



City of Detroit
Inter-Departmental Communication

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

FROM: Debra Singleton, Engineer
Detroit Water and Sewerage Department

DATE: September 17, 2019

RE: Petition #113 revised
Request for Conversion To Easement A Portion of Mt. Elliott Ave, South Of
Wight to The Detroit River In The Area Bound By Iron, Leib, E Jefferson, And the
Detroit River

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 the 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

"REVISED"

City of Detroit

City Engineering Division, Department of Public Works Survey Bureau

NOTICE OF PROPOSED CHANGE IN PROPERTY

Date: 05/02/2019

Petition: x113

- | | |
|--|--|
| <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: x113

"REVISED"

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

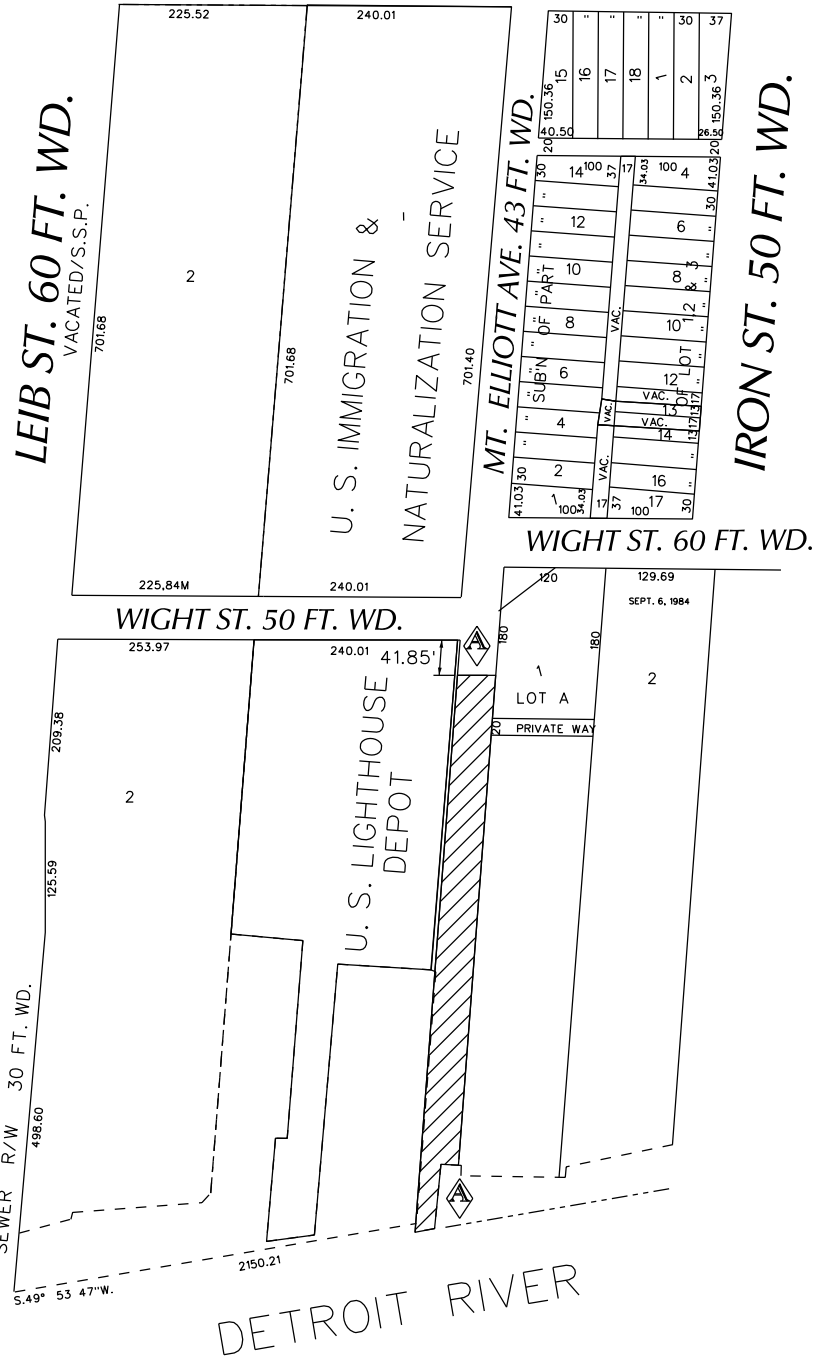
Area code – Telephone number

PETITION NO. 113
 BB&E INC.
 C/O U.S. COAST GUARD
 235 E. MAIN ST. SUITE 107
 NORTHVILLE, MICHIGAN 48167
 C/O SEAN P. MCNALLY
 PHONE NO. 248 359-7317

