



### Central Services Facility

313-267-8000 • [detroitmi.gov/DWSD](https://detroitmi.gov/DWSD)

## Date:

	Name	Title	Signature	Date
Reviewed by:			Mohammad Siddique	
Approved by:			Mohammad Siddique For Syed Ali	

## 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 (DWSD) 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. Any proposed fencing across the easement must have a gate installed to permit access for DWSD forces. The gate shall remain unlocked 24 hours a day, unless a guard is stationed near the gate to allow the DWSD ingress and egress at any time. The minimum dimensions of the gate or gates shall provide 15-foot vertical and 13 foot horizontal clearances for freedom of DWSD equipment movement.

Free and easy access to the sewers, water mains, fire hydrants and manholes and structures within the easement is required for DWSD 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 and/or water main facilities.

DWSD 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 DWSD.

DWSD prohibits the use of heavy construction equipment or the storage of building material directly over or near DWSD facilities. DWSD also prohibits the use of cranes and balls or hydraulic rams for pavement removal where DWSD facilities are involved. If the water main and/or sewer facilities are broken or damaged as a result of any action on the part of the contractor, the contractor shall be liable for any and all costs incidental to the repair of such broken or damaged water main and/or sewer facilities.

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 incidental 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 incidental to the repair of such broken or damaged sewers and/or water mains, and shall also be liable for any and all claims for damages resulting from his action.

**Letter of Intent**

**October 29th, 2024**

**City of Detroit  
Office of the Chief Financial Officer  
Office of the Assessor  
2 Woodward Ave.  
Suite 828  
Detroit, MI 48226**

**E & D Property LLC / Property Owner  
Leonard Dervishi, Sole Member  
12874 Greenfield Road., Detroit, MI 48227  
12891 Whitcomb, Detroit, MI 48227  
12893 Whitcomb, Detroit, MI 48227  
12903 Whitcomb, Detroit, MI 48227  
(313) 595-6073**

**RE: Alley Vacation with an Easement**

**To whom it may concern:**

**E & D Property LLC is the owner of the neighboring parcels located at 12874 Greenfield Road, and 12891, 12893, 12903 Whitcomb. E & D Property LLC would like to split/combine their properties, and need to vacate the alley in order to do so. There are no adjoining neighbors on either side of the alley, as the alley is landlocked on all sides.**

**E & D Property LLC hereby respectfully requests that the alley be vacated by the City of Detroit. The vacated alley shall be accessible to any/all utility companies and/or city departments who have services and/or easements located there. E & D Property LLC has sought the help of Atlas Consulting to assist in this matter and is authorized to act on behalf of E & D Property LLC.**

