

**City of Detroit**  
**City Engineering Division, Department of Public Works**  
**Maps and Records Bureau**

**NOTICE OF PROPOSED CHANGE IN PROPERTY**

**Date:** \_\_\_\_\_

**Petition:** \_\_\_\_\_

- |   |   |
|---|---|
| <input type="checkbox"/> AT&T Telecommunication                   | <input type="checkbox"/> Berm Use               |
| <input type="checkbox"/> Comcast Television (CATV)                | <input 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"/> Detroit Thermal                          |   |
| <input type="checkbox"/> International Transmission Company (ITC) |   |

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). If a response is not received after a second notice of proposed change has been issued DPW will make the determination to move forward with the petition.

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:** \_\_\_\_\_

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

- Not Involved
- Involved; but no objections to the property change.
- Involved; objection to the property change.
- Involved; the nature of our services and the estimated costs of removing and/or rerouting such services are:

**Objections, Please leave a brief explanation for any objection or the nature of an estimated cost:**

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

\_\_\_\_\_  
By

\_\_\_\_\_  
Title

\_\_\_\_\_  
Date

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

# City of Detroit

Janice M. Winfrey  
City Clerk

OFFICE OF THE CITY CLERK

Andre P. Gilbert II  
Deputy City Clerk

## DEPARTMENTAL REFERENCE COMMUNICATION

*Wednesday, August 12, 2020*

*To: The Department or Commission Listed Below*

*From: Janice M. Winfrey, Detroit City Clerk*

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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.

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DPW - CITY ENGINEERING DIVISION      PLANNING AND DEVELOPMENT DEPARTMENT

**1309**      *GPM Investments LLC, request to encroach into the W McNichols right-of-way with an overhanging portion of an on premise sign located at 3345 W McNichols.*

1309



CITY OF DETROIT  
DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEERING DIVISION

COLEMAN A. YOUNG MUNICIPAL CENTER  
2 WOODWARD AVE. SUITE 601  
DETROIT, MICHIGAN 48226  
PHONE: (313) 224-3949 • TTY:711  
FAX: (313) 224-3471  
WWW.DETROITMI.GOV

To: Clerk's Office  
From: The Department of Public Works  
City Engineering Division  
[MapsandRecordsBureau@DetroitMI.Gov](mailto:MapsandRecordsBureau@DetroitMI.Gov)  
(313) 224-3970

Petitioner:  
Douglas Jones  
On behalf of: GPM Investments, LLC  
[dljones@empirepetroleum.com](mailto:dljones@empirepetroleum.com)  
(214) 240-8822

On behalf of the above mentioned petitioner the Department of Public Works: City Engineering Division is submitting a petition request for the below mentioned action. The petitioner has received a project consultation from the Department of Public Works: City Engineering Division and has been advised the following:

Type of action recommended:

**Petition to encroach into the West McNichols right-of-way with an overhanging portion of an on premise sign located at 3345 West McNichols.**

Based on the scope of the project the following requirements have been outlined:

- No further requirements noted.

Sincerely,

Jered Dean  
Manager II  
Maps and Records Bureau



Via Online Application for Right-of-Way Consultation Request

RE: Request for Encroachment Agreement for Price Sign at 3345 W. McNichols Rd., Detroit, MI 48221

To whom it may concern:

My name is Douglas Jones and I am an attorney for Empire Petroleum Partners, LLC ("Empire"). Empire's subsidiary, EPP – Atlas Acquisition, LLC ("Subsidiary"), owns that certain piece of land at 3345 W. McNichols Rd., Detroit, MI 48221 (the "Premises") where a Citgo gas station lies. A price sign at the northwest corner of the lot was erected before Empire purchased the Premises. Empire is asking to reach an agreement with the City of Detroit to permit the placement of the sign indefinitely.

Empire is currently under contract to sell substantially all of its assets to GPM Investments, LLC. The Premises is set to be transferred over at closing, which is currently planed for next month. The sign is currently a cloud on the title and needs to be cured before the property can be transferred over and Empire requests this matter to be addressed promptly.