"REVISED"



E. JEFFERSON AVE. 120 FT. WD.



- CONVERSION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 38 F & 46 D

B						<p align="center">CONVERSION TO EASEMENT A PORTION OF MT. ELLIOTT AVE, 46 FT. WD. IN THE AREA BOUND BY IRON, LEIB ST., E. JEFFERSON AVE. AND DETROIT RIVER</p>	CITY OF DETROIT CITY ENGINEERING DEPARTMENT SURVEY BUREAU	
A	CHANGE FROM OUTRIGHT VACATION TO CONVERSION TO EASEMENT	WLW	KSM	KSM	5/2/19		JOB NO. 01-01	
	DESCRIPTION	DRWN	CHKD	APPD	DATE		DRWG. NO. X 113	
REVISIONS								
DRAWN BY	WLW	CHECKED	KSM					
DATE	08-31-18	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

CERTIFIED SURVEY



LOCATION MAP

NOT TO SCALE



AERIAL VIEW

NOT TO SCALE

INDEX TO SHEETS

1. COVER SHEET
2. BOUNDARY SURVEY
3. ENLARGED DETAILED CORNERS
4. LEGAL DESCRIPTIONS
5. SURVEY NOTES
6. TOPOGRAPHICAL SURVEY

THIS BOUNDARY SURVEY
WAS PERFORMED FOR:
U.S. COAST GUARD

SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: S.PALAZZOLA

DATE: 12-21-17

CHECKED: J.VIDICAN

