

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Andre P. Gilbert II
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Monday, September 9, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

DPW - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

1078 *Jubway Inc., request to vacate part of alley behind property located at 30 E. Philadelphia St.*

200 Coleman A. Young Municipal Center • Detroit, Michigan 48226-3400
(313) 224-3260 • Fax (313) 224-1466

1078

ALLEY VACATION; CITY COUNCIL PETITION

September 3rd, 2019

TO THE HONORABLE CITY COUNCIL,

WHO: Jubway Inc. - Owner of 30 E. Philadelphia Detroit, MI 48202

WHAT: We are requesting to have approximately 30ft x 20ft parcel of land behind our commercial apartments building; that is currently public right-of-way to be converted to be vacated and be part of our private property (30 E Philadelphia).

WHERE: the subject parcel of this request is located at the southeast side of our building. See attached professional land survey for exact location and dimensions.

WHEN: We are requesting the conversion of the subject parcel from public right-of-way to private property to be warranted as soon as possible; before our project end date, 12/20/2019.

WHY: The building being as old as it is did not have handicap accessibility; the past location of the electric, gas, and other maintenance entrance/space is now converted to satisfy city's codes of handicap accessibility, entrance, and ramp. Main reason to acquire this tiny parcel is to enable us to set up our utility connections. Sanitary line is existing from the back of the building which we are planning to maintain as is. Our electrical service is also coming from the South portion of the building from the existing vacated alley going south towards Euclid. The subject portion of the alley will serve to accommodate enough space for us to have the electrical services installed properly. We would also like to utilize the back door as a Barrier free entrance for easy access for everyone. This little addition to the back of our property will benefit us to properly maintain the rear yard of our property and also have room for the underground and overhead utility services.

Furthermore, the subject portion of the alley is currently **not** of any use for public traffic because of the existing alley route being an L-shaped. In other words, this subject portion becoming part of our private property will **NOT** have any effect on the alley path that is now accessible to drive on. One side of the portion of the alley we are requesting is bordering our property; 20ft of the southeast-exterior wall of our building. Another side is adjoining to the alley that's already been converted to private property of our rear neighboring owners.

Regards,



Fahad Sultan, President

Jubway Inc.