  
**Leonard Dervishi  
E & D Property LLC  
Sole Member**



# Tyler, Whitcomb, Fullerton, Greenfield



11/6/2024

Transmission System Mains - GLWA

Active Water Main

Transmission System Valves - GLWA



Manual Air



Distribution System Hydrant

Distribution System Main

Active

Abandoned

Wastewater Catch Basin

Wastewater Manhole

Wastewater Fitting

Bend/Slope Change

Blind Connection

Bulkhead/Cap

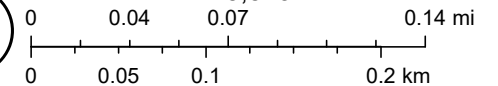
Crown/Main Point

Wastewater Lamp Hole

Wastewater Gravity Main

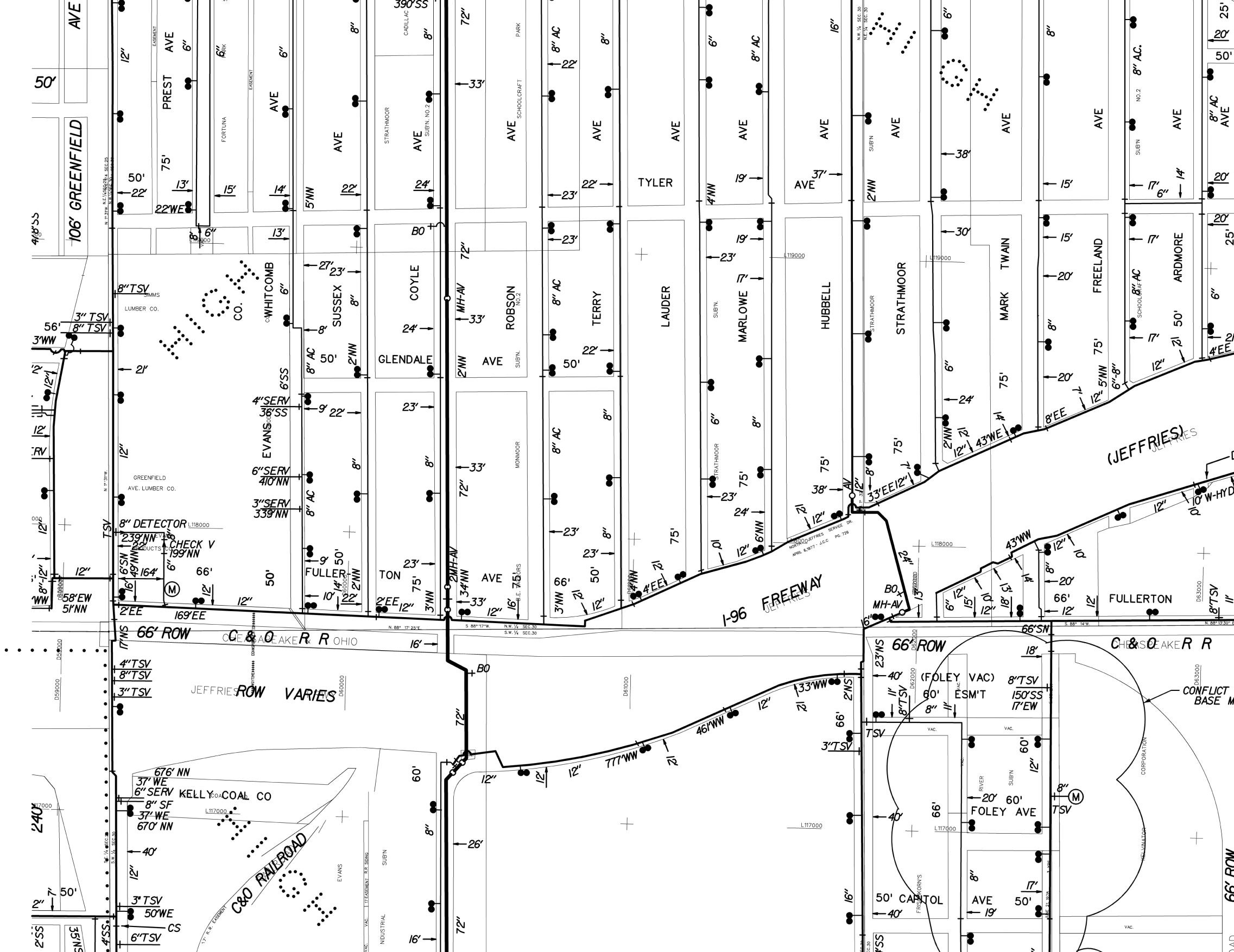
Active

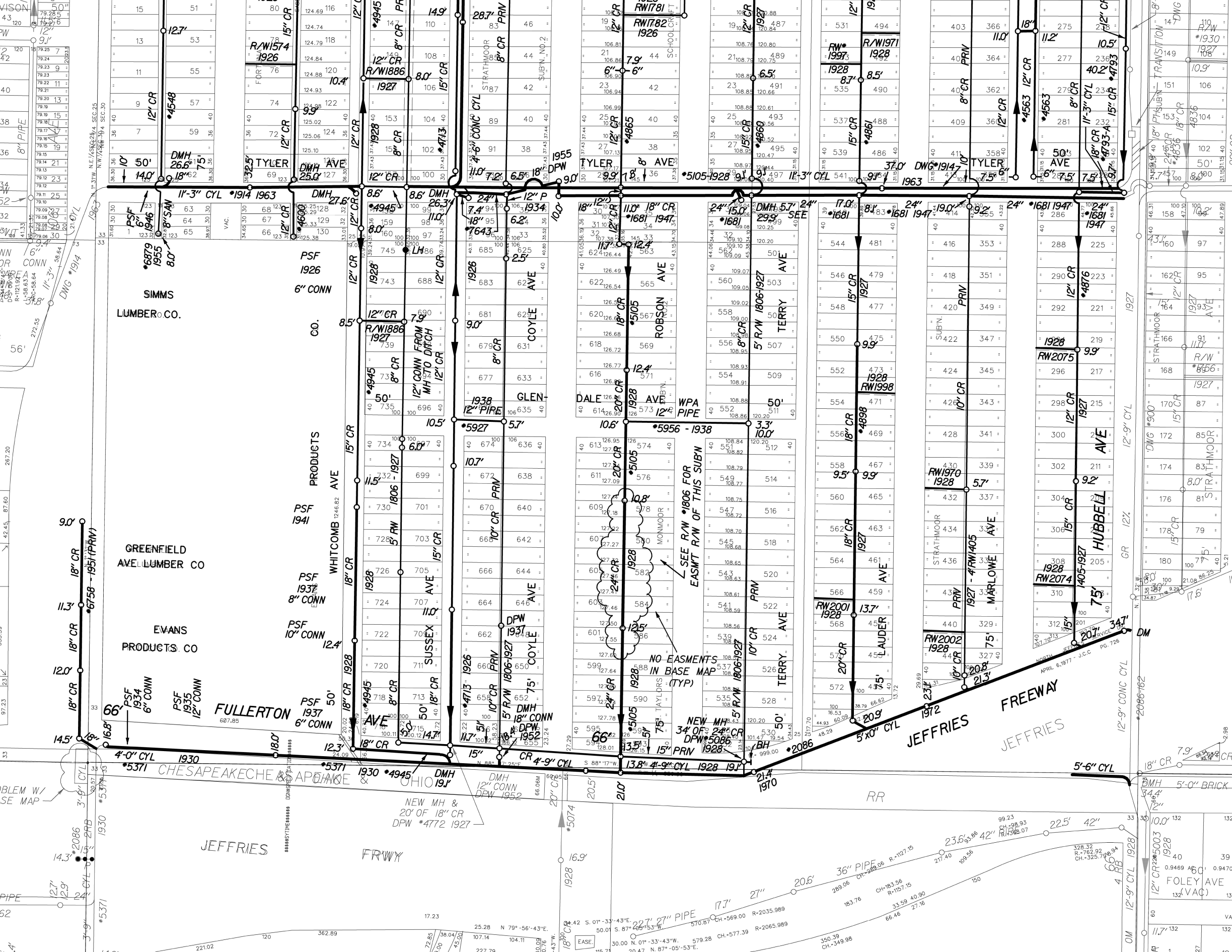
Abandoned/Inactive/Retired



DWSD, Esri Community Maps Contributors, Province of Ontario, SEMCOG,  
© OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph,









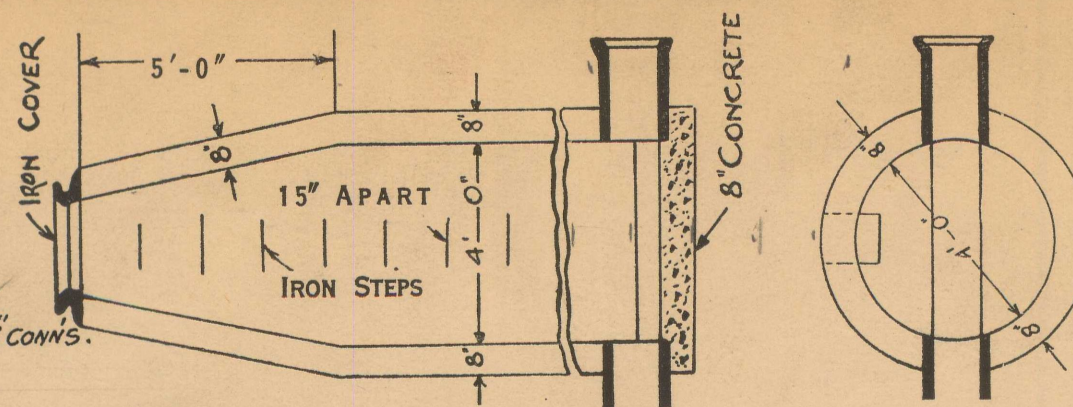
# LATERAL SEWER IN ALLEY

IN BLOCKS BOUNDED BY  
Prest-Whitcomb-Schoolcraft

## DETAILS

TOTAL LENGTH OF SEWER	1482.03	FT. M. OR L.
" " " 12" CROCK	463.03	INCL. 24 6" Ys & 2-12" CONNS.
" " " 15" " "	320.00	" 16-6" Ys
" " " 18" " "	320.00	" 16-6" Ys
" " " 20" " "	379.00	" 17-6" Ys