DATE: 12-21-17

MANAGER: J.VIDICAN

SCALE: N/A

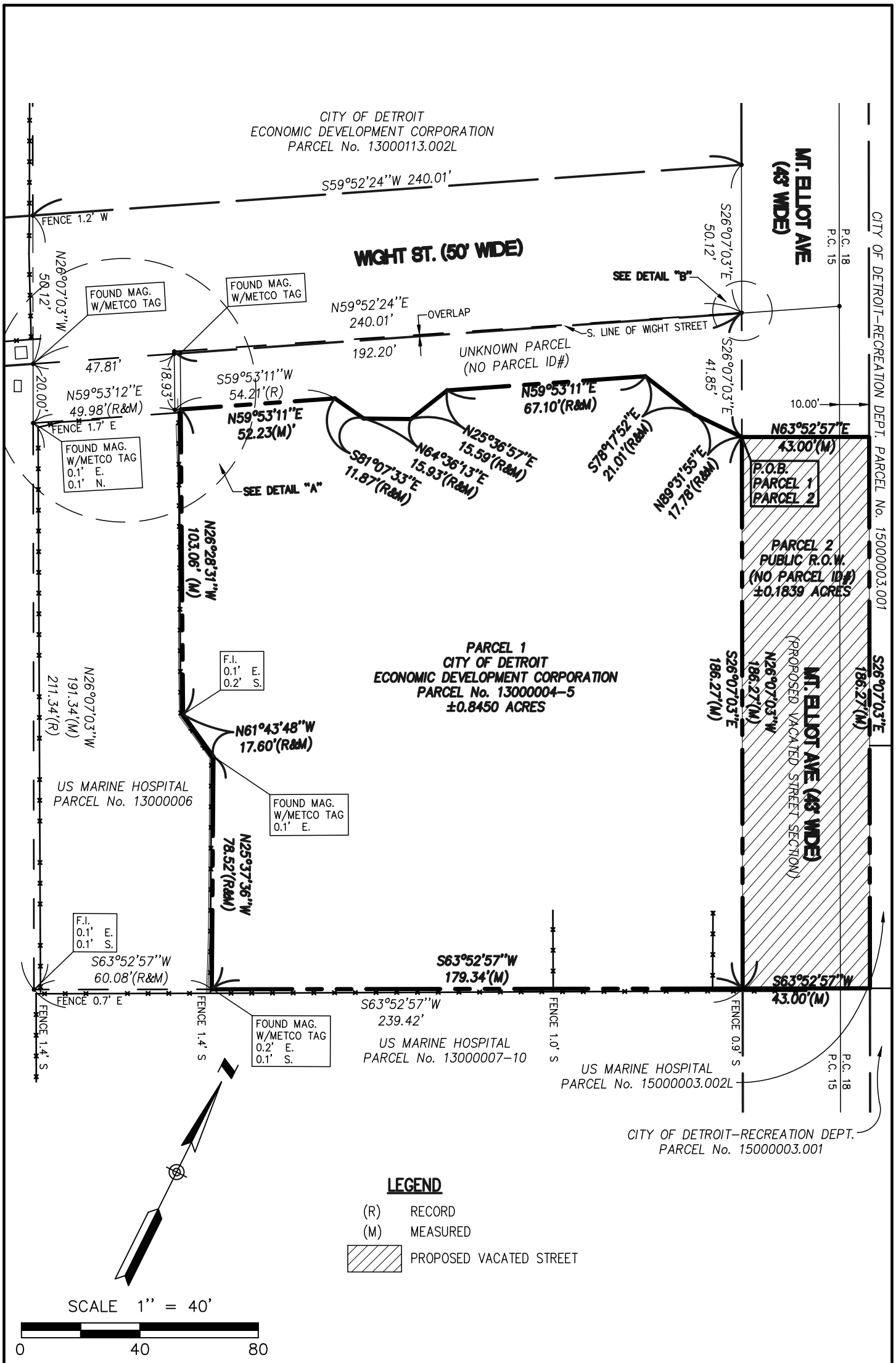
JOB No. SM17136BDY

SHEET: 1 OF 6

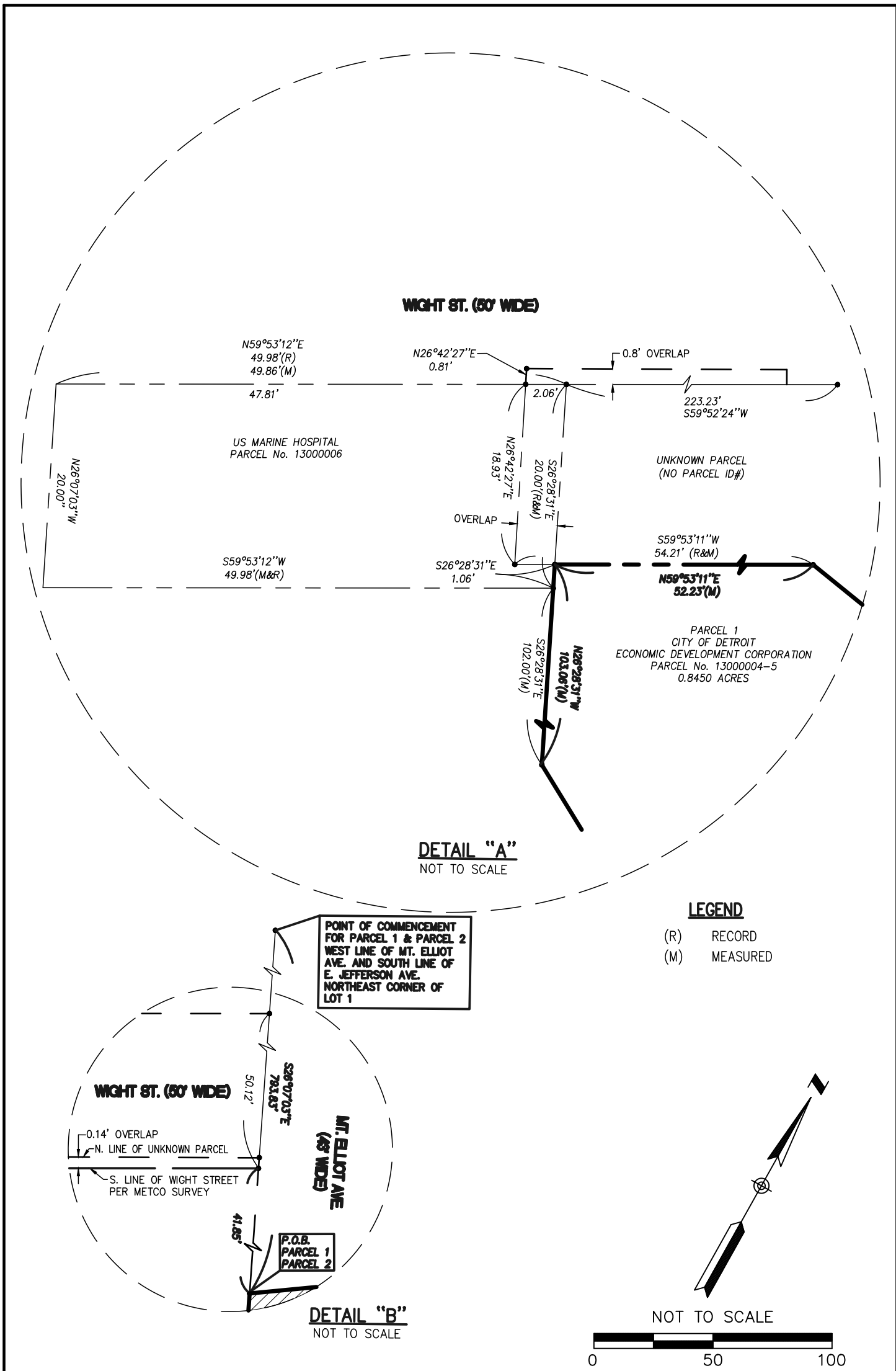
PRIVATE CLAIM 15 & 18

CITY OF DETROIT

WAYNE COUNTY, MI



<p>SPALDING DeDECKER Engineers Surveyors</p> <p>905 South Blvd. East Rochester Hills, MI 48307 www.sda-eng.com</p> <p>Phone: (248) 844-5400 Fax: (248) 844-5404</p>	DRAWN: S.PALAZZOLA	DATE: 12-21-17
	CHECKED: J.VIDICAN	DATE: 12-21-17
	MANAGER: J.VIDICAN	SCALE: 1" = 40'
	JOB No. SM17136BDY	SHEET: 2 OF 6
	PRIVATE CLAIM 15 & 18	
CITY OF DETROIT	WAYNE COUNTY, MI	



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CHECKED: J.VIDICAN	DATE: 12-21-17
MANAGER: J.VIDICAN	SCALE: N/A
JOB No. SM17136BDY	SHEET: 3 OF 6
PRIVATE CLAIM 15 & 18	
CITY OF DETROIT	WAYNE COUNTY, MI

LEGAL DESCRIPTION

AS FIELD SURVEYED BY SPALDING DEDECKER ASSOCIATES, INC. (SDA)

PARCEL #1: LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