**3 Parklane Blvd. Suite 1010
Dearborn, MI 48126**

Direct phone: (734) 341-5900

Email: F_sultan23@hotmail.com

LAND COMBINATION

EXHIBIT "A" CURRENT CONDITIONS

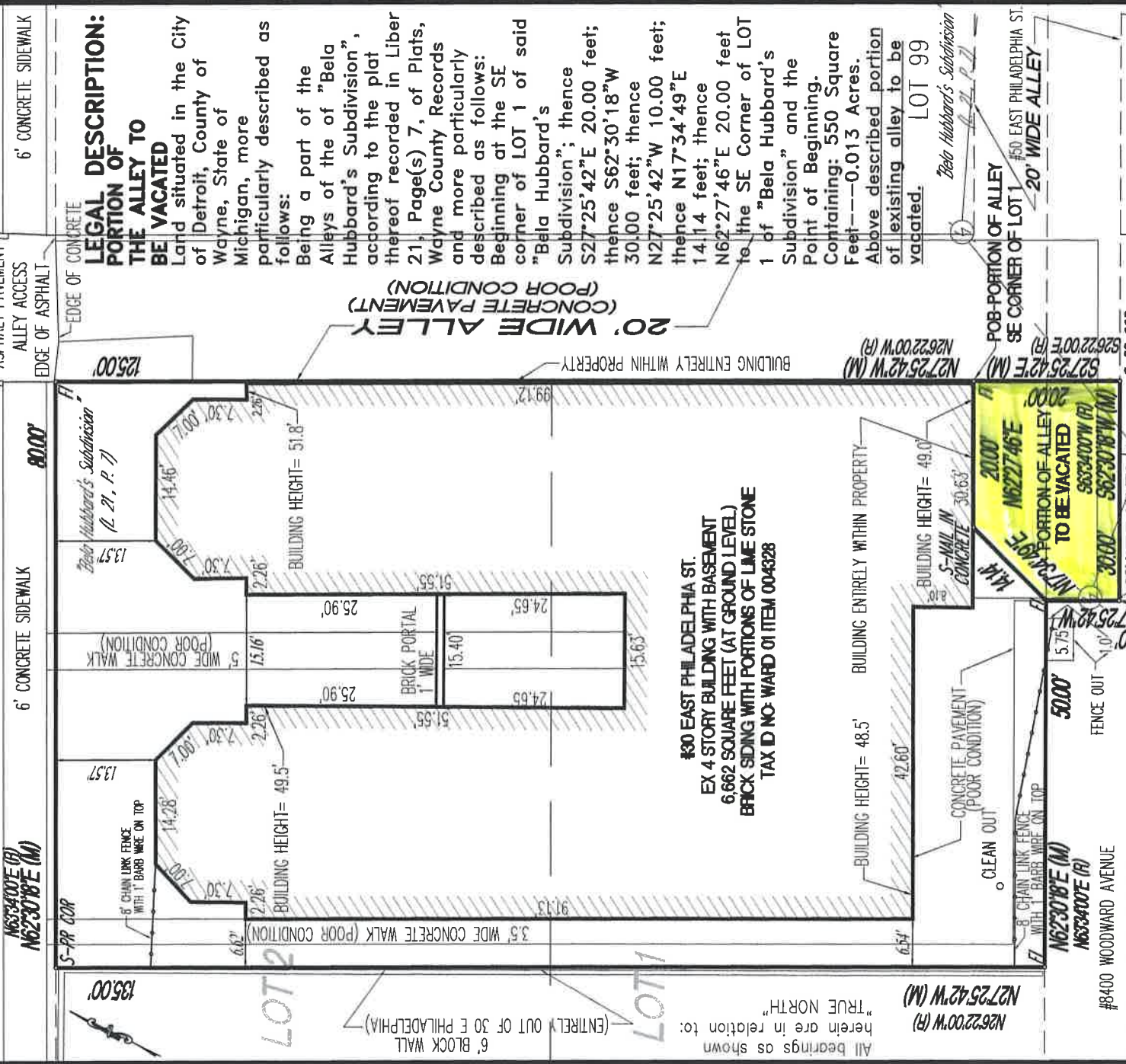
EAST PHILADELPHIA STREET (60' WIDE)

CONCRETE CUTB & GUTTER

Surveyor's Certification: (ASPHALT PAVEMENT)

I hereby certify that I have surveyed and mapped the land plotted/mapped and described as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet, that all property corners are installed with the positional precision required by this act and that all the requirements of public P.A. 132 ASPHALT PAVEMENT

as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet, that all property corners are installed with the positional precision required by this act and that all the requirements of public P.A. 132 ASPHALT PAVEMENT



LEGAL DESCRIPTION:
#30 EAST PHILADELPHIA STREET, DETROIT, MI, 48202
 Land situated in the City of Detroit, County of Wayne, State of Michigan, more particularly described as follows:
 The EAST 80 feet of LOT(S) 1 and 2 of "Bela Hubbard's", according to the plat thereof recorded in Liber 21, Page(s) 7, of Plats, Wayne County Records.
 Tax ID No: Ward 01 Item 004328.
 Subject to the easements and/or restrictions and the rights of the public and any governmental units thereof.



Mende Bezanowski, P.S. 49430
 0' 10' 20' 40'

Since our survey does not include a Title Commitment search there could be easements and/or any encumbrances upon the subject property as shown herein that are not presented at this time.

Note:

SCALE: 1" = 20'	PAGE: 1 OF 3
JOB NUMBER: 2017-10-10-234-BS	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 09-04-2019

CLIENT: Mr. Kamal N. Toia
 ADDRESS:
 30 East Philadelphia Street
 Detroit, MI, 48202

36636 North Pointe Dr. New Baltimore, MI, 48047
 TEL: (586) 822-4964, FAX: (586) 591-5930
 info@ab-sb-landsurvey.com;
 www.ab-sb-landsurvey.com