(6) SIX MANHOLES INCL. 56-IRON STEPS

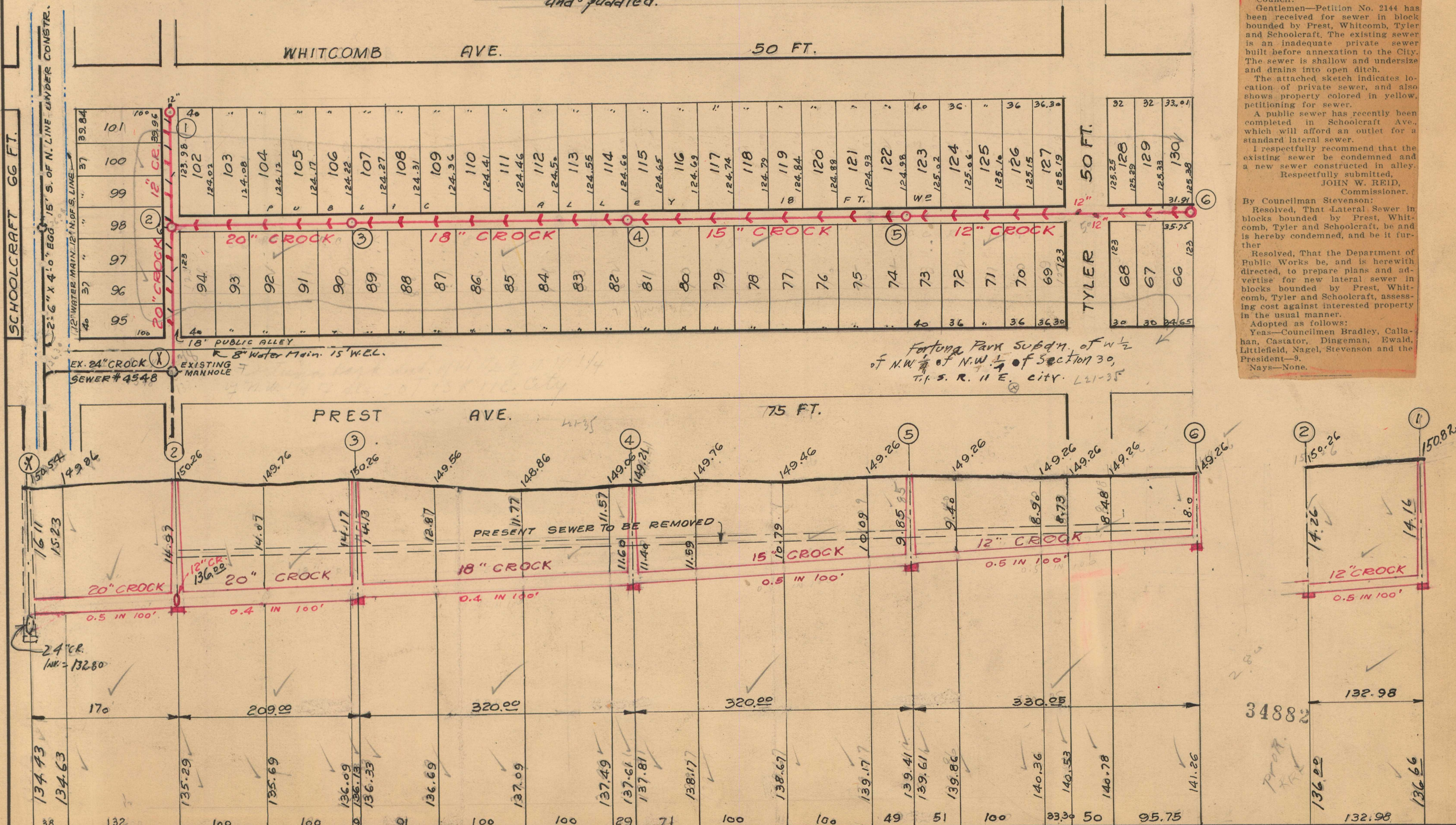


DEPARTMENT OF PUBLIC WORKS  
CITY ENGINEER'S OFFICE  
DETROIT, MICH.

SEWER No. 4600  
ROLL No. 9910

PETITION No. 2144  
PETITION DATE 5-4-26.  
RESOLUTION 5-11-26.  
BIDS OPENED July 7-1926  
CONTRACT CONF'D July 13-1926  
COMPLETED 10-13-26  
CONT'R. Diponio & Di Cicco  
\$4153.00

Note:- Existing Sewer in Alley is to be removed. All existing Connections are to be connected to new Sewer. Drainage is to be maintained during construction. Backfill of trench is to be thoroughly tamped and puddled.



From the Department of Public Works.  
May 11, 1926.  
To the Honorable the Common Council:  
Gentlemen—Petition No. 2144 has been received for sewer in block bounded by Prest, Whitcomb, Tyler and Schoolcraft. The existing sewer is an inadequate private sewer built before annexation to the City. The sewer is shallow and undersize and drains into open ditch.  
The attached sketch indicates location of private sewer, and also shows property colored in yellow, petitioning for sewer.  
A public sewer has recently been completed in Schoolcraft Ave., which will afford an outlet for a standard lateral sewer.  
I respectfully recommend that the existing sewer be condemned and a new sewer constructed in alley.  
Respectfully submitted,  
JOHN W. REID,  
Commissioner.

