



**DEPARTMENT OF PUBLIC WORKS
CITY ENGINEERING DIVISION**

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March 5, 2026

Honorable City Council:

RE: Petition No. x2026-038 – The Detroit Brownfield Redevelopment Authority request for a vacation, with reserve of a utility easement part of 35th St., Junction Ave., 33rd St., 32nd St., and Devereaux St. Also, the vacation, with reserve of a utility easement all the north-south public alleys bounded by McGraw Ave., 30th St., Edsel Ford Fwy., and 35th St.

Petition No. x2026-038 – The Detroit Brownfield Redevelopment Authority request for a vacation, with reserve of a utility easement part of 35th St., 50 ft. wide, Junction Ave., 50 ft. wide, 33rd St., 50 ft wide, 32nd St., 50 ft. wide, and Devereaux St., 66 ft. wide. Also, the vacation with reserve of a utility easement all the north-south public alleys bounded by McGraw Ave., 50 ft. wide, 30th St., 66 ft. wide, Edsel Ford Fwy., various widths and 35th St., 50 ft. wide.

The petition was referred to the City Engineering Division – DPW for investigation (utility review) and report. This is our report.

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 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. 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

Cc: Ron Brundidge, Director, DPW
Mayor's Office – City Council Liaison

BY COUNCIL MEMBER _____

RESOLVED, part of 35th St., 50 ft. wide, part of Junction Ave., 50 ft. wide, part of 33rd St., 50 ft. wide, part of 32nd St., 50 ft. wide, and part of Devereaux St., 660 ft. wide; also part of the north-south public alleys bounded by 35th St., 50 ft. wide, McGraw Ave., 50 ft. wide, 30th St., 66 ft. wide and Edsel Ford Fwy, various widths, further described as land in the City of Detroit, Wayne County, Michigan being:

1. 35th St., 50 feet wide, lying westerly of and adjacent to lots 1 through 13 of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
2. Junction Ave., 50 ft. wide, lying westerly of and adjacent to lots 1 through 23 and easterly of and adjacent to lots 24 through 46, northerly of Devereaux St., 66 ft wide; also lying westerly of and adjacent to lots 1 through 10 and lying easterly of and adjacent to lots 34 through 44, southerly of Devereaux St., 66 ft. wide of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
3. 33rd St., 50 ft. wide, lying westerly of and adjacent to lots 1 through 23 and lying easterly of and adjacent to lots 24 through 46; northerly of Devereaux St., 66 ft. wide; also lying westerly of and adjacent to lots 1 through 10, and lying easterly of and adjacent to lots 36 through 44; southerly of Devereaux St., 66 ft. wide of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
4. 32nd St., 50 ft. wide, lying westerly of and adjacent to lots 1 through 23 and lying easterly of and adjacent to lots 24 through 46, northerly of Devereaux St., 66 ft. wide; also lying westerly of and adjacent to lots 1 through 4 and lying easterly of and adjacent to lots 39 through 44; southerly of Devereaux St., 66 ft. wide of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
5. Devereaux St., 66 ft. wide lying southerly of and adjacent to lots 23, 24, 23, 24, 23, 24 and 23, lying northerly of and adjacent to lots 1, 44, 1, 44, 1, 44, and 1 of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
6. Part of Devereaux St., 33 ft. wide, lying southerly of and adjacent to lots 1, 46 and 48 of “Plat of Thompson’s Subdivision of Lot 56 of P.C. 30” as recorded in Liber 3, Page 69 of Plats, Wayne County Record.
7. Part of Devereaux St., 33 ft. wide, lying northerly of and adjacent to lots 1 and 44 of “Hubbard & Dingwell’s Subdivision” as recorded in Liver 18, Page 19 of Plats, Wayne County Record.
8. The north-south public alley, 16 ft. wide, bounded by Devereaux St., 66 ft. wide, Junction Ave., 50 ft. wide, 35th St., 50 ft. wide and Edsel Ford Fwy., various widths, lying westerly of and adjacent to lots 34 through 44 and lying easterly of and adjacent to lots 1 through 13 of “Fyfe, Barbour & Warren’s Subdivision” as recorded in Liber 16, Page 42 of Plats, Wayne County Record.

