

2419 Manson  
Detroit  
Michigan 48209

January 29, 2023

Detroit City Council  
1340 Coleman A. Young Municipal Center  
Two Woodward Avenue  
Detroit, Michigan 48226

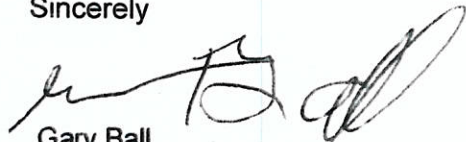
Re: PETITION  
of SDG Associates, LLC  
for 5858 Plumer Street, Detroit, Michigan 48209  
Petition for Fence Encroachment MAP-23-169

Dear Honorable Body:

I am the Owner of 2419 Manson.

As described in a recent conversation with Jack D. McClellan, Property Owner of 5858 Plumer, we understand SDG Associates had submitted the above referenced petition for the encroachment of an existing fence and storage area into the Right-of-Way on Plumer Street as shown on the attached plan. This represents the long-standing existing condition, and I as the owner of 2419 Manson across the street support the proposed continuation of same.

Sincerely



Gary Ball  
OWNER OF 2419 MANSON

# EXHIBIT

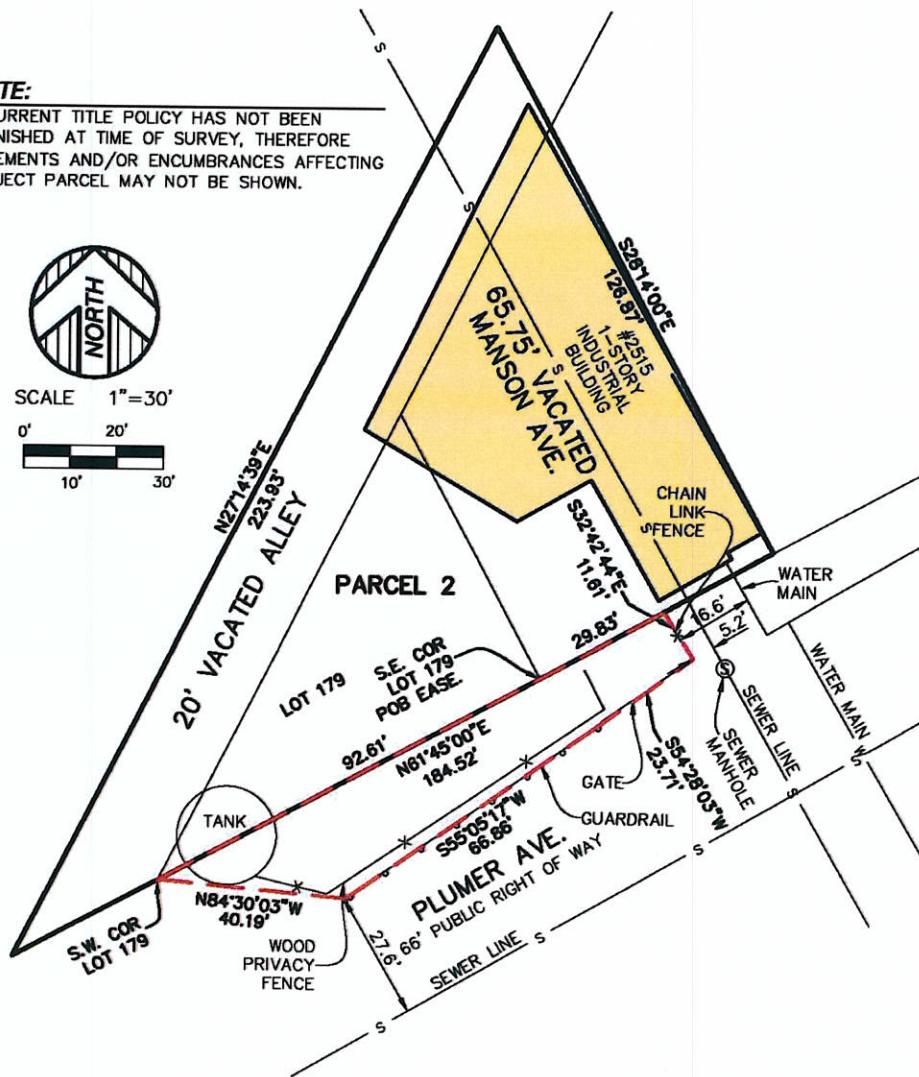
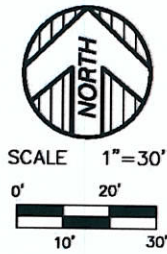
**PROPERTY DESCRIPTION:**

**EASEMENT FOR FENCE:** LOCATED WITHIN PLUMER AVENUE 66 FOOT RIGHT AWAY THE LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 179 OF LEAVITT'S SUBDIVISION OF PART OF PRIVATE CLAIMS 574 AND 171; THENCE NORTH 61 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF PLUMER AVENUE 29.83 FEET TO A CHAIN LINK FENCE; THENCE ALONG SAID CHAIN LINK FENCE SOUTH 32 DEGREES 42 MINUTES 44 SECONDS EAST 11.61 FEET TO A CORNER IN SAID CHAIN LINK FENCE; THENCE ALONG SAID CHAIN LINK FENCE SOUTH 54 DEGREES 28 MINUTES 03 SECONDS WEST 23.71 FEET TO A GUARDRAIL; THENCE ALONG SAID GUARDRAIL SOUTH 55 DEGREES 05 MINUTES 17 SECONDS WEST 66.86 FEET TO THE END OF SAID GUARDRAIL; THENCE ALONG A LINE TANGENT TO AN EXISTING STEEL TANK NORTH 84 DEGREES 30 MINUTES 03 SECONDS WEST 40.19 FEET TO THE SOUTHWEST CORNER OF LOT 179 OF LEAVITT'S SUBDIVISION OF PART OF PRIVATE CLAIMS 574 AND 171; THENCE NORTH 61 DEGREES 45 MINUTES 00 SECONDS EAST ALONG THE NORTH RIGHT OF WAY LINE OF PLUMER AVENUE 92.61 FEET TO THE POINT OF BEGINNING.

**NOTE:**

A CURRENT TITLE POLICY HAS NOT BEEN FURNISHED AT TIME OF SURVEY, THEREFORE EASEMENTS AND/OR ENCUMBRANCES AFFECTING SUBJECT PARCEL MAY NOT BE SHOWN.



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PREPARED FOR: JC BEAL CONSTRUCTION, LLC.

FIELD SURVEY: N/A	DATE: NOVEMBER 22, 2023
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: 1" = 30'	JOB NO.: 22-03245