PART OF THE "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," RECORDED ON OCTOBER 11, 1855 IN LIBER 60, PAGE 427 OF DEEDS, WAYNE COUNTY RECORDS, PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," SAID NORTHEASTERLY CORNER OF LOT NO. 1 BEING THE SOUTHWESTERLY CORNER OF MT. ELLIOTT AVENUE, 43 FEET WIDE, AND JEFFERSON AVENUE, 120 FEET WIDE, THENCE ALONG THE WESTERLY LINE OF MT. ELLIOT AVENUE, S26°07'03"E 793.83 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID WESTERLY LINE OF MT. ELLIOT AVENUE, S26°07'03"E 186.27 FEET; THENCE S63°52'57"W 179.34 FEET; THENCE N25°37'36"W 78.52 FEET; THENCE N61°43'48"W 17.60 FEET; THENCE N26°28'31"W 103.06 FEET; THENCE N59°53'11"E 52.23 FEET; THENCE S81°07'33"E 11.87 FEET; THENCE N64°36'13"E 15.93 FEET; THENCE N26°36'57"E 15.59 FEET; THENCE N59°53'11"E 67.10 FEET; THENCE S78°17'52"E 21.01 FEET; THENCE N89°31'53"E 17.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.8450 ACRES OF LAND MORE OR LESS AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD OR OTHERWISE.

