



City of Madison Heights

Petition to Vacate Public Right of Way or Easement

Petitions to Vacate Public Right of Way or Easement must include the following information:

1. Petition (attached) filled out completely and signed by all applicable parties.
2. Review letters from all utility companies:

City Of Madison Heights

Water Department
Attn: Joe Vitali, Jr., Public Works Supervisor
801 Ajax
Madison Heights, MI 48071
248-589-2294

joevitalijr@madison-heights.org

DTE Energy

Attn: Kimberly A. Tassen, SR/WA, R/W-NAC
Right of Way Facilitator
The Detroit Edison Company
One Energy Plaza, 2016 WCB
Detroit, MI 48226
313-235-4458
313-235-4444 fax
tassenk@dteenergy.com

Consumer's Energy

Attn: John Hill, 3rd Party Project Coordinator
4600 Coolidge Hwy
Royal Oak, MI 48073
248-433-5618
john.hill@cmsenergy.com

AT & T

Attn: Lloyd Reynolds, OSP Engineer
54 North Mill, Box 32
Pontiac, MI 48342
248-456-0882
248-975-4075 fax
ir6232@att.com

Wide Open West

Attn: Frank Binaghi
Construction & Engineering Manager
32650 N. Avis Drive
Madison Heights, MI 48071
248-677-9008
248-677-9021 fax
fbinaghi@wideopenwest.com

Comcast

Attn: Warren Setty, Construction Coordinator
6095 Wall Street
Sterling Heights, MI 48312
586-883-7257
586-883-7406 fax
Warren_Setty@cable.comcast.com

Consumer's Energy

attn: Joseph Funke, System Engineer
4600 Coolidge Hwy
Royal Oak, MI 48073
248-858-4512
joseph.funke@cmsenergy.com

3. 15 copies of a plan (11" x 17") showing existing and proposed adjacent properties, use, structures and easements. Plan should be based on a survey.

PETITION FOR VACATING A PUBLIC STREET, ALLEY AND/OR EASEMENT

To the Honorable,
The Mayor and City Council
Madison Heights, Michigan

Date: 8/14/25

We, the undersigned petitioners, residing at the place set opposite our respective names hereto, being the abutting owners and mortgages of real estate located:

on the west Side(s) of dartmouth Street
located between Twelve Mile Road and Karam Drive
in _____ Subdivision,

and being entirely in the City of Madison Heights and being 100 percent of the property owners above said area, hereby respectfully pray and petition that you vacate the public (Street, Alley, and/or Easement) lying adjacent to Lot(s) Acreage Parcel(s):

25-14-202-003 of _____ Subdivision (if any) and that said parcel become part of the adjoining property, according to law. Provided, however, that if said (street or alley) is now used or may be used for the general public convenience and welfare for sewers, water and gas mains, electrical lines and telephone lines and because said usages are for the benefit of the general public beyond the above described area and because this vacation is primarily for the private benefit of the undersigned petitioners, the City of Madison Heights, as a condition without existence of which this vacation shall be of no effect, reserves to itself for the benefit and welfare of the general public an easement co-extensive with the vacated (street, alley) for the purposes of general public convenience and necessities such as sewers, water and gas mains, and electrical and telephone lines together with the general right of entry for maintenance purposes in regard to such public conveniences and necessities, and we the undersigned, consent to the easement aforesaid on behalf of ourselves, our heirs, administrators and assigns.

[illegible]

REFERENCE DRAWINGS

LEGAL DESCRIPTION

PARCEL ID 25-14-202-030
TIN, RISE, SEC 14, PART OF NE 1/4, BEG AT NW COR OF LOT 11 OF
"ASSISTANTS' PLAY NO 2", TH W 81.47 FT, TH S 00-42-20 E 22.11 FT
TH S 54-50-50 W 268.85 FT, TH S 25-29-00 W 85.06 FT, TH E
317.32 FT, TH N 00-07-00 E 253.37 FT TO BEG 1.08 A 8/22/98 FM
002