By Councilman Stevenson:  
Resolved, That Lateral Sewer in blocks bounded by Prest, Whitcomb, Tyler and Schoolcraft, be and is hereby condemned, and be it further  
Resolved, That the Department of Public Works be, and is herewith directed, to prepare plans and advertise for new lateral sewer in blocks bounded by Prest, Whitcomb, Tyler and Schoolcraft, assessing cost against interested property in the usual manner.  
Adopted as follows:  
Yeas—Councilmen Bradley, Callahan, Castator, Dingeman, Ewald, Littlefield, Nagel, Stevenson and the President—9.  
Nays—None.

NOTE—Contractor to furnish and set as markers for all connections 1/2 inch iron rods 2 feet long with 3 inch tile collar 6 inches long.

NOTE:—Sidewalks, Pavements and other existing public improvements, must be adequately protected during the construction of this sewer, and when damaged, the contractor must restore them to their original status without additional cost to the city. Each bidder is expected to examine the drawings, to visit the locality of the work, to make his own estimate of the facilities and difficulties attending the execution of the work, including local conditions and all other contingencies, whether surface or underground, to do all his own pumping and provide proper bulk heads when directed by city engineer. Above costs to be borne by contractor.

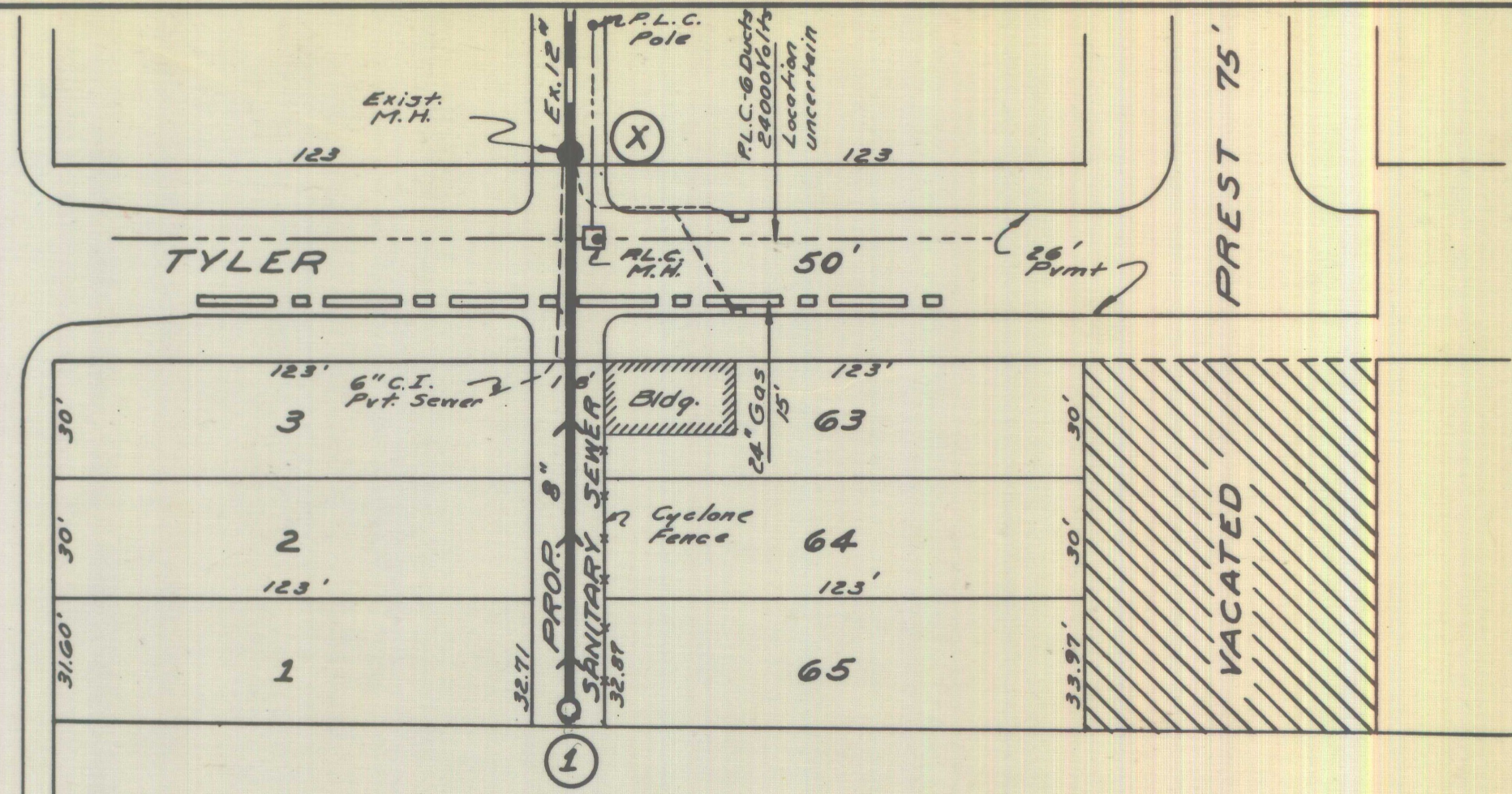
SCALE  
VERTICAL 1"=10'  
HORIZONTAL 1 1/2"=100'  
DRAWN SCHR.  
CHECK CARR.  
TRACED SCHR.  
NOTEBOOK 269  
P. 31-25

Est. 7/3/26.