TEL: (248)-252-0003
 FAX: (248)-538-4210

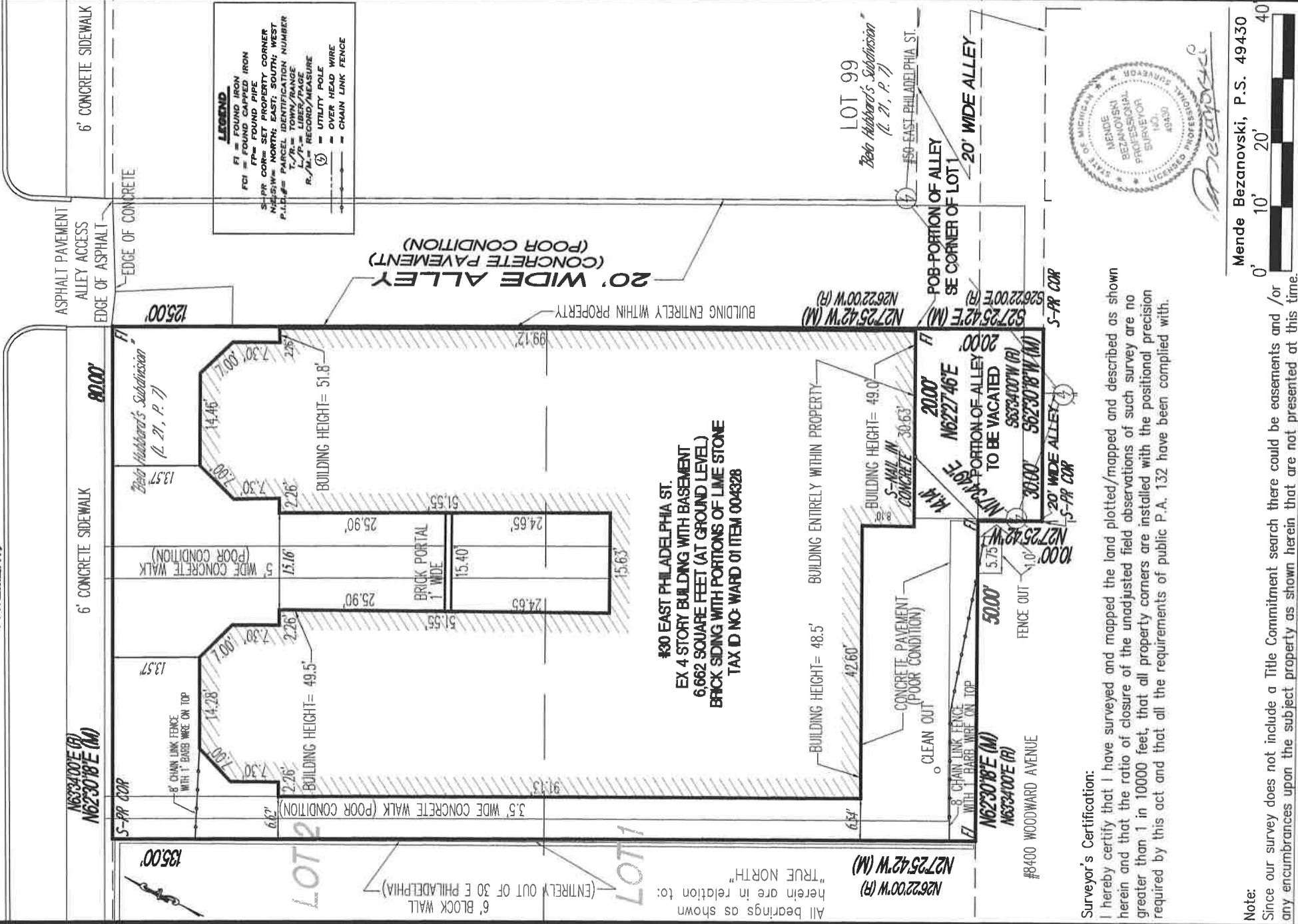
LAND COMBINATION

EXHIBIT "B" PROPOSED CONDITIONS

EAST PHILADELPHIA STREET (60' WIDE)

(ASPHALT PAVEMENT)

CONCRETE CUTB & GUTTER



LEGEND
 FI = FOUND IRON
 FP = FOUND PIPE
 S-PR COR = SPT PROPERTY CORNER
 N-E-S-W = NORTH; EAST; SOUTH; WEST
 P.L.D.# = PARCEL IDENTIFICATION NUMBER
 T./R. = TOWN/RANGE
 L./R. = LIBER/RANGE
 R./M. = RECORD/MEASURE
 (U) = UTILITY POLE
 (O) = OVER HEAD WIRE
 --- CHAIN LINK FENCE

#30 EAST PHILADELPHIA ST.
 EX 4 STORY BUILDING WITH BASEMENT
 6,682 SQUARE FEET (AT GROUND LEVEL)
 BRICK SIDING WITH PORTIONS OF LIME STONE
 TAX ID NO: WARD 01 ITEM 004328

All bearings as shown herein are in relation to: "TRUE NORTH"

Surveyor's Certification:

I hereby certify that I have surveyed and mapped the land plotted/mapped and described as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet, that all property corners are installed with the positional precision required by this act and that all the requirements of public P.A. 132 have been complied with.