PARCEL ID 25-14-202-031
TWN, R15E, SEC 14, PART OF NE 1/4, BEG AT PT DIST S 00-07-00 N
253.37 FT FROM NW COR OF LOT 11 OF "ASSOCIATES PLAT NO 2", TH
371.32 FT, TH S 25-29-00 W 132.42 FT, TH E 374.06 FT, TH N
00-07-00 E 118.53 FT TO BEG 0.65 A S/22/88 FR 002

BENCHMARKS

BM #000 (W34-110 SITE BM #1)
 MONUMENT ON A HYDRANT LOCATED ON THE EAST SIDE OF THE PROPERTY.
 APPROX. 80' S. SOUTH OF THE ALLEY.
 ELEV. = 636.35

BM #001 (W34-110 SITE BM #2)
 CHISELED "X" ON THE SOUTHEAST BOLT OF A STRAIN POLE LOCATED AT
 THE SOUTHEAST CORNER OF N. 12 MILE RD & 1-75 RAMP.
 ELEV. = 637.07

BM #002
 CHISELED "X" ON THE SOUTHWEST BOLT OF A STRAIN POLE LOCATED AT
 THE SOUTHEAST CORNER OF N. 12 MILE RD & BARNHART ST.
 ELEV. = 636.80

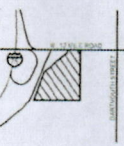
LEGEND

PEA
GROUP

1-844-813-2949
www.pdagroup.com



SALE POINTS



MAJOR COMPANIES

PROJECT TITLE
MAJOR
12 MILE & I-75
TYPE NAME/ROAD

© 2011 The Authors. Journal compilation © 2011 Blackwell Publishing Ltd

RECEIVED DATE
XXXXX 2020

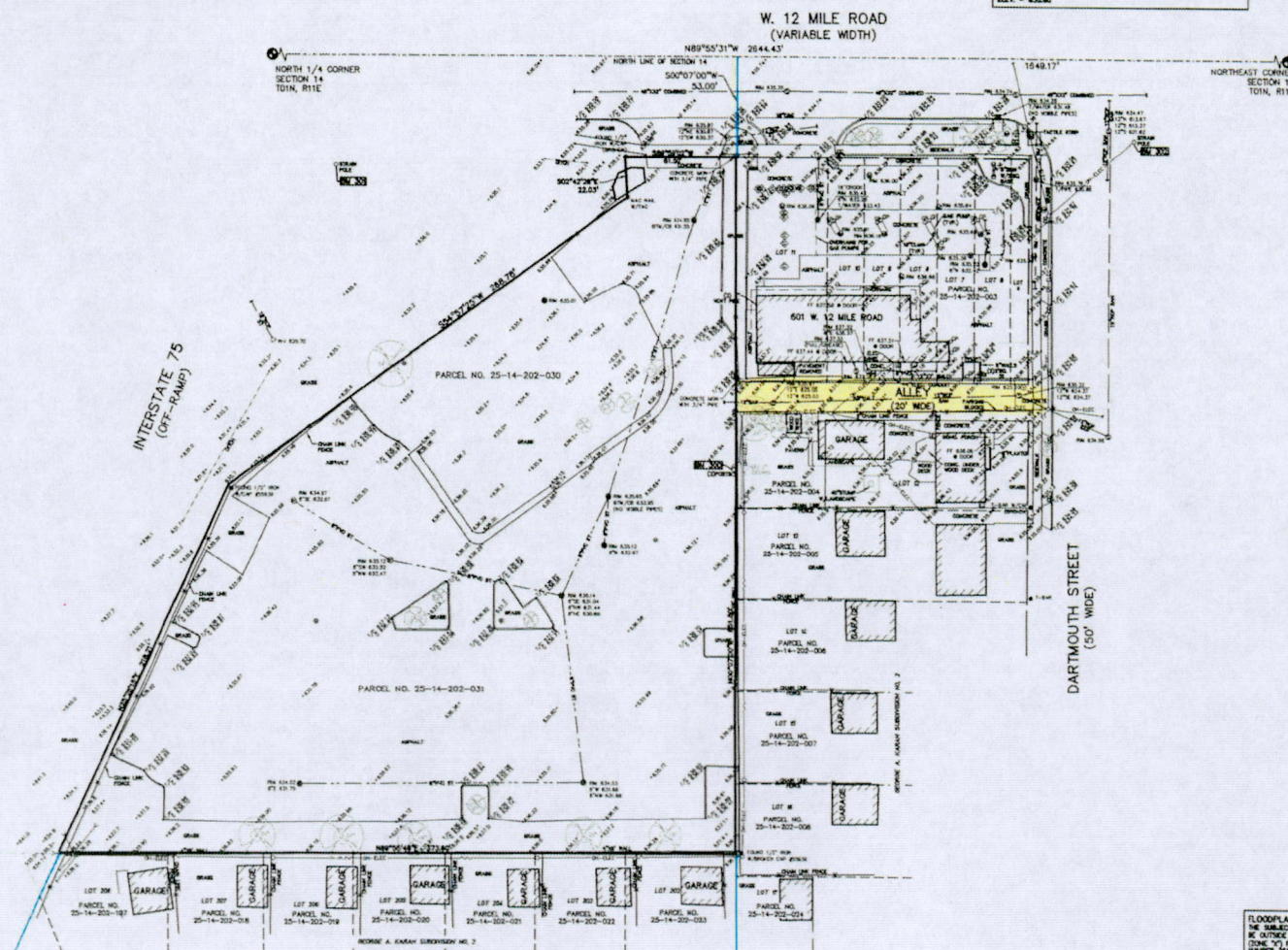
TOPOGRAPHIC
SURVEY

EA JOB NO. 2026-0409

M	GAC
N	ENF

DRAWING NUMBER.

1



FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO
BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
(ZONE "X") FOR FEMA FLOOD INSURANCE RATE MAP
NUMBER 26125C0058Y, A NON-PRINTABLE PANEL.

e-recorded

LIBER 55006 PAGE 702

0214022

OAKLAND COUNTY TREASURERS CERTIFICATE
I HEREBY CERTIFY that there are no TAX LIENS or TITLES
held by the state or any individual against the within description
and all TAXES on same are paid for five years previous to the
date of this instrument as appears by the records in the office
except as stated.
Reviewed By: RTN