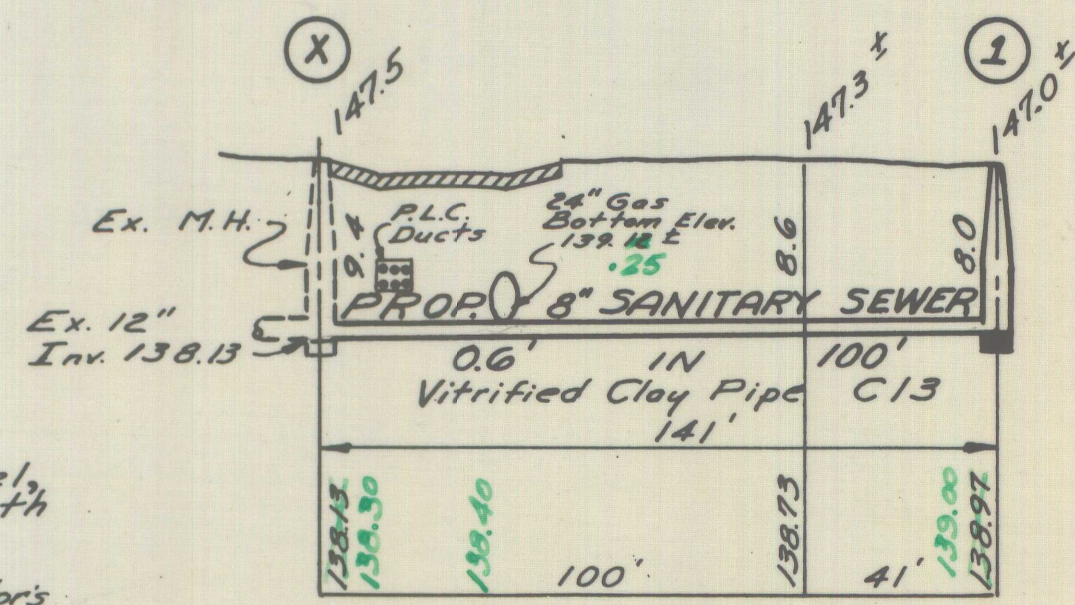


GREENFIELD 66'



NOTE: Contractor shall connect 6" C.I. Pvt. Sewer into new 8" Sewer. Flow shall be maintained in said Pvt. Sewer & in existing Catch Basins in Tyler at all times during construction.

Pipe shall be 8" Vitrifed Clay A.S.T.M., C-13. or approved equal.



NOTE: Sewer to be laid in tunnel, or open cut and tunnel; with tunnel portion backfilled with Class "C" Concrete. Pavement to be replaced at contractor's expense.

NOTE: Contractor shall notify Mich. Consolidated Gas Co. before laying pipe under 24" C.I. Gas Main. Contractor shall verify bottom elevation of 24" Gas Main and ascertain elev. and location of P.L.C. buried ducts before starting construction

73798

FIELD BOOK No. Paving Print	DESIGNED BY	<i>[Signature]</i>	APPROVED 1-12-1955	DEPARTMENT OF PUBLIC WORKS CITY ENGINEER'S OFFICE DETROIT, MICHIGAN	SANITARY LATERAL SEWER IN GREENFIELD - PREST - TYLER - 90' S. OF TYLER		
	DRAWN BY	<i>[Signature]</i>	<i>[Signature]</i>		PETITION NO. 4059	DATE 12-21-54	SEWER No. 6879
	TRACED BY	<i>[Signature]</i>	<i>[Signature]</i>		RESOLUTION 2-8-55	CONTRACT CONFIRMED	ROLL No.
	CHECKED BY	<i>[Signature]</i>	<i>[Signature]</i>		COMPLETED	PRICE	CONTRACT No. P.W. 2151
REVISIONS	A				B		C

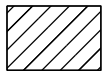
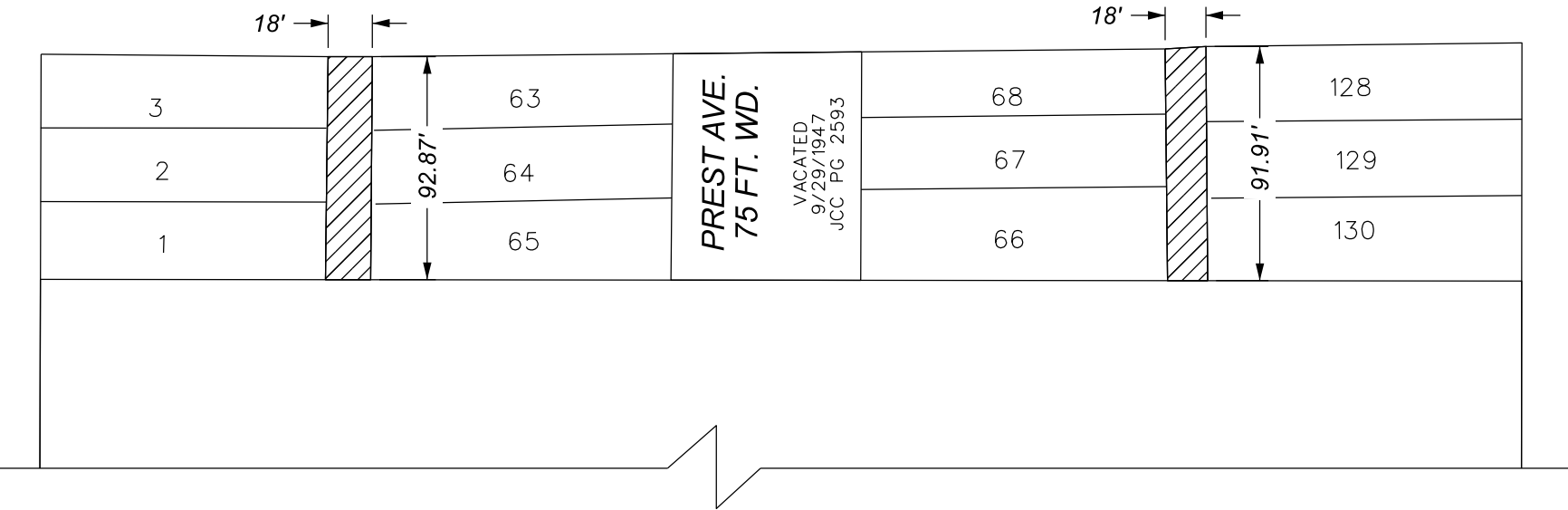




GREENFIELD AVE. 106 FT. WD.

TYLER AVE. 50 FT. WD.

WHITCOMB AVE. 50 FT. WD.



- REQUEST ALLEY VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 83 C

B					
A					
DESCRIPTION		DRWN	CHKD	APPD	DATE
REVISIONS					
DRAWN BY	LC	CHECKED		AP/TS	
DATE	10/31/2024	APPROVED		RW	

REQUEST VACATION WITH EASEMENT  
OF TWO NORTH/SOUTH ALLEYS  
BOUNDED BY WHITCOMB AVE., TYLER AVE.,  
GREENFIELD AVE., AND FULLERTON AVE.