9. The north-south public alley, 20 ft. wide, bounded by Junction Ave., 50 ft. wide, Devereaux St., 66 ft. wide, 33rd St., 50 ft. wide and Edsel Ford Fwy., various widths, lying westerly of and adjacent to lots 36 through 44 and lying easterly of and adjacent to lots 1 through 10 of "Fyfe, Barbour & Warren's Subdivision" as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
10. The north-south public alley, 20 ft. wide, bounded by 33rd St., 50 ft. wide, McGraw Ave., 50 ft. wide, 32nd St., 50 ft. wide and Devereaux St., 66 ft wide, lying westerly of and adjacent to lots 24 through 46 and lying easterly of and adjacent to lots 1 through 23 of "Fyfe, Barbour & Warren's Subdivision" as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
11. The north-south public alley, 20 ft. wide, bounded by 33rd St., 50 ft. wide, Devereaux St., 66 ft. wide, 32nd St., 50 ft. wide and Edsel Ford Fwy., various widths, lying westerly of and adjacent to lots 39 through 44 and lying easterly of and adjacent to lots 1 through 6 of "Fyfe, Barbour & Warren's Subdivision" as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
12. Part of the north-south public alley, 10 ft. wide, bounded by 32nd St., 50 ft. wide, McGraw Ave., 50 ft. wide, 31st St., 66 ft. wide and Devereaux St., 66 ft. wide, lying easterly of and adjacent to lots 6 through 23 of "Fyfe, Barbour & Warren's Subdivision" as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
13. Part of the north-south public alley, 10 ft. wide, bounded by 32nd St., 50 ft. wide, Devereaux St., 66 ft. wide, 31st St., 66 ft. wide and Edsel Ford Fwy. Various widths, lying easterly of and adjacent to lots 1 through 4 of "Fyfe, Barbour & Warren's Subdivision" as recorded in Liber 16, Page 42 of Plats, Wayne County Record.
14. Part of the north-south public alley, 10 ft. wide, bounded by 32nd St., 50 ft. wide, McGraw Ave., 50 ft. wide, 31st St., 66 ft. wide and Devereaux St., 66 ft. wide, lying westerly of and adjacent to lots 1 through 18 of "Plat of Thompson's Subdivision of Lot 56 of P.C. 30" as recorded in Liber 3, Page 69 of Plats, Wayne County Record.
15. Part of the north-south public alley, 10 ft. wide, bounded by Devereaux St., 66 ft. wide, 31st St., 66 ft. wide, Edsel Ford Fwy., various widths, and 32nd St., 50 ft. wide; lying westerly of lots 1 and 2 of "Hubbard & Dingwell's Subdivision" as recorded in Liber 18, Page 19 of Plats, Wayne County Record.
16. The north south public alley, 20 ft. wide, bounded by 31st St., 66 ft. wide, Warren Ave., 100 ft. wide, 30th St., 66 ft. wide and Edsel Ford Fwy, various widths; lying westerly of and adjacent to lots 47 through 58 and lying easterly of and adjacent to lots 31 through 46 of "Thompson's Subdivision of Lot 56 of P.C. 30" as recorded in Liber 3, Page 69 of Plats, Wayne County Record.

Be and the same is hereby vacated as public right-of-way and converted into a private easement for public utilities of the full width of the right-of-way, which easement shall be subject to the following covenants and agreements, uses, reservations and regulations, which shall be observed by the owners of the lots abutting on said right-of-way and by their heirs, executors, administrators and assigns, forever to wit:

First, said owners hereby grant to and for the use of the public an easement or right-of-way over said vacated public right of way herein above described for the purposes of maintaining,

installing, repairing, removing, or replacing public utilities such as water mains, sewers, gas lines or mains, telephone, electric light conduits or poles or things usually placed or installed in a public right-of-way in the City of Detroit, with the right to ingress and egress at any time and over said easement for the purpose above set forth.

