



CITY OF DETROIT
DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER
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DETROIT, MICHIGAN 48226
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June 9th, 2020

Honorable City Council:

RE: Petition No. 1042 — Trinity Investment Limited LLC, on to outright vacate various streets and alleys bounded by Hendrie Avenue to the south, Field Avenue to the west, Van Dyke Avenue to the east, and Lambert Avenue to the north.

Petition No. 1042- Trinity Investment Limited LLC, on to outright vacate various streets and alleys bounded by Hendrie Avenue (various widths) to the south, Field Avenue (66 ft. wide) to the west, Van Dyke Avenue (66 ft. wide) to the east, and Lambert Avenue (various widths) to the north.

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 in preparation of future light industrial development planned for the site.

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 vacation provided certain provisions are met. The DWSD provisions are a part of the attached resolution.

All other involved City Departments, and privately owned utility companies have reported no objections to the outright vacation of the alley. 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 various streets and alleys bounded by Hendrie Avenue (various widths) to the south, Field Avenue (66 ft. wide) to the west, Van Dyke Avenue (66 ft. wide) to the east, and Lambert Avenue (various widths) to the north, further described as land in the City of Detroit, Wayne County, Michigan being:

- 1) The north-south alley between Medbury Avenue (60 ft. wide) and Hendrie Street (60 ft. wide), bounded by Field Street (66 ft. wide) and vacated Sheridan Avenue (60 ft. wide); described as lying easterly of and adjoining lots 62 through 71, and lying westerly of lots 72 through 81 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 2) The north-south alley between Medbury Avenue (60 ft. wide) and Hendrie Street (60 ft. wide), vacated Sheridan Avenue (60 ft. wide), and Townsend Avenue (60 ft. wide); described as lying easterly of and adjoining lots 204 through 213, and lying westerly of lots 340 through 349 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 3) The north-south alley between Medbury Avenue (60 ft. wide) and Hendrie Street (60 ft. wide), Townsend Avenue (60 ft. wide), and Baldwin Avenue (60 ft. wide); described as lying easterly of and adjoining lots 541 through 550, and lying westerly of lots 663 through 672 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 4) The north-south alley between Lambert Avenue (60 ft. wide) and Medbury Avenue (60 ft. wide), Townsend Avenue (60 ft. wide), and Baldwin Avenue (60 ft. wide); described as lying easterly of and adjoining lots 513 through 530, and lying westerly of lots 512 through 531 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 5) The east-west alley between Lambert Avenue (60 ft. wide) and Medbury Avenue (60 ft. wide), Townsend Avenue (60 ft. wide), and Baldwin Avenue (60 ft. wide); described as lying northerly of and adjoining lots 512 and 513, and lying southerly of lots 503 through 511 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 6) The east-west alley between Lambert Avenue (60 ft. wide) and Medbury Avenue (60 ft. wide), Townsend Avenue (60 ft. wide), and Baldwin Avenue (60 ft. wide); described as lying northerly of and adjoining lots 532 through 540, and lying southerly of lots 530 and 531 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
- 7) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Conger Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying easterly of and adjoining lots 95 through 101, and lying westerly of lots 94 and 102 of

- “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
- 8) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Conger Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying northerly of and adjoining lots 102 through 105, and lying southerly of lots 91 through 94 of “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 9) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying easterly of and adjoining lots 110 through 116, and lying westerly of lots 109 and 117 of “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 10) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying northerly of and adjoining lots 117 through 120, and lying southerly of lots 106 through 109 of “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 11) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Hendrie Avenue (80 ft. wide); described as lying easterly of and adjoining lots 125 through 127, and lying westerly of lot 124 of “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 12) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Hendrie Avenue (80 ft. wide); described as lying northerly of and adjoining lots 128 through 134, and lying southerly of lots 121 through 124 & lot 127 of “Geo.H.Martz’s Subdivision of the west part of P.C.390 north of Gratiot Avenue” as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 13) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Conger Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying northerly of and adjoining lots 87 through 90, and lying southerly of lots 76 through 79 of “Potter’s Subdivision of the east part of P.C 390, north of Gratiot” as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 14) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Conger Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying westerly of and adjoining lots 80 through 86, and lying easterly of lots 79 and 87 of “Potter’s Subdivision of the east part of P.C 390, north of Gratiot” as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 15) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying easterly of and adjoining lots 94 & 102, and lying westerly of lots 95 and 101 of “Potter’s Subdivision of the east part of P.C 390, north of Gratiot” as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 16) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Phelps Avenue (50 ft. wide); described as lying northerly of and adjoining lots 102 through 106, and lying southerly of lots 91 through 94