PARCEL #2: PROPOSED VACATED STREET SECTION OF MT. ELLIOT AVENUE:

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN BEING A PART OF MT. ELLIOT AVENUE HAVING A 43 FOOT WIDE RIGHT-OF-WAY, PRIVATE CLAIM 15, PRIVATE CLAIM 18, THE "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER" AS RECORDED ON OCTOBER 11, 1855 IN LIBER 60, PAGE 427 OF DEEDS, WAYNE COUNTY RECORDS AND ALSO PART OF LOT 1 OF THE "PLAT OF THE MELDRUM FARM" AS RECORDED ON MARCH 5, 1851 IN LIBER 41, PAGES 87 THROUGH 89 INCLUSIVE OF DEEDS, WAYNE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHEASTERLY CORNER OF LOT 1 OF SAID "PLAT OF LOTS 1 & 2 LIEB FARM BETWEEN JEFFERSON AVENUE AND THE DETROIT RIVER," SAID NORTHEASTERLY CORNER OF LOT NO. 1 BEING THE SOUTHWESTERLY CORNER OF MT. ELLIOTT AVENUE, 43 FEET WIDE, AND JEFFERSON AVENUE, 120 FEET WIDE; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF MT. ELLIOT AVENUE S26°07'03"E 793.83 FEET TO THE POINT OF BEGINNING; THENCE N63°52'57"E PERPENDICULAR TO THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 43.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE; THENCE S26°07'03"E ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 186.27 FEET TO A POINT; THENCE S63°52'57"W PERPENDICULAR TO THE WESTERLY AND EASTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE, 43.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID MT. ELLIOTT AVENUE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF MT. ELLIOT AVENUE N26°07'03"W 186.27 FEET TO THE POINT OF BEGINNING. CONTAINING 0.1839 ACRES OF LAND MORE OR LESS AND SUBJECT TO AND TOGETHER WITH ALL EASEMENTS, EXCEPTIONS, CONDITIONS, RESERVATIONS AND RESTRICTIONS CONTAINED IN PRIOR CONVEYANCES OF RECORD OR OTHERWISE.



SPALDING DeDECKER
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DRAWN: S.PALAZZOLA

DATE: 12-21-17

CHECKED: J.VIDICAN

DATE: 12-21-17

MANAGER: J.VIDICAN

SCALE: N/A

JOB No. SM17136BDY

SHEET: 4 OF 6

PRIVATE CLAIM 15 & 18

CITY OF DETROIT

WAYNE COUNTY, MI

SURVEY REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY PREPARED BY METCO SERVICES, INC., JOB NUMBER 02-009, REVISED 11/11/2005. THE DRAWING INCLUDES THE AREA DESIGNATED NOW AS BEING OWNED BY THE US MARINE HOSPITAL, HAVING A PARCEL # OF 13000006.
2. EXHIBIT FOR VARIABLE WIDTH LEASE AREA FOR RIVERWALK IMPROVEMENTS PREPARED BY GIFFELS-WEBSTER ENGINEERS, INC., JOB NUMBER 16667, REVISED 03/14/2005. RELATES TO THE AREA DESIGNATED AS EXCEPTION PARCEL ON THIS SURVEY DRAWING BY SDA.

