvation Army to establish a child day care facility in an existing church and a non-profit neighborhood center at the above location. There is no plan to construct anything in the right-of-way or effect existing utilities. It is necessary to close the alley in order to provide access to the required 2, 000 sq. ft. outdoor play area without crossing a street or alley. The Salvation Army has acquired title to the property on the north and south sides of the alley.

We are providing copies of the title documents and a site plan for clarity. If you need any additional information, please contact me. If your honorable body finds some controversy or reason to deny our petition, we ask for a formal hearing to present our case.

Respectfully,

A handwritten signature in black ink, appearing to read 'Robert Zinser', with a long horizontal line extending to the right.

Robert Zinser  
734-330-1185

00121945 NOV 20 2000

KCC 10/11/01

Liber-32787 Page-565  
200393661 11/20/2000  
F.E. Youngblood, Wayne Co. Register of Deeds  
RDJHCEL

QUIT CLAIM DEED

Subject to the following paragraph, the City of Detroit, a Michigan public body corporate whose address is 2 Woodward Avenue, Detroit, MI 48226, quit claims to  
The Salvation Army, an Illinois Corporation  
whose address is 10 W. Algonquin, Des Plaines, Illinois 60016

(See Attached Exhibit A)

AKIA 3729, 3735, 3741, 3751, 3765, 3787-3789 W. Chicago, 3734-3738 & 3742-3744 Longfellow  
Ward 14 Items 3521, 3522, 3523, 3524, 3525, 3526, 3519 & 3518 (the  
"Property") for the sum of Forty-Two Thousand and 00/100 Dollars  
(\$42,000.00) subject to and reserving to the City of Detroit its rights under public easements and rights of way, easements of record, applicable zoning ordinances, development plans pursuant to Act 344 of 1945 as amended (if any), and restrictions of record.

This Deed is given subject to the terms, covenants and conditions of an Agreement to Purchase and Develop Land dated JUNE 20, 2000, entered into by the parties hereto and which is incorporated herein by reference and recorded on \_\_\_\_\_ in the Office of the Register of Deeds for the County of Wayne, none of the terms, covenants and conditions of which shall be deemed merged in this Deed. The covenants therein recited to be covenants running with the land are hereby declared to be covenants running with the land enforceable by the City as therein set forth.

If the Property is rented for residential occupancy, the Property must be registered as a rental property pursuant to Ordinance 578-H (Detroit City Code § 28-6-42.5.)

This deed is dated as of OCT. 5, 2000

First Title Corporation

49625-00

WITNESSES:

Judy Cannon  
Print: Judy Cannon  
Janice Davis  
Print: Janice Davis

CITY OF DETROIT, a Michigan public body corporate

By: [Signature]  
Print: J. Edward Hannan  
Its: Finance Director

STATE OF MICHIGAN )  
                                  )ss.  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on June 20, 2000, by J. Edward Hannan, the Finance Director of the City of Detroit, a Michigan public body corporate, on behalf of the City.

[Signature]  
Print: Stephanie Summers  
Notary Public, Wayne County, Michigan  
My commission expires: October 29, 2000

Pursuant to § 18-6-12 of the Detroit City Code, I hereby certify that proper and fair consideration has been received by the City pursuant to this instrument.

Approved by City Council 04/26/00  
Detroit Legal News 05 101 100 pp 9  
Approved by Mayor 05/09/00  
Approved as to form and execution:

[Signature]  
Finance Director

[Signature]  
Corp. Counsel

This instrument Drafted by:

When recorded, return to:--

Property Section  
City of Detroit Law Department  
1650 First National Building  
Detroit, Michigan 48226

R QOD 12 4R 2AGS 5 EA) MG  
Grantee  
400 Renaissance Center Ste 2505  
Detroit, MI 48243  
(313) 269-1300

Exempt from transfer taxes pursuant to MCL § 207.505(h)(i) and MCL § 207.526(h) (i)

NO REVENUE ATTACHED

Exhibit A

Legal Description

Land in the City of Detroit, County of Wayne and State of Michigan being Lots 71 through 75, also Lots 82, 83 and Lots 184 through 188; "McQuades Dexter Boulevard Subdivision, of Part of the East Quarter of 1/4 Section 32, 10,000 A. T. City of Detroit, Wayne Co., Michigan as recorded in Liber 35, Page 5 of Plans, Wayne County Records.

DESCRIPTION CORRECT  
ENGINEER OF SURVEYS

BY *Martin C. Quinn*  
METCO SERVICES, INC.