- of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
- 17) The north-south alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Hendrie Avenue (80 ft. wide); described as lying easterly of and adjoining lot 111, and lying westerly of lots 112 through 114 of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 18) The east-west alley between Baldwin Avenue (60 ft. wide) and Van Dyke Avenue (60 ft. wide), Medbury Avenue (50 ft. wide), and Hendrie Avenue (80 ft. wide); described as lying northerly of and adjoining lots 115 through 123, and lying southerly of lots 107 through 111 & lot 114 of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 19) Medbury Avenue (60 ft. wide) between the east line of Townsend Avenue (60 ft. wide), and the west line of Baldwin Avenue (60 ft. wide); described as lying northerly of and adjoining lots 541 & 672, and lying southerly of lots 532 through 540 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan.
 - 20) Baldwin Avenue (60 ft. wide) between the north line of Conger Avenue (50 ft. wide), and the north line of Hendrie Avenue (80 ft. wide); described as lying easterly of and adjoining lots 663 through 672, the east line of Townsend Avenue (60 ft. wide), and lots 511 through 532 of "William Tait's Subdivision of part of the Church Farm (P.C.16) north of Gratiot Avenue" as recorded in Liber 16, Page 87, Wayne County Records, Wayne County, Michigan, and lying westerly of lots 125 through 128, the west line of Medbury Avenue (50 ft. wide), lots 110 through 116, the west line of Phelps Avenue (50 ft. wide), lots 95 through 101, and the west line of Conger Avenue (50 ft. wide) of "Geo.H.Martz's Subdivision of the west part of P.C.390 north of Gratiot Avenue" as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan.
 - 21) Conger Avenue (50 ft. wide) between the east line of Baldwin Avenue (60 ft. wide) and the west line of Van Dyke Avenue (60 ft. wide); described as lying southerly of lots 86 through 90, and northerly of lots 91 through 95 of "Geo.H.Martz's Subdivision of the west part of P.C.390 north of Gratiot Avenue" as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan; also lying southerly of lots 71 through 75 and northerly of lots 76 through 80 of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 22) Phelps Avenue (50 ft. wide) between the east line of Baldwin Avenue (60 ft. wide) and the west line of Van Dyke Avenue (60 ft. wide); described as lying southerly of lots 101 through 105, and northerly of lots 106 through 110 of "Geo.H.Martz's Subdivision of the west part of P.C.390 north of Gratiot Avenue" as recorded in Liber 14, Page 5, Wayne County Records, Wayne County, Michigan; also lying southerly of lots 86 through 90 and northerly of lots 91 through 95 of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.
 - 23) Medbury Avenue (50 ft. wide) between the east line of Baldwin Avenue (60 ft. wide) and the west line of Van Dyke Avenue (60 ft. wide); described as lying southerly of lots 116 through 120, and northerly of lots 121 through 125 of "Geo.H.Martz's Subdivision of the west part of P.C.390 north of Gratiot Avenue" as recorded in Liber 14, Page 5, Wayne

County Records, Wayne County, Michigan; also lying southerly of lots 101 through 106 and northerly of lots 107 through 112 of "Potter's Subdivision of the east part of P.C 390, north of Gratiot" as recorded in Liber 13, Page 92, Wayne County Records, Wayne County, Michigan.

Be and the same are hereby vacated (outright) as public rights-of-way to become part and parcel of the abutting property, subject to the following provisions:

PROVIDED, that petitioner/property owner make satisfactory arrangements with any and all utility companies for cost and arrangements for the removing and/or relocating of the utility companies and city departments services, and further

PROVIDED, that the petitioner shall design and construct proposed sewers and to make the connections to the existing public sewers as required by Detroit Water and Sewerage Department (DWSD) prior to construction of the proposed sewers, and further

PROVIDED, that the plans for the sewers shall be prepared by a registered engineer; and further

PROVIDED, that DWSD be and is hereby authorized to review the drawings for the proposed sewers and to issue permits for the construction of the sewers; and further

PROVIDED, that the entire work is to be performed in accordance with plans and specifications approved by DWSD and constructed under the inspection and approval of DWSD; and further

PROVIDED, that the entire cost of the proposed sewers construction, including inspection, survey and engineering shall be borne by the petitioner; and further

PROVIDED, that the petitioner shall deposit with DWSD, in advance of engineering, inspection and survey, such amounts as the department deems necessary to cover the costs of these services; and further

PROVIDED, that the petitioner shall grant to the City a satisfactory easement for the sewers, and further

PROVIDED, that the Board of Water Commissioners shall accept and execute the easement grant on behalf of the City, and further