Oct 16, 2020

5.00 E-FILE

Sec. 135, Act 206, 1893 as amended
ANDREW E. MEISNER, County Treasurer

Not Examined

LIBER 55006 PAGE 702
\$21.00 DEED - COMBINED
\$4.00 REMONUMENTATION
\$5.00 AUTOMATION
\$1,505.00 TRANSFER TX COMBINED
10/16/2020 06:21:11 PM RECEIPT# 168966
PAID RECORDED - Oakland County, MI
Lisa Brown, Clerk/Register of Deeds

STATE OF
MICHIGANREAL ESTATE
TRANSFER TAX

OAKLAND
10/16/2020
168966

\$192.50 CO
\$1,312.50 ST
001283049



WARRANTY DEED

File No.: MI-20-3945

Drafted by:

Peter Joelson, Title Solutions Agency, LLC, 41486 Wilcox Road Suite 2, Plymouth, MI 48170

When recorded return to:

Title Solutions Agency, LLC, 41486 Wilcox Road Suite 2 Plymouth, MI 48170

THE GRANTOR, Cheryl A. Jamieson f/k/a Cheryl Ann Coldren

Whose address is: 28767 Dartmouth Street Madison Heights, MI 48071

Conveys and Warrants to Brian Najor

Whose address is: ~~28767 Dartmouth Street Madison Heights, MI 48071~~ 600 N Old
Woodward Ste 100 Birmingham, MI 48009

Legal Description: City of Madison Heights, County of Oakland, State of Michigan, to wit: 48009

Lot 12, ASSESSOR'S PLAT NO. 2, also vacated South 3 feet of alley lying Northerly of Lot 12 and Southerly of
Lots 5 through 11, also that part of vacated alley lying West of Lot 12, according to the plat thereof as recorded in
Liber 118 of Plats, Page 13, Oakland County Records.

Tax Parcel No.: 25-14-202-004

Commonly known as: 28767 Dartmouth Street Madison Heights, MI 48071

For the sum of ONE HUNDRED SEVENTY FIVE THOUSAND AND 00/100 Dollars (\$175,000.00)

The Grantor grants to the Grantee the right to make (ALL) divisions under section 108 of the land division act, Act
288 of the Public Act of 1967.