A/K/A 3729, 3735, 3741, 3765, 3787-89 Chicago, 3734-36 & 3742-44 Longfellow  
Ward 14 Items 3521, 3522, 3523, 3524, 3525, 3526, 3519 & 3518

02155672 SEP 18 2002

STATE OF MICHIGAN

WAYNE COUNTY  
OCTOBER 26, 2002  
RECEIPT #34477



REAL ESTATE  
TRANSFER TAX

\$ 98.00-CO  
\$ 878.00-ST  
STAMP #188377714

L1-24914 Pa-814  
202530473 9/18/2002  
Berard J. Youngblood  
Wayne Co. Register of Deeds

P. O

RECEIVED

2002

Commonwealth  
Land Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That Lloyd A. Watley, an unmarried man  
whose street number and post office address is: 3123 E. Larned  
Detroit, Michigan 48207

Convey(s) and Warrant(s) to: The Salvation Army, an Illinois Corporation  
whose street number and post office address is: Central Territorial BQ, 10 W. Algonquin  
10 W. Algonquin Rd.  
Des Plaines, IL 60016-6006  
the following described premises situated in the City of Detroit, County of Wayne, and  
State of Michigan, to-wit:

Lot 84, McQuade Dexter Boulevard Subdivision, as recorded in Liber 35, Page 5, of  
Plats, Wayne County Records.

3750-52 LONGFELLOW

Tax I.D. No. 003817 Ward No. 14

This is to certify that there are no tax liens or other  
claims against this property and that taxes are paid for FIVE  
YEARS previous to date of this instrument.

AUG 15 2002

No. 6944 Clerk *Marked G. Hahn*  
Treasurer, City of Detroit

More commonly known as: 3750-52 Longfellow, Detroit, Michigan 48206  
for the sum of NINETY THOUSAND AND 00/100, (\*\*\$90,000.00) Dollars

subject to existing building and use restrictions, easements of record, and zoning  
ordinances, if any;

Dated this 28th day of June, 2002

Signed and Sealed:

*Lloyd A. Watley*  
Lloyd A. Watley

STATE OF Michigan

COUNTY OF Oakland

} ss.

The foregoing instrument was acknowledged before me this 28th day of June, 2002  
by Lloyd A. Watley, an unmarried man

My Commission expires 12/12, 02 Notary Public, Oakland County, Michigan

After recording return to:  
Geoffrey Gallinger  
Kott, Sangster, Wysocki & Bary, P.C.  
400 MacCaw, Ste. 3555, Detroit, MI 48243  
Rev. \$774.00

Drafted By:  
Lloyd A. Watley, Assisted by  
Commonwealth Land Title Ins. Co.  
960 Wilshire, Ste. 305, Troy, MI 48064  
177913

This is to certify that there are no tax liens or other  
claims against this property and that taxes are paid for FIVE YEARS  
previous to date of this instrument EXCEPT



WAYNE COUNTY TREASURER  
QUIT CLAIM DEED

(Issued under Act 206 Public Act of 1893, as Amended by Act 123 of Public Acts of 1999)

Richard P. Hathaway, Treasurer of the Charter County of Wayne, Michigan, hereinafter called the Grantor/Treasurer whose address is 400 Monroe, Suite 520, Detroit, Michigan 48226, by authority of Act 206 of Public Acts of 1893, as amended by Act 123 of Public Acts of 1999, as amended, conveys and quit claims to  
**DETROIT LAND BANK AUTHORITY**

hereinafter called the Grantee, whose address is  
**500 GRISWOLD STREET, SUITE 1200 DETROIT, MI 48226** the following  
described premises located in the **CITY OF DETROIT, WAYNE COUNTY, MI**

Tax Parcel ID # **14003516**  
Legal Description:  
**N LONGFELLOW 180 MCQUADES DEXTER BLVD SUB L35 P5 PLATS, W C R 14/184 43.37 X 100**

Commonly known as: **3758 LONGFELLOW DETROIT, MI 48206**

For the full consideration of **\$0.00** Dollars Date **January 13, 2016**

Pursuant to the provisions of Section 78k(5)(c) and 78k(5)(e) parcels are subject to visible or recorded easements and rights of way, private deed restrictions, building restrictions of record, all future installments of special assessments and liens recorded by the State or the foreclosing governmental unit or restrictions or other governmental interests imposed pursuant to the Natural Resources and Environmental Protection Act being Public Act 451 of 1994. This conveyance is exempt from taxes pursuant to MCL 207.505(h)(1) and MCL 207.526(h)(1).