SURVEYOR'S COMMENTS

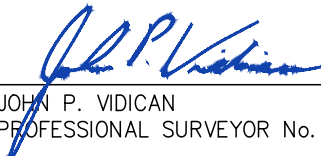
1. SPALDING DEDECKER ASSOCIATES, INC. (SDA) HAS SURVEYED THIS PARCEL IN MARCH, 2009 AND IT WAS UPDATED ON NOVEMBER 6, 2014 (SEE NOTE 3), AND FIELD VERIFIED ON 12/05/17.
2. THE LEGAL DESCRIPTION FOR PARCELS 1 & 2 IS ALSO REFERENCED IN SCHEDULE C IN THE INFORMATIONAL TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT/FILE NUMBER OF C-148270 AND AN EFFECTIVE DATE OF NOVEMBER 16, 2017, REVISION No. 2.
3. THE ORIGINAL BASIS OF BEARINGS WAS THE WESTERLY LINE OF MT. ELLIOT STREET AS DEFINED IN THE MODIFICATION OF AGREEMENT TO EXCHANGE REAL ESTATE. (RECORDED IN LIBER 222607, PAGE 747, WAYNE COUNTY RECORDS). THE RECORDED BEARING WAS S26°31'45"E THE BEARINGS WERE ROTATED PER CITY OF DETROIT REQUEST 11/06/14. THE NEW BASIS OF BEARINGS IS THE BEARING OF MT. ELLIOT AVE. AS LISTED ON AN ALTA/ACSM LAND TITLE SURVEY AS PREPARED BY METCO SERVICES, INC. LAST REVISED ON NOVEMBER 11, 2005) AS N26°07'03"W.
4. WE HAVE SURVEYED THE LOCATION OF WIGHT STREET. THE LOCATION OF WIGHT STREET OVERLAPS THE EXCEPTION PARCEL AS SHOWN ON THE DETAILS.
5. THE FURNISHED LEGAL DESCRIPTION FOR PARCELS 1 & 2 APPEARING IN THE TITLE COMMITMENT AS REFERENCED IN NOTE 2 AGREES WITH THE LEGAL DESCRIPTION APPEARING ON THIS SURVEY EXCEPT FOR THE ACREAGE OF THE PARCELS.
6. THERE WERE NO EASEMENTS OF RECORD TO BE PLOTTED ON PARCEL 1 ACCORDING TO THE INFORMATIONAL TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY HAVING A COMMITMENT/FILE NUMBER OF C-148270 AND AN EFFECTIVE DATE OF NOVEMBER 16, 2017.
7. UTILITY NOTE: SDA HAS MADE A REASONABLE AND PURDENT ATTEMPT TO IDENTIFY THE OUTLETS FOR STORM WATER DRAINAGE AND SANITARY SEWER. THE OUTLETS FOR THIS SITE MAY BE MASKED BY TRAPS IN THE STRUCTURES AND/OR BLIND TAPS DIRECTLY INTO THE TRUNK LINES. THE SEWERS IN DETROIT ARE PART OF A COMBINED STORM/SANITARY SYSTEM. WHERE SDA HAS NOT BEEN ABLE TO PROPERLY DETERMINE WHETHER A PARTICULAR LINE IS "STORM" OR "SANITARY". WE HAVE LABELED THE UTILITY AS SEWER (SWR.)

SURVEYOR'S STATEMENT

TO: U.S. COAST GUARD
FIDELITY NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED, WERE MADE IN ACCORDANCE WITH THE "2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES NO TABLE A ITEMS, PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION, AS A LAND SURVEYOR REGISTERED IN THE STATE OF MICHIGAN, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