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located
within the vicinity of farmland or farm operation. Generally accepted agricultural and management practices which
may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan
Right to Farm Act."

Subject to easements, reservations and restrictions of record.

Page 1 of 2

LIBER 55006 PAGE 703

Attached to and becoming part of the Warranty Deed, on this October 14, 2020, file # MI-20-3945, between Cheryl A. Jamieson FKA Cheryl Ann Coldren, grantor(s) and Brian Najor, grantee(s).

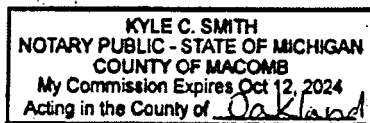
Dated: October 14, 2020

Signed and Sealed:

Cheryl A. Jamieson FKA Cheryl Ann Coldren
Cheryl A. Jamieson FKA Cheryl Ann Coldren

STATE OF Michigan } ss
COUNTY OF Oakland }

On this October 14, 2020, before me personally appeared Cheryl A. Jamieson f/k/a Cheryl Ann Coldren to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged that he/she/they executed the same as his/her/their free act and deed.



[Signature]
_____, Notary Public
_____, County, Michigan
My Commission Expires: _____
Acting in: _____

OAKLAND COUNTY TREASURER'S CERTIFICATE
This is to certify that there are no delinquent property
taxes as of this date owed to our office on this property.
No representation is made as to the status of any taxes,
tax liens or titles owed to any other entities.

SEP 08 2020

RTN

ANDREW E. MEISNER, County Treasurer
Sec. 135, Act 205, 1893 as amended

5.00

181987
LIBER 54798 PAGE 175
\$26.00 DEED - COMBINED
\$4.00 REMONUMENTATION
09/10/2020 09:41:06 A.M. RECEIPT# 142231
PAID RECORDED - OAKLAND COUNTY
LISA BROWN, CLERK/REGISTER OF DEEDS

WARRANTY DEED
(Statutory Form - Entity)

Know all persons by these presents; that QSL Madison Heights RE, LLC
whose address is 555 Puritan, Birmingham, Michigan 48009

Conveys and warrants(s) to, 611 Madison Property, LLC, a Michigan limited liability company
whose address is 600 North Old Woodward Avenue, Suite 100, Birmingham, MI 48009

Land situated in the City of Madison Heights, County of Oakland, State of Michigan, described as follows:

All that part of a parcel of land in Section 14, Town 1 North, Range 11 East, described as: Beginning at a point on the North line of said Section 14, which is 1644.8 feet West of the Northeast corner of said Section 14; thence South 00 degrees 07 minutes West 425.8 feet; thence West parallel to Section line 474 feet; thence North 00 degrees 07 minutes East 425.9 feet; thence East on North Section line 474 feet to the point of beginning, which lies Southeasterly of a line described as: Beginning at the Northwest corner of Lot 11, Assessor's Plat No. 2, as recorded in Liber 118 of Plats, Page 13, Oakland County Records; thence North 90 degrees 00 minutes 00 seconds West along the North line of said Lot 11 (extended) a distance of 61.47 feet; thence South 02 degrees 42 minutes 20 seconds East a distance of 22.11 feet; thence South 54 degrees 55 minutes West a distance of 268.85 feet; thence South 25 degrees 29 minutes 00 seconds West a distance of 350 feet and a point of ending.

Commonly known as: 611 W 12 Mile Rd, Madison Heights, MI 48071
Parcel I.D. Number: 25-14-202-030 & 25-14-202-031

For the full consideration of -SEE REAL ESTATE TRANSFER TAX VALUATION AFFIDAVIT-
Subject to:

(a) Highway Easement in favor of the Board of County Road Commissioners of the County of Oakland, and terms conditions and provisions contained therein, recorded in Liber 6211, page 216, Oakland County Register of Deeds; and

(b) Permanent Easement for ingress and egress, and the terms, conditions and provisions contained therein, recorded in Liber 11022, page 588, Oakland County Register of Deeds.