Second, said utility easement or right-of-way in and over said vacated right of way herein above described shall be forever accessible to the maintenance and inspection forces of the utility companies, or those specifically authorized by them, for the purpose of inspecting, installing, maintaining, repairing, removing, or replacing any sewer, conduit, water main, gas line or main, telephone or light pole or any utility facility placed or installed in the utility easement or right-of-way. The utility companies shall have the right to cross or use the driveways and yards of the adjoining properties for ingress and egress at any time to and over said utility easement with any necessary equipment to perform the above mentioned task, with the understanding that the utility companies, other than that specifically prohibited by this resolution, shall restore the easement surface to a satisfactory condition,

Third, said owners for their heirs and assigns further agree that no buildings or structures of any nature whatsoever including, but not limited to, concrete slabs or driveways, retaining or partition walls (except necessary line fences or gates), shall be built or placed upon said easement, nor change of surface grade made, without prior approval of the City Engineering Division – DPW,

Fourth, that if the owners of any lots abutting on said vacated right of way shall request the removal and/or relocation of any existing poles or other utilities in said easement; such owners shall pay all costs incidental to such removal and/or relocation, unless such charges are waived by the utility owners,

Fifth, that if any utility located in said property shall break or be damaged as a result of any action on the part of said owners or assigns (by way of illustration but not limitation) such as storage of excessive weights of materials or construction not in accordance with Section 3, mentioned above, then in such event said owners or assigns shall be liable for all costs incidental to the repair of such broken or damaged utility; and

PROVIDED, that property owners maintain for DTE Energy, full access to their facilities at all times (i.e. gated access with DTE locks at all ends of the easement) and that free and easy access to the DTE facilities is reserved for DTE 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 DTE facilities, and further

PROVIDED, that an easement, the full width of the existing right-of-way, is reserved for the Detroit Water and Sewage Department 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; and be it further

PROVIDED, that free and easy access to the sewers, water mains, fire hydrants and appurtenances within the easement is required for the Detroit Water and Sewerage Department 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 or water main facilities; and be it further