DATE: 12/21/17

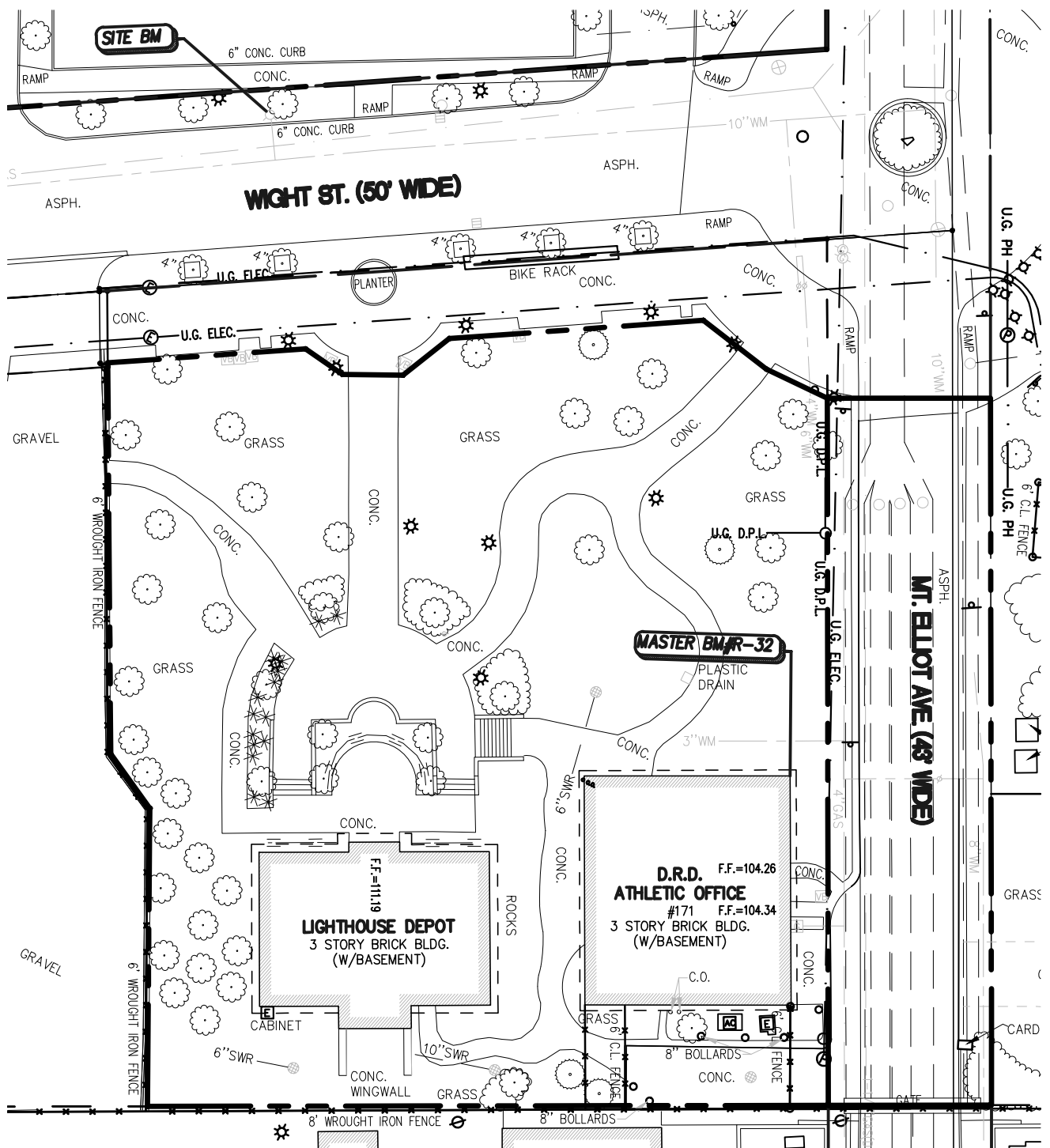

JOHN P. VIDICAN
PROFESSIONAL SURVEYOR No. 54058



 **SPALDING DeDECKER**
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MANAGER: J.VIDICAN	SCALE: N/A
JOB No. SM17136BDY	SHEET: 5 OF 6
PRIVATE CLAIM 15 & 18	
CITY OF DETROIT	WAYNE COUNTY, MI



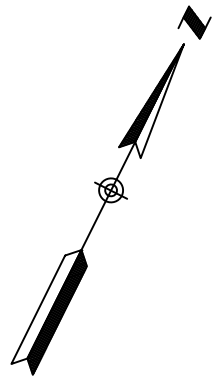
BENCHMARK DESCRIPTIONS

MASTER BENCHMARK

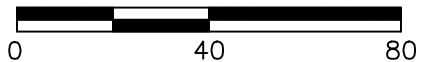
BM#R-32 FOUND BRASS DISC IN NORTHEAST CORNER OF OLD COAST GUARD BUILDING LOCATED AT #203 MT. ELLIOTT AND THE DETROIT RIVER. THE DISK IS STAMPED "R-32 1930 U.S. COAST GEODETIC SURVEY BENCHMARK 588.175 FEET ABOVE MEAN SEA LEVEL".
SOURCE: CITY OF DETROIT DATUM
ELEV.=108.42

SITE BENCHMARK

SITE BM ARROW ON HYDRANT LOCATED ON THE NORTH SIDE OF WIGHT STREET, 1.5' OFF BACK OF CURB AND 145' WEST OF MT. ELLIOTT AVENUE.
ELEV.=111.01



SCALE 1" = 40'



FLOOD PLAIN NOTE

PER THE FLOOD INSURANCE RATE MAP (F.I.R.M.) FOR THE CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, COMMUNITY PANEL No. 285 OF 575, PANEL 0285E, DATED FEBRUARY 2, 2012, THE SURVEY PARCEL IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SPALDING DeDECKER
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SHEET: 6 OF 6

PRIVATE CLAIM 15 & 18

CITY OF DETROIT

WAYNE COUNTY, MI