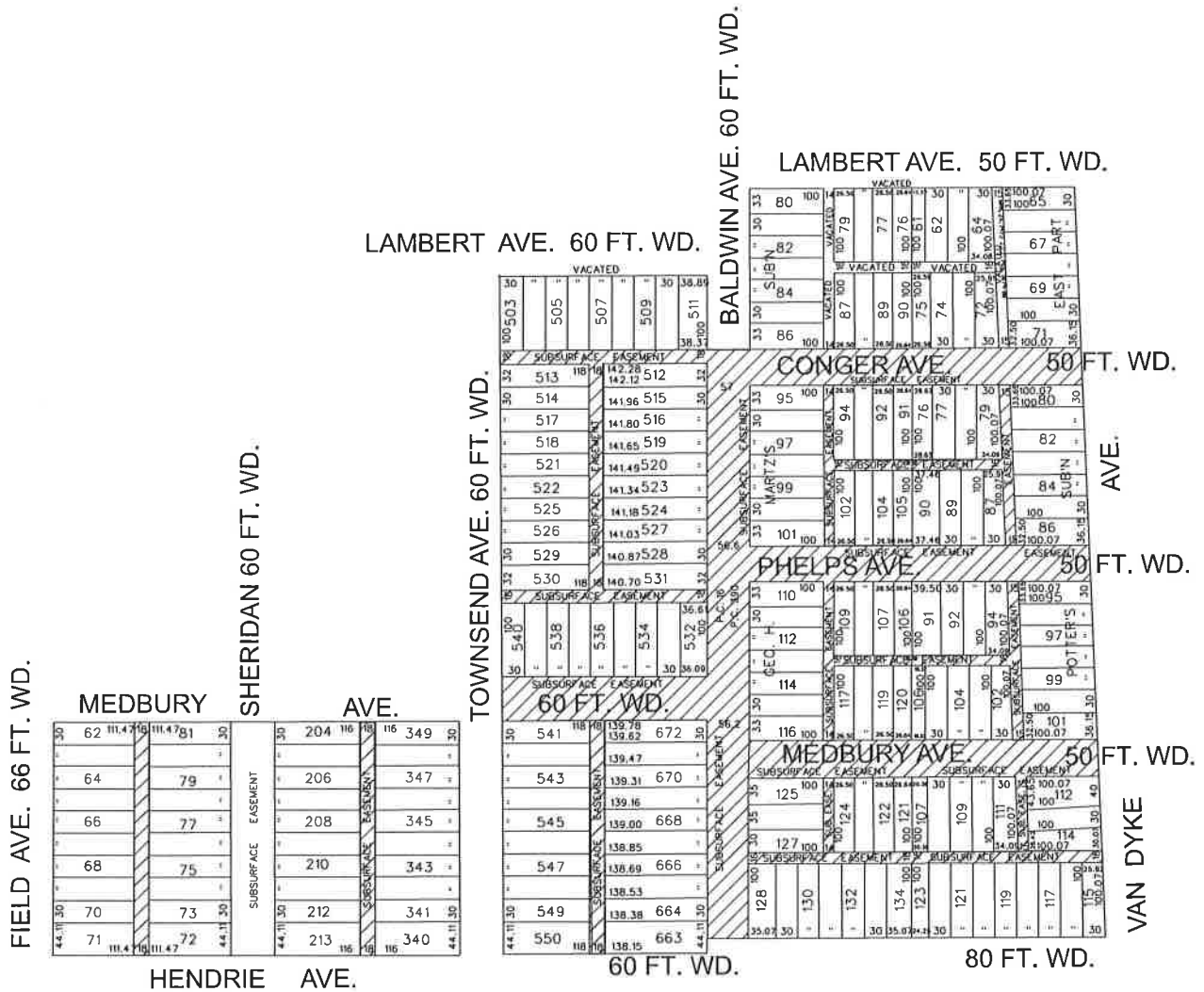
PROVIDED, that the petitioner shall provide a one (1) year warranty for the proposed sewers, and further

PROVIDED, that upon satisfactory completion, the sewers shall become City property and become part of the City system. And any existing sewers that were abandoned shall belong to the petitioner and will no longer be the responsibility of the City; and further

PROVIDED, that any construction in the public rights-of-way such as curbs and sidewalks 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. 1042
 TRINITY INVESTMENT LIMITED LLC
 C/O MANNIK SMITH GROUP
 65 CADILLAC SQUARE, SUITE 3311
 DETROIT, MICHIGAN 48226



- OUTRIGHT VACATION

(FOR OFFICE USE ONLY)

CARTO 49C

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| DESCRIPTION | DRWN | CHKD | APPD | DATE | |
| REVISIONS | | | | | |
| DRAWN BY | K.S.M. | | CHECKED | | |
| DATE | 09-17-19 | | APPROVED | | |

**OUTRIGHT VACATION
 OF SUBSURFACE EASEMENTS
 ON FORMER CONGER, PHELPS,
 MEDBURY, SHERIDAN STREETS
 AND ADJACENT ALLEYS**

CITY OF DETROIT
 CITY ENGINEERING DEPARTMENT
 SURVEY BUREAU
 JOB NO.
 DRWG. NO. X 1042