Accompanying this letter, I have attached a copy of the deed for the Premises and a recent survey with the sign highlighted in yellow.

Please contact me at [dljones@empirepetroleum.com](mailto:dljones@empirepetroleum.com) or (214) 240-8822 if you have any questions and thank you for your help on this matter.

Sincerely,

A handwritten signature in black ink, appearing to be "D. Jones", written over a light blue horizontal line.

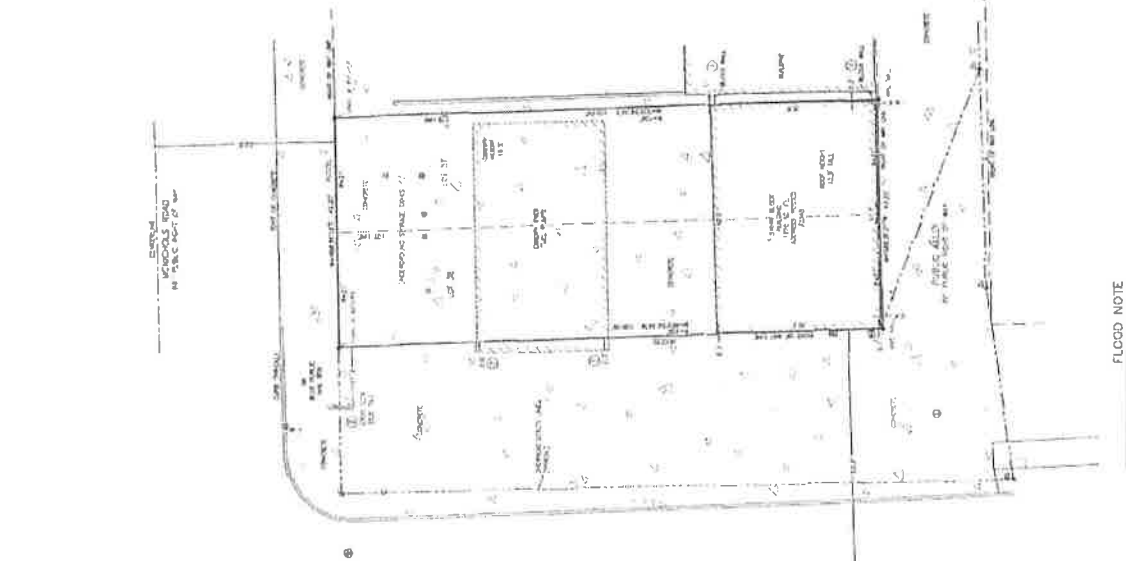
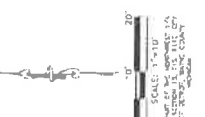
Douglas Jones  
Staff Attorney



**NOTES CORRESPONDING TO SCHEDULE B**

1. The location of certain monuments or buildings shown on the schedule B plat is shown for reference only. The plat does not constitute a warranty of the accuracy of the location of such monuments or buildings. The location of such monuments or buildings shall be determined by the surveyor.

2. The location of certain monuments or buildings shown on the schedule B plat is shown for reference only. The plat does not constitute a warranty of the accuracy of the location of such monuments or buildings. The location of such monuments or buildings shall be determined by the surveyor.



**FLOOD NOTE**

PLEASE REFER TO THE FLOOD HAZARD MAP OF THE CITY OF DETROIT AND THE STATE OF MICHIGAN FOR FLOOD HAZARD INFORMATION. THIS SURVEY WAS CONDUCTED IN A NON-FLOOD HAZARD AREA.

**LEGAL DESCRIPTION**

The above property is located in the City of Detroit, County of Wayne, State of Michigan, and is more particularly described as follows: (1) Lot 10, Block 10, of the Woodward Avenue Subdivision, as recorded in Book 10 of Public Records, Page 10, of the Public Records of the City of Detroit, Michigan, and (2) Lot 11, Block 11, of the Woodward Avenue Subdivision, as recorded in Book 11 of Public Records, Page 11, of the Public Records of the City of Detroit, Michigan.

**REFERENCE SURVEYS**

1. Survey of the Woodward Avenue Subdivision, recorded in Book 10 of Public Records, Page 10, of the Public Records of the City of Detroit, Michigan.