CITY OF DETROIT	
CITY ENGINEERING DIVISION	
SURVEY BUREAU	
JOB NO.	24-163
DRWG. NO.	

This layer indicates all streets and alleys vacated 'Outright' and vacated with conversion to utility easement in the City of Detroit. This layer is updated on a regular basis.

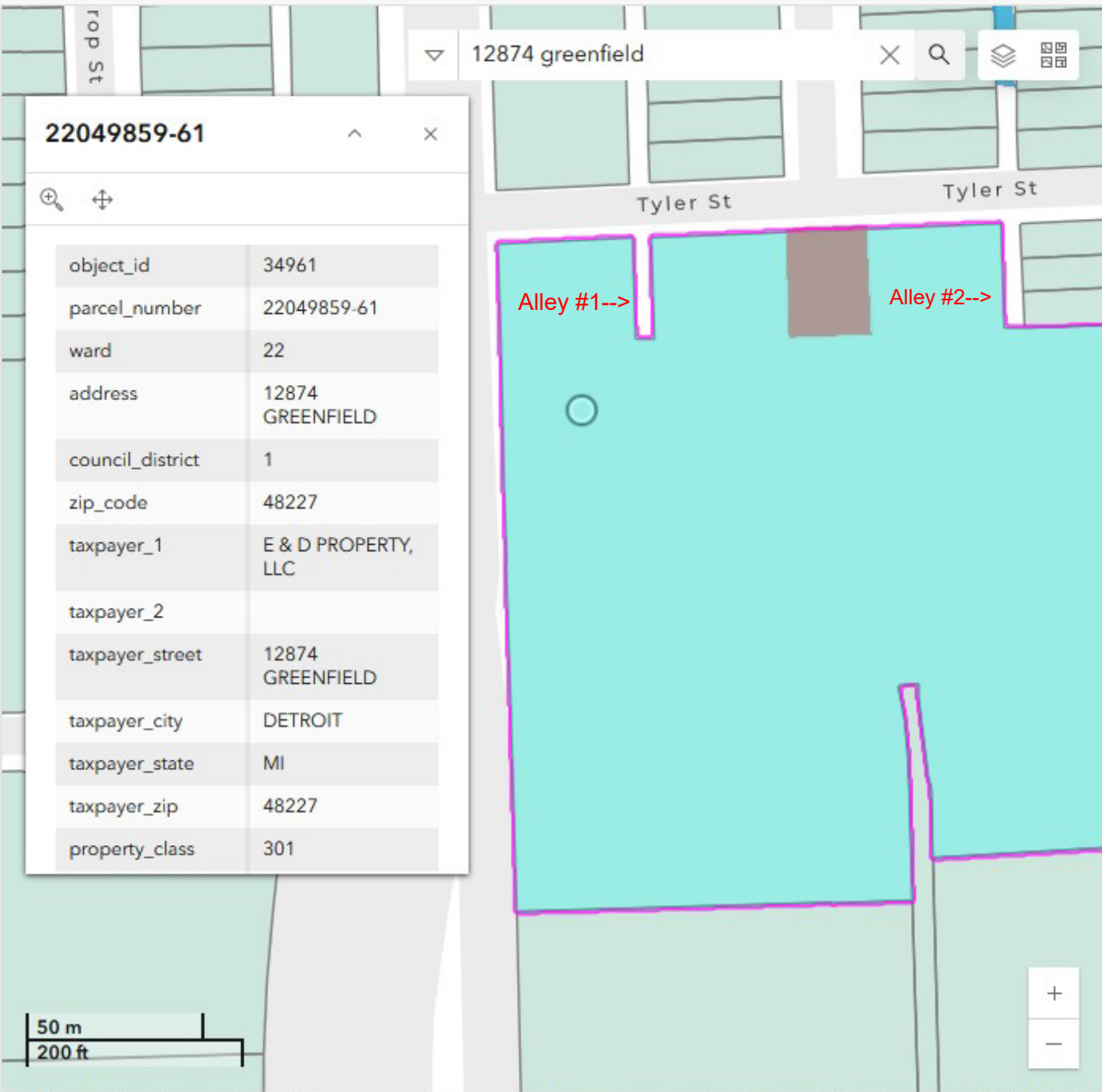
Definition of Terms

Vacation - Has been "Outright" vacated, meaning the right of way has become a private property with no restrictions. Showing in red on this map.

Easement - Has been vacated with the reserve of a utility easement, meaning the right of way has become a private property with access rights for utility companies. Showing in blue on this map.

Fields

- Review ID: An unique ID for each feature.
- Type of Vacation: The indicator of vacation or easement.
- ROW Type: The indicator of the alley or a specific street name.
- JCC Date: The date for the R.O.W. status change was approved by the City Council.
- JCC Page: Page number to the R.O.W. status change resolution printed on the Journal of City Council.
- Jurisdiction: The R.O.W. status change was initially approved by whom. Value 0\*, 1\*\*, 2\*\*\*.
- Petition ID: the Document ID number for the R.O.W. status



22049859-61	
object_id	34961
parcel_number	22049859-61
ward	22
address	12874 GREENFIELD
council_district	1
zip_code	48227
taxpayer_1	E & D PROPERTY, LLC
taxpayer_2	
taxpayer_street	12874 GREENFIELD
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48227
property_class	301





This layer indicates all streets and alleys vacated 'Outright' and vacated with conversion to utility easement in the City of Detroit. This layer is updated on a regular basis.