**Declaration of Conditions Subsequent** This Declaration is made to give record notice of the conditions subsequent to the sale of the Property by imposition of the following restrictions on the sale to the Property

- A That Grantee or any subsequent Purchaser/Assignee shall pay all tax obligations due on the date the Deed is issued and shall keep current payment on all tax obligations for the two years following the date the deed was issued
- B That Grantee or subsequent Purchaser/Assignee shall either demolish the property within six months following the date of the deed or maintain and secure the Property for two years following the date of the deed from Grantor/Treasurer in accordance with local building, health and public safety ordinances
- C That failure of the Grantee or subsequent Purchaser/Assignee to comply with above clauses A and/or B or to cure the default within 30 days of written notice may result in a reversion of the title of the Property to the Grantor/Treasurer or assigned to the State of Michigan, County of Wayne, City, or Township where the property is located, at the discretion of the Grantor/Treasurer. The right of reversion of title shall reinstate fee simple absolute title to the Grantor/Treasurer or to Treasurer's assignee within 30 days of failure to cure default, unless extended at the Treasurer's sole discretion. Written notice of default and failure to cure default addressed to the Grantee and mailed to the Grantee's address as written on the deed shall be notice to any subsequent Purchaser/Assignee, unless a copy of the Property Transfer Affidavit (PTA) that was filed with the local Assessor and which includes any change of mailing address is hand delivered to and signed as received by said Grantor/Treasurer, or designated representative. **DURING THE TAX YEARS THAT THE CONDITIONS SUBSEQUENT APPLY, THIS PROPERTY SHALL NOT BE SOLD, CONVEYED OR TRANSFERRED UNLESS ALL TAXES ARE PAID IN FULL. VIOLATORS SHALL BE PERSONALLY LIABLE TO PURCHASER AND/OR GRANTOR/TREASURER FOR DAMAGES AND AGREE TO SUBMIT TO THE JURISDICTION OF THE COURTS IN THE STATE OF MICHIGAN**

In Witness Whereof the Grantor, has signed and affixed the seal of the Wayne County Treasurer the day and year first above written



*Richard P. Hathaway*  
Richard P. Hathaway  
Wayne County Treasurer

STATE OF MICHIGAN )  
COUNTY OF WAYNE )

The foregoing instrument was acknowledged before me on this **13** day of **January**, **2016** by  
Richard P. Hathaway, Wayne County Treasurer

Commonwealth

02133001 AUG 08 2002

LI-26708 Pa-1948  
202477044 8/08/2002  
Bernard J. Younsblood  
Washt Co. Register of Deeds

Commonwealth  
Land Title Insurance Company

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS: That James C. Dickerson, an unmarried man and Evelyn Mason, as joint tenants with full rights of survivorship

whose street number and post office address is: 7037 Chalfonte  
Detroit, Michigan 48238

Convey(s) and Warrant(s) to: The Salvation Army, an Illinois Corporation

whose street number and post office address is: Central Territorial Headquarters  
10 W. Algonquin Rd.  
Des Plaines, IL 60016-6006

the following described premises situated in the City of Detroit, County of Wayne, and State of Michigan, to-wit:

Lot 181, McQuades Dexter Boulevard Subdivision, as recorded in Liber 35, Page 5, of Plats, Wayne County Records.

3768-3770 LONGFELLOW

Tax I.D. No. 003515 Ward No. 14



More commonly known as: 3768-3770 Longfellow, Detroit, Michigan 48206

for the sum of EIGHTY THOUSAND AND 00/100, (\*\*\*\$80,000.00\*) Dollars

subject to existing building and use restrictions, easements of record, and zoning ordinances, if any;

Dated this 28th day of June, 2002

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument.

JUL 08 2002  
No. 5448 Clerk *[Signature]*  
Treasurer, City of Detroit

Signed and Sealed:

*[Signature]*  
James C. Dickerson  
*[Signature]*  
Evelyn Mason

STATE OF Michigan }  
COUNTY OF Oakland } ss.

The foregoing instrument was acknowledged before me this 28th day of June, 2002 by James C. Dickerson, an unmarried man and Evelyn Mason, as joint tenants with full rights of survivorship

My Commission expires 12/19/03 Notary Public, Oakland County, Michigan

After recording return to:  
Geoffrey Gallinger  
Katz, Sengster, Wysocki and Berg, P.C.  
400 RamGen, Ste. 3555, Detroit, MI 48243  
Rev. \$188.00

Drafted By:  
James Dickerson & Evelyn Mason  
Assisted by Commonwealth Land Title Ins.  
900 Milshire, Ste. 305, Troy, MI 48064  
177913

This is to certify that there are no tax liens or taxes on this property and that taxes are paid for FIVE YEARS previous to date of this instrument EXCEPT \$2578

07-20-2002 3:01 7759

OFFICE 4 M