2. Survey of the Woodward Avenue Subdivision, recorded in Book 11 of Public Records, Page 11, of the Public Records of the City of Detroit, Michigan.

**STATEMENT OF POSSIBLE ENCROACHMENTS**

1. The plat does not show any possible encroachments.

2. The plat does not show any possible encroachments.

**ZONING INFORMATION**

The above property is located in the City of Detroit, Michigan, and is zoned as follows: (1) Lot 10, Block 10, is zoned as R-1 (Residential Single-Family), and (2) Lot 11, Block 11, is zoned as R-1 (Residential Single-Family).

**BEARING BASIS**

The bearings and distances shown on this plat were measured by the surveyor, and are true bearings and distances.

**SURVEYOR'S CERTIFICATION**

I, the undersigned, being a duly qualified and licensed Surveyor in the State of Michigan, do hereby certify that the above is a true and correct plat of the above property, as shown to me by the owner thereof, and that the same has been prepared in accordance with the provisions of the Surveyors' Act, as amended.



PREPARED FOR:  
**GPM Southeast, LLC**  
 3345 Manicholas  
 Detroit, MI  
 PC 48233

**LEGEND**

- 1. Survey Point
- 2. Iron Pipe
- 3. Iron Pipe
- 4. Iron Pipe
- 5. Iron Pipe
- 6. Iron Pipe
- 7. Iron Pipe
- 8. Iron Pipe
- 9. Iron Pipe
- 10. Iron Pipe
- 11. Iron Pipe
- 12. Iron Pipe
- 13. Iron Pipe
- 14. Iron Pipe
- 15. Iron Pipe
- 16. Iron Pipe
- 17. Iron Pipe
- 18. Iron Pipe
- 19. Iron Pipe
- 20. Iron Pipe

**ABBREVIATIONS**

- 1. WOODWARD AVE
- 2. GRAND BLVD
- 3. WOODWARD AVE
- 4. GRAND BLVD
- 5. WOODWARD AVE
- 6. GRAND BLVD
- 7. WOODWARD AVE
- 8. GRAND BLVD
- 9. WOODWARD AVE
- 10. GRAND BLVD
- 11. WOODWARD AVE
- 12. GRAND BLVD
- 13. WOODWARD AVE
- 14. GRAND BLVD
- 15. WOODWARD AVE
- 16. GRAND BLVD
- 17. WOODWARD AVE
- 18. GRAND BLVD
- 19. WOODWARD AVE
- 20. GRAND BLVD

**GPM Southeast, LLC**  
 3345 Manicholas  
 Detroit, MI 48233  
 Phone: (313) 255-0272  
 Fax: (313) 255-0272  
 www.gpmse.com

NO.	DATE	DESCRIPTION	BY
1	12/15/2011	1st Issue	JK
2	12/15/2011	2nd Issue	JK
3	12/15/2011	3rd Issue	JK
4	12/15/2011	4th Issue	JK
5	12/15/2011	5th Issue	JK
6	12/15/2011	6th Issue	JK
7	12/15/2011	7th Issue	JK
8	12/15/2011	8th Issue	JK
9	12/15/2011	9th Issue	JK
10	12/15/2011	10th Issue	JK

2020-08-12

**1309**

**1309** *Petition of GPM Investments LLC,  
request to encroach into the W  
McNichols right-of-way with an  
overhanging portion of an on premise  
sign located at 3345 W McNichols.*