Note:

Since our survey does not include a Title Commitment search there could be easements and /or any encumbrances upon the subject property as shown herein that are not presented at this time.

Mende Bezanovski, P.S. 49430
 0' 10' 20' 40'

SCALE: 1" = 20'	PAGE: 2 OF 3
JOB NUMBER: 2017-10-10-234-BS	DRAWN: MB
FIELD: MB	CHECKED: MB
REVISIONS:	DATE: 09-04-2019
CLIENT: Mr. Kamal N. Tolia	
ADDRESS:	
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LAND COMBINATION EXHIBIT "B" PROPOSED CONDITIONS

LEGAL DESCRIPTION: PROPOSED PARCEL #30 EAST PHILADELPHIA STREET, DETROIT, MI, 48202

Land situated in the City of Detroit, County of Wayne, State of Michigan, more particularly described as follows:
The EAST 80 feet of LOT(S) 1 and 2 of "Bela Hubbard's", according to the plat thereof recorded in Liber 21, Page(s) 7, of Plats, Wayne County Records, Together with a portion of adjacent alleys at the rear being more particularly described as follows:




Being a part of the Alleys of the of "Bela Hubbard's Subdivision", according to the plat thereof recorded in Liber 21, Page(s) 7, of Plats, Wayne County Records and more particularly described as follows:

Beginning at the SE corner of LOT 1 of said "Bela Hubbard's Subdivision"; thence S27°25'42"E 20.00 feet; thence S62°30'18"W 30.00 feet; thence N27°25'42"W 10.00 feet; thence N17°34'49"E 14.14 feet; thence N62°27'46"E 20.00 feet to the SE Corner of LOT 1 of "Bela Hubbard's Subdivision" and the Point of Beginning.

Containing: 11,100 Square Feet---0.255 Acres.

Subject to the easements and or restrictions and the rights of the public and any governmental units thereof.

LEGEND

FI = FOUND IRON
 FCI = FOUND CAPPED IRON
 FP = FOUND PIPE
 S-PR COR = SET PROPERTY CORNER
 N/E/S; W = NORTH; EAST; SOUTH; WEST
 P.I.D.# = PARCEL IDENTIFICATION NUMBER
 T./R. = TOWN/RANGE
 L./P. = LIBER/PAGE
 R./M. = RECORD/MEASURE
 = UTILITY POLE
 = OVER HEAD WIRE
 = CHAIN LINK FENCE

All bearings as shown herein are in relation to: "TRUE NORTH"

Surveyor's Certification:

I hereby certify that I have surveyed and mapped the land plotted/mapped and described as shown herein and that the ratio of closure of the unadjusted field observations of such survey are no greater than 1 in 10000 feet, that all property corners are installed with the positional precision required by this act and that all the requirements of public P.A. 132 have been complied with.




Mende Bezanowski

Mende Bezanowski, P.S. 49430

Note:

Since our survey does not include a Title Commitment search there could be easements and /or any encumbrances upon the subject property as shown herein that are not presented at this time.

 <p>ABS LAND SURVEY, P.C. 36636 North Pointe Dr. New Baltimore, MI, 48047 TEL: (586) 822-4964, FAX: (586) 591-5930 info@ab-sb-landsurvey.com; www.ab-sb-landsurvey.com</p>	<p style="text-align: right;">Mende Bezanowski, P.S. 49430</p> <p>PAGE: 3 OF 3</p> <p>JOB NUMBER: 2017-10-10-234-BS</p> <p>FIELD: MB</p> <p>REVISIONS:</p> <p>CLIENT: Mr. Kamal N. Tolja</p> <p>ADDRESS: 30 East Philadelphia Street Detroit, MI, 48202</p> <p>TEL: (248)-252-0003 FAX: (248)-538-4210</p>
<p>JOB NUMBER: 2017-10-10-234-BS</p> <p>FIELD: MB</p> <p>REVISIONS:</p>	<p>DRAWN: MB</p> <p>CHECKED: MB</p> <p>DATE: 09-04-2019</p>

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2019-09-09

1078

1078 *Petition of Subway Inc., request to vacate part of alley behind property located at 30 E. Philadelphia St.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPM - CITY ENGINEERING DIVISION PLANNING AND DEVELOPMENT DEPARTMENT