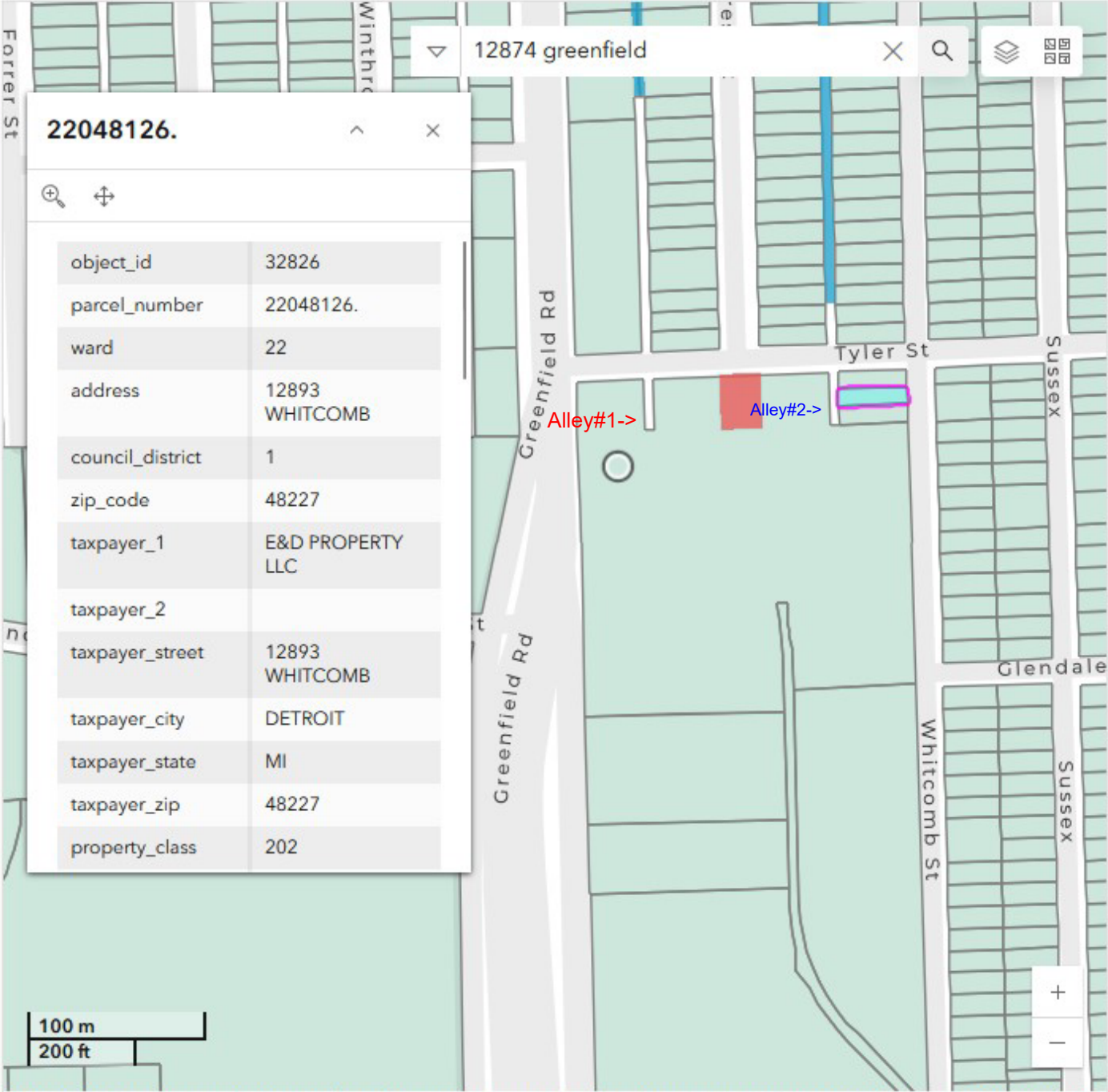
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- Jurisdiction: The R.O.W. status change was initially approved by whom. Value 0\*, 1\*\*, 2\*\*\*.
- Petition ID: the Document ID number for the R.O.W. status



22048126.	
object_id	32826
parcel_number	22048126.
ward	22
address	12893 WHITCOMB
council_district	1
zip_code	48227
taxpayer_1	E&D PROPERTY LLC
taxpayer_2	
taxpayer_street	12893 WHITCOMB
taxpayer_city	DETROIT
taxpayer_state	MI
taxpayer_zip	48227
property_class	202

Right of Way Street and Alley Vacations



Parcels



City of Detroit Boundary



City of Detroit

**PUBLIC WORKS DEPARTMENT: CITY ENGINEERING DIVISION**

Coleman A. Young Municipal Center - 6th Floor

We, the undersigned individuals owning property adjacent to the proposed right-of-way to be vacated have no objections to the request of the petitioner. This petition requires consent by 2/3 of the adjacent owners in residential areas. Commercial areas require 100% of adjacent owners to consent. Properties owned by a business or other entity must be signed by an authorized agent in order to be counted in this petition.

By signing this petition the property owner is confirming awareness of the following changes to their property:

- (1) Vacating the proposed street or alley will result in the property owner being allocated ownership of ½ of the street or alley (conditional to the design of the subdivision) and will cause the property assessment to be adjusted to include the increase in square footage.
- (2) Drainage fees to the property will be adjusted based on any added impervious surfaces added to the property. Please contact the Department of Water and Sewage for additional questions regarding rates.
- (3) Garages orientated toward the alley may no longer be accessible by the alley. Upon approval of this petition the alley will no longer be considered public. The property owner waves their right to access their property using the alley.

Commercial properties are subject to the conditions of their land use grant. Which may require permission from the Buildings and Safety Engineering and Environment Department or the Board of Zoning Appeals prior to changing the limits of their property.

PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12874 Greenfield Road Detroit MI 48227

8/7/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12891 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE





PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12893 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

Leonard Dervishi on behalf of

E & D Property LLC

12903 Whitcomb Detroit MI 48227

8/7/2024

SIGNATURE



PRINT NAME / ADDRESS / DATE SIGNED

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SIGNATURE

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PRINT NAME / ADDRESS / DATE SIGNED

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SIGNATURE

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PRINT NAME / ADDRESS / DATE SIGNED

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SIGNATURE

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2018159292 L: 54376 P: 517 WD  
04/25/2018 04:36:08 PM Total Pages: 2  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County Tax Stamp #478488  
04/25/2018  
Receipt# 18-145661 L: 54376 P: 517  
State Tax: \$2,625.00 County Tax: \$385.00



## Warranty Deed

RFT File Number: 23786

Know All Persons by These Presents: That Sadeghi Family 2012 Trust u/a/d February 17, 2012 by *Nader Ghanaat*

Whose address is: 12874 & 12900 Greenfield Rd. Detroit, MI 48227 *Trustee*

Convey(s) and Warrant(s) to E & D Property, LLC

Whose address is: 12874 & 12900 Greenfield Rd. Detroit, MI 48227

The following described premises situated in the City of Detroit, County of Wayne, State of Michigan to wit:

**Parcel 1:**

Lots 63 through 68, and vacated Prast Avenue adjacent, FORTUNA PARK SUBDIVISION, according to the recorded Plat thereof, as recorded in Liber 33 of Plats, Page 31, Wayne County Records. Also, that part of the Northwest 1/4 of Section 30, Town 1 South, Range 11 East, described as follows: Beginning at the Southwest corner of Lot 1 of said FORTUNA PARK SUBDIVISION; thence North 89 degrees 40 minutes 40 seconds East 605.27 feet to the West line of Whitcomb Avenue; thence along said line South 0 degrees 04 minutes West 475.0 feet; thence South 88 degrees 07 minutes 13 seconds West 225.08 feet; thence North 0 degrees 10 minutes 20 seconds East 64.0 feet; thence on a curve to the left 95.09 feet (radius = 569.32 feet, chord bears North 04 degrees 22 minutes 07 seconds West 94.96 feet); thence South 89 degrees 42 minutes 20 seconds West 1.07 feet; thence North 0 degrees 10 minutes 20 seconds East 194.0 feet; thence South 89 degrees 42 minutes 20 seconds West 372.61 feet to the East line of Greenfield Avenue; thence North 0 degrees 10 minutes 20 seconds East 128.20 feet to the Point of Beginning.

**Parcel 2:**

Lots 1, 2 and 3, FORTUNA PARK SUBDIVISION, according to the recorded plat thereof as recorded in Liber 33 of Plats, Page 31, Wayne County Records.

Commonly known as: 12874 & 12900 Greenfield Rd., Detroit, MI 48227

Tax Parcel No.: 22-049861 & 22-049863-4

For the full consideration of: Three Hundred Fifty Thousand Dollars (\$350,000.00).

Subject to: Existing building and use restrictions, easements, and zoning ordinances, if any.

Dated this 28th day of February, 2018.

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the Instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer  
No. E - 65206 Date: 04/24/2018 Clerk: CB

*23786*  
*18*

Signed by: Sadeghi Family 2012 Trust u/a/d February 17, 2012

BY:   
Nader Ghanaat, Trustee

*KA* STATE OF MICHIGAN *CA*

COUNTY OF *Los Angeles*

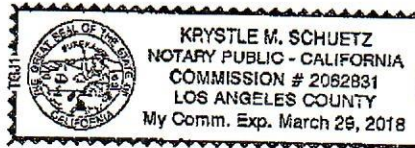
The foregoing instrument was acknowledged before me this 28th day of February, 2018 by Sadeghi Family 2012 Trust u/a/d February 17, 2012 by *Nader Ghanaat Trustee*

*Krystle M. Schuetz*  
Notary Public, *Krystle M. Schuetz*

*Los Angeles* County, *CA*

Acting in: *Los Angeles*

My commission expires: *03/29/2018*



Drafted by: Sadeghi Family 2012 Trust u/a/d February 17,  
2012 Nader Ghanaat, Trustee  
12874 & 12900 Greenfield Rd.  
Detroit, MI 48227

When recorded E & D Property, LLC

Return to:

*12874 Greenfield*  
*Detroit MI 48227*

Recording Fee: 35.00

State Transfer Tax: 2625.00

County Transfer Tax: 385.00



2018194239 L: 54446 P: 799 WD  
06/07/2018 10:38:33 AM Total Pages: 2  
Bernard J. Youngblood, Register of Deeds - Wayne County, MI  
ELECTRONICALLY RECORDED

MICHIGAN REAL ESTATE TRANSFER TAX  
Wayne County County Tax Stamp #482960  
06/07/2018  
Receipt# 18-176146 L: 54446 P: 799  
State Tax: \$112.50 County Tax: \$16.50



## Warranty Deed

**RFT File Number:** 26845

**Know All Persons by These Presents:** That Bijan D. Sadeghi and Leila D. Sadeghi, husband and wife

**Whose address is:** 770 S. Grand Ave., Apt. 7079, Los Angeles, CA 90017

**Convey(s) and Warrant(s) to** E & D Property, LLC

**Whose address is:** 12891 & 12893 & 12903, Whitcomb Detroit, MI 48227

**The following described premises situated in the City of Detroit, County of Wayne, State of Michigan to wit:**  
Lots 128, 129 and 130, FORTUNA PARK SUBDIVISION, as recorded in Liber 33, Page 31 of Plats, Wayne County Records.

**Commonly known as:** 12891 & 12893 & 12903 Whitcomb, Detroit, MI 48227

**Tax Parcel No.:** 22-048125, 22-048126, and 22-048127

**For the full consideration of:** Fifteen Thousand Dollars (15,000.00).

**Subject to:** Existing building and use restrictions, easements, and zoning ordinances, if any.

**Dated this 28th day of February, 2018.**

### 2017 TAXES NOT EXAMINED

This is to certify that there are no delinquent property taxes owed to our office on this property for five years prior to the date of the Instrument. No representation is made as to the status of any tax liens or or titles owed to any other entities. Taxes in process of local collection or before PRE denial are NOT EXAMINED.

Eric R Sabree, Wayne County Treasurer  
No. E - 66617 Date: 05/29/2018 Clerk: CB

26845  
18

Signed by:

Bijan D. Sadeghi  
Bijan D. Sadeghi

Leila D. Sadeghi  
Leila D. Sadeghi

STATE OF MICHIGAN ~~California~~

COUNTY OF ~~WAYNE~~ Los Angeles

The foregoing instrument was acknowledged before me this 28th day of February, 2018 by Bijan D. Sadeghi and Leila D. Sadeghi, husband and wife

Juliana Sernas  
Notary Public, Los Angeles County, California



My commission expires: 11-22-21



Drafted by: Bijan D. Sadeghi and Leila D. Sadeghi  
770 S. Grand Ave., Apt. 7079  
Los Angeles, CA 90017

When recorded E & D Property, LLC  
Return to: 12891 Whiteomls  
Detroit MI 48227

Recording Fee: 35.00

State Transfer Tax: 112.50

County Transfer Tax: 16.50