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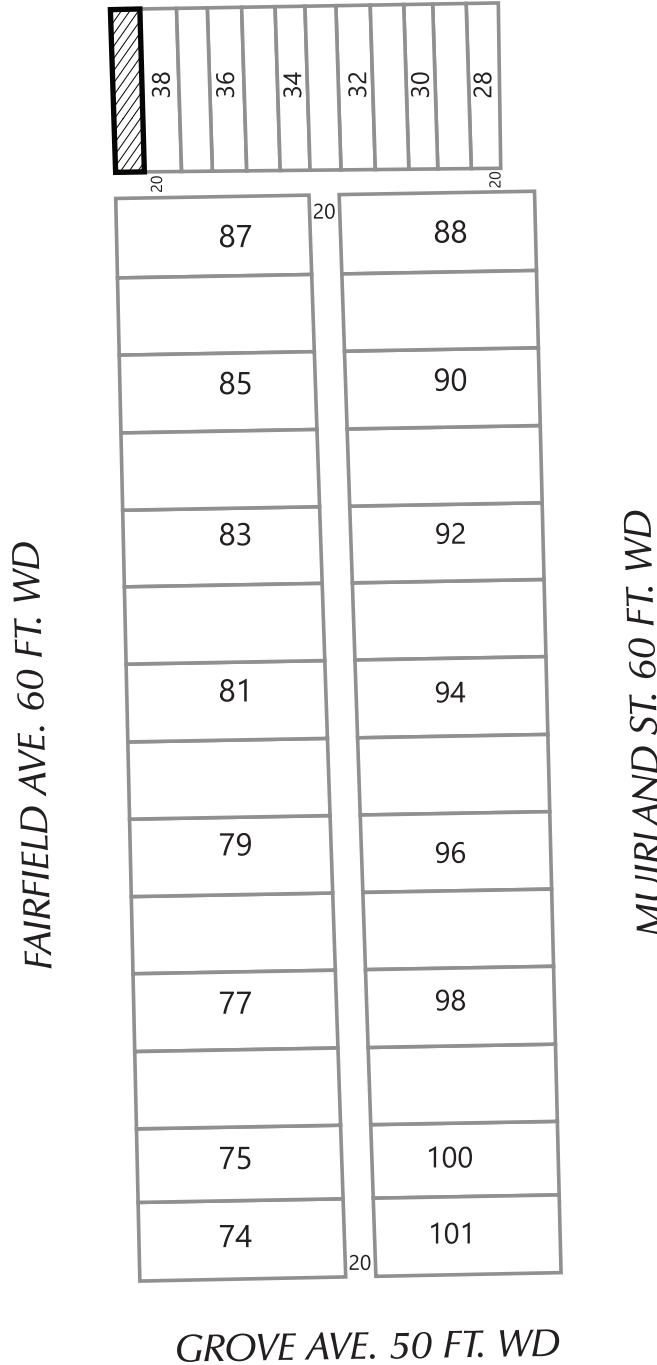
REFERRED TO THE FOLLOWING DEPARTMENT(S)

DPW - CITY ENGINEERING DIVISION PLANNING AND  
DEVELOPMENT DEPARTMENT

PETITION NO. 1309\_Revised  
 C/O DOUGLAS JONES  
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.  
 214-240-8822  
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD



 - VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 25 C

<b>B</b>					
<b>A</b>	ADDITION OF FAIRFIELD VACATION	KJ	JD		11-04-2020
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	KJ	CHECKED			
DATE	07-27-20	APPROVED BY JD			

R.O.W. ENCROACHMENT AND VACATION OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK BOUND BY WEST MCNICHOLS RD, MUIRLAND ST, GROVE AVE AND FAIRFIELD AVE.