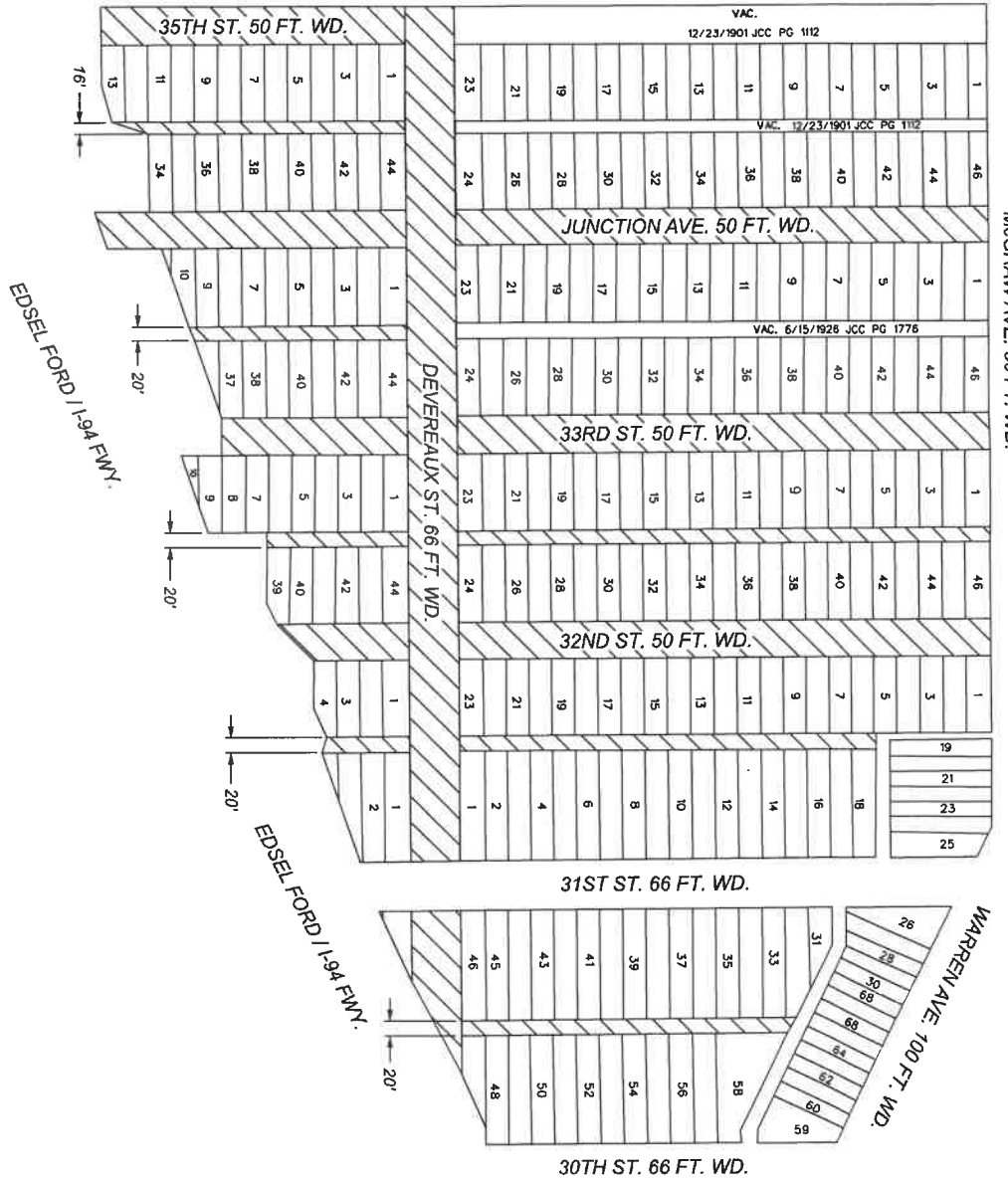
PROVIDED, that the Detroit Water and Sewerage Department retains the right to install suitable permanent main location guide post over its water mains at reasonable intervals and at points deflection; and be it further

PROVIDED, that said owners of the adjoining property, for themselves, their heirs and assigns, agree that no building or structure of any nature whatsoever, including porches, patios, balconies, etc., shall be built upon said easement without prior written approval and agreement with the Detroit Water and Sewerage Department; and be it further

PROVIDED, that if any time in the future, the owners of any lots abutting on said vacated right of way shall request the removal and/or relocation of the aforementioned utilities in said easement, such owners shall pay all costs incident 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 the costs incident to the repair of such broken or damaged sewers and water mains, and shall also be liable for all claims for damages resulting from his action and be it further

PROVIDED, that if it becomes necessary to remove the paved right of way returns at the entrances such removal and construction of the new curb and sidewalk shall be done under city permit and inspection according to City Engineering Division – DPW specification with all costs borne by the abutting owner(s), their heirs 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.



 - REQUEST VACATION WITH EASEMENT

(FOR OFFICE USE ONLY)

CARTO 13 A

DRAWN BY	AP
DATE	03/11/2026
CHECKED	LC/TS
APPROVED	GE

REQUEST VACATION WITH EASEMENT
OF THE PUBLIC ALLEYS AND STREETS
BOUNDED BY
MCGRAW AVE., W. WARREN AVE.,
30TH ST., I-94 FWY., HERBERT ST.,
JUNCTION AVE., AND 35TH ST.

CITY OF DETROIT CITY ENGINEERING DIVISION MAPS & RECORDS BUREAU	JOB NO. 25-115
DRWG. NO.	