74/3 89/33

Dated: 25 day of August, 2020

REVENUE TO BE AFFIXED
AFTER RECORDING

10:2 PM 3-SEP-2020

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

2f
cer

OK-AB

(10)

Page 2 of Warranty Deed between QSL Madison Heights RE, LLC, a ~~Michigan Limited Liability Company~~
(Grantor) and 611 Madison Property, LLC, a Michigan limited liability company (Grantee)

SELLER(S) QSL Madison Heights RE, LLC

By:

Milton Feldberg, Manager

State of Michigan

County of Oakland

On this 25th day of August, 2020, before me personally appeared QSL Madison Heights RE, LLC, by Milton Feldberg, Its Manager, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

NADA MARKOVIC JUDGE
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jun. 15, 2023
Acting in the County of Oakland

Nada Markovic Judge
Notary Public
Oakland County, Michigan
Acting in Oakland County
My Commission Expires: 6-15-23

Instrument drafted without opinion by:	When recorded return to
Walter Quillico, ESQ. 28470 W. 13 Mile Rd., Suite 325 Farmington Hills, MI 48334	611 Madison Property, LLC 600 North Old Woodward, Ste. 100 Birmingham, MI 48009

TC13-89133

↓
Title Connect LLC
a title insurance agency
28470 W. 13 Mile Rd. Suite 325
Farmington Hills, MI 48334

MEMORANDUM OF LAND CONTRACT

Know all men by these presents that a certain land contract, dated, 1st day of December, 2020, has been executed between Casey Developments, L.L.C., a Michigan Limited Liability Company, as "Seller", whose address is 49649 Red Pine Drive, Macomb, MI 48044

and MAD Fuels Holdings LLC, as "Purchaser(s)", whose address is 600 North Old Woodward Avenue, Suite 100, Birmingham, MI 48009

the following described premises:

Land situated in the City of Madison Heights, County of Oakland, State of Michigan, described as follows:

Lots 5 through 11, inclusive, except the North 7 feet thereof deeded for highway purposes, Assessor's Plat No. 2, according to the plat thereof, as recorded in Liber 118 of Plats, Page 13, Oakland County Records.
25-14-202-003

EKA: 601 W. 12 mile Rd, Madison Heights, MI

48071
The purpose of this instrument is to give notice of the existence of the aforesaid land contract and the rights of the Purchaser(s) thereunder.

IN WITNESS WHEREOF, the Seller(s) and Purchaser(s) have executed this Memorandum of Land Contract on 1st day of December, 2020

SELLER(S). Casey Developments, L.L.C., a Michigan Limited Liability Company

By: *May Najem*
May Najem, Managing Member

STATE OF: MICHIGAN

COUNTY OF: *oakland*

On this 1st day of December, 2020, before me personally appeared Casey Developments, L.L.C., a Michigan Limited Liability Company, by May Najem, Managing Member, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.

Deborah M. Hamilton
Notary Public *Deborah M. Hamilton* County *Oakland*
My Commission expires on: *12-11-2024*

DEBORAH M. HAMILTON
Notary Public, State of Michigan
County of Oakland
My Commission Expires Dec. 11, 2024
Acting in the County of *Oakland*

TC13-94566

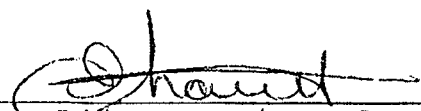
PURCHASER(S): MAD Fuels Holdings LLC, a Michigan Limited Liability Company

By: 

Brian Najor, Manager

STATE OF: MICHIGAN
COUNTY OF: OAKLAND

On this 1st day of December, 2020, before me personally appeared MAD Fuels Holdings LLC, a Michigan Limited Liability Company, by Brian Najor, Manager, known to me to be the person(s) described in and who executed the foregoing instrument and acknowledged that they executed same as their free act and deed.


Notary-Public Oakland County
My Commission expires on: 3-7-2021

Shannel Konja
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF Oakland
My Commission Expires 03/07/2021
Acting in the County of Oakland

Drafted by and without opinion by:	When recorded return to:
Walter Quillico, ESQ 28470 W. 13 Mile Road, Suite 325 Farmington Hills MI 48334	MAD Fuels Holdings LLC 600 North Old Woodward Avenue, Suite 100 Birmingham, MI 48009

TC13-94566