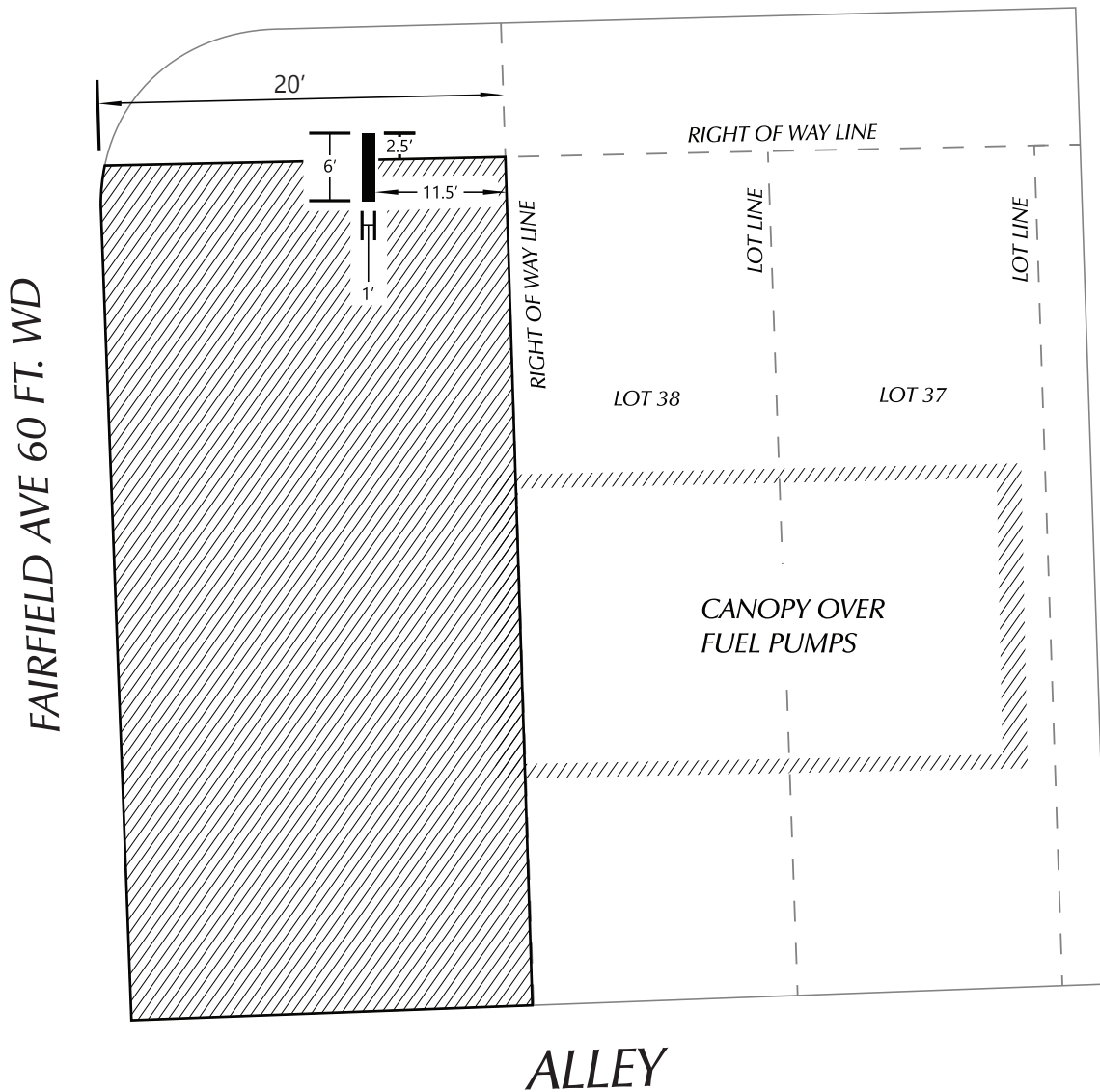
<b>CITY OF DETROIT</b>	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	01-01
DRWG. NO.	X 1309



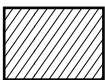
PETITION NO. 1309\_revised  
 C/O DOUGLAS JONES  
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.  
 214-240-8822  
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD



- SIGN ENCROACHMENT



- VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 25 C

<b>B</b>					
<b>A</b>	ADDITION OF FAIRFIELD VACATION	KJ	JD		11-04-2020
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY		CHECKED			
KJ		JD			
DATE		APPROVED BY			
07-27-20		JD			

R.O.W. ENCROACHMENT AND VACATION  
 OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK  
 BOUND BY WEST MCNICHOLS RD,  
 MUIRLAND ST, GROVE AVE  
 AND FAIRFIELD AVE.

**CITY OF DETROIT**  
 CITY ENGINEERING DIVISION  
 SURVEY BUREAU

JOB NO. 01-02

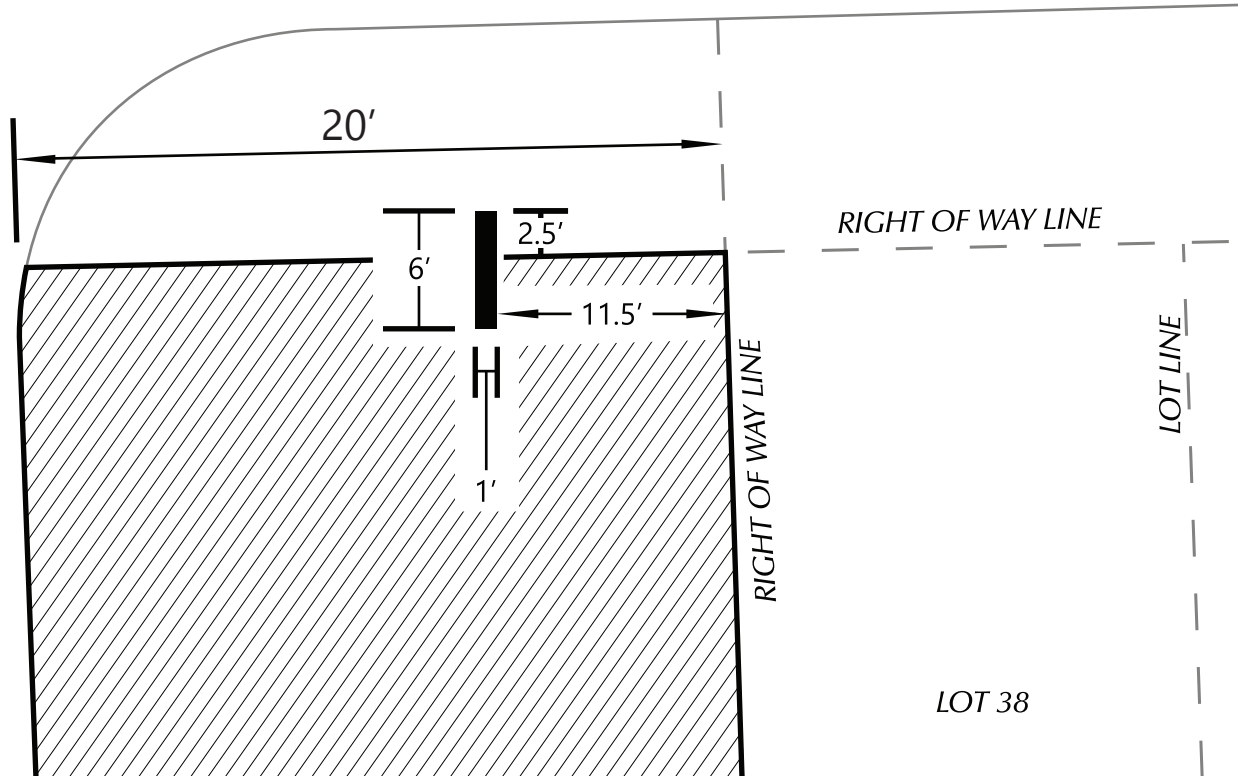
DRWG. NO. X 1309

PETITION NO. 1309\_revised  
 C/O DOUGLAS JONES  
 REPRESENTING EMPIRE PETROLEUM PARTNERS, LLC.  
 214-240-8822  
 DLJONES@EMPIREPETOLEUM.COM



WEST MCNICHOLS RD. 66 FT. WD

FAIRFIELD AVE 60 FT. WD



- SIGN ENCROACHMENT
- VACATION TO EASEMENT

(FOR OFFICE USE ONLY)

CARTO 25 C

<b>B</b>					
<b>A</b>	ADDITION OF FAIRFIELD VACATION	KJ	JD		11-04-2020
	DESCRIPTION	DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	KJ	CHECKED			
DATE	07-27-20	APPROVED BY JD			

R.O.W. ENCROACHMENT AND VACATION OF 20 FT OF FAIRFIELD AVE, IN THE BLOCK BOUND BY WEST MCNICHOLS RD, MUIRLAND ST, GROVE AVE AND FAIRFIELD AVE.

**CITY OF DETROIT**  
 CITY ENGINEERING DIVISION  
 SURVEY BUREAU

JOB NO. 01-03  
 DRWG. NO. X 1309