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

To the Honorable,			Date:	6/6/2023
The Mayor and City Cour	ncil			
Madison Heights, Michiga	an			
We, the undersigned peti	tioners, residing at the	e place set opp	osite our respective	names hereto, being
the abutting owners and i	mortgages of real esta	ate located:		
on the	west	_Side(s) of	Dartmouth Str	eet
on the located between in	Twelve Mile Road	and	Karam Driv	ve
in			Subdivision,	
and being entirely in the (	City of Madison Heigh	ts and being _	100 percent of the	ne property owners
above said area, hereby	respectfully pray and p	petition that yo	u vacate the public (	Street, Alley, and/or
Easement) lying adjacent	to Lot(s) Acreage Pa	rcel(s):		
25-14-202-	<sup>003</sup> of			Subdivision (if
any) and that said parcel				
that if said (street or alley	) is now used or may	be used for the	e general public con	venience and welfare
for sewers, water and gas	mains, electrical line	s and telephor	ne lines and because	e said usages are for
the benefit of the general	public beyond the abo	ove described	area and because th	nis vacation is
primarily for the private be	enefit of the undersign	ed petitioners,	the City of Madison	Heights, as a
condition without existence	e of which this vacation	on shall be of r	no effect, reserves to	itself for the benefit
and welfare of the genera	l public an easement	co-extensive v	vith the vacated (stre	eet, alley) for the
purposes of general publi	c convenience and ne	ecessities such	as sewers, water a	nd gas mains, and
electrical and telephone li	nes together with the	general right o	of entry for maintena	nce purposes in
regard to such public con-	veniences and necess	sities, and we t	he undersigned, cor	nsent to the easement
aforesaid on behalf of our	selves, our heirs, adn	ninistrators and	l assigns.	

LOT#	OWNER'S PRINTED NAME	ADDRESS	SIGNATURE
12	Brian Najor	28767 Dartmouth	\$
5-11	MAD Fuel Holdings, LLC By: Brian Najor, Manager 611 Madison, LLC	601 W. 12 Mile Road	8
	611 Madison, LLC Bv: Brian Naior. Manager	611 W. 12 Mile Road	4

e-recorded

LIBER 55006 PAGE 702

e-recorded
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.QQ\_\_E-FILE\_\_\_\_

Sec. 135, Act 206, 1893 as amended ANDREW E. MEISNER, County Treasurer \_\_\_\_ Not Examined

0214022

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



# 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

Woodward Steloo Birmingham MI Whose address is: 28767 Dartmouth Street Legal Description: City of Madison Heights, County of Oakland, State of Michigan, to wit:

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. Jameson FKA Cheryl Ann Coldren

STATE OF Michigan COUNTY OF Oakland

} ss

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.

NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires Oct 12, 2024
Acting in the County of Oct 12, 2024

\_\_\_, Notary Public County, Michigan

My Commission Expires:

Acting in:

Page 2 of 2

DAKLANG COUNTY TREASUREES 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 ilans or titles owed to any other entities.

SEP 08 2020 RTW

5.00

ANDREW E. MEISNER, County Treasurer Sec. 135, Act 206, 1893 as amended 181987 LIBER 54798 PAGE 175 \$26.00 DEED - COMBINED \$4.00 REMONUMENTATION 09/10/2020 09:41:06 A.M. RECEIPT 142231 PAID RECORDED - DAKLAND 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 LD. 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.

AC13 89133

an-XO

Dated: 25 day of August, 2020

AFTER RECORDING

SOSO SEL -3 LW S: OI

OAMLAND COUNTY REGISTER OF DEEDS

6

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)

SELLERGY QSI Marison Heights RE, LC

Ву:\_\_\_\_

Milton Feldberg, Manager

State of Michigan County of Oukland

On this 25 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 Explose Jun, 15, 2023 Acting in the County of

Anda Markovic Judy Notary Public

Octing in Octoor County

My Commission Expires: 6-15 a 3

Instrument drafted without opinion by:

Walter Quillico, ESQ.

28470 W. 13 Mile Rd., Suite 325

Farmington Hills, MI 48334

When recorded return to

611 Madison Property, LLC

600 North Old Woodward, Stc. 100

Birmingham, MI 48009

TC13-89133

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

LIBER 55405 PAGE 420 \$21.00 MISC RECORDING \$4.00 REMONUMENTATION \$5.00 AUTOMATION 12/28/2020 09:55:43 PM RECEIPT# 220189 PAID RECORDED - Oakland County, MI Lisa Brown, Clerk/Register of Deeds

## MEMORANDUM OF LAND CONTRACT

Know all men by these presents that a certain land contract, dated, 12th 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, Mt 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

CKA: 601 W. 12 mile Rd, Madison Heights, MT

The purpose of this instrument is to give notice of the existence of the aforesaid lund 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 Land Contract on December, 2020

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

May Najem, Managing Member

STATE OF: MICHIGAN

COUNTY OF Oakland

On this \( \frac{1}{2} \) 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.

Notary Public Debooch on Hamill 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

TC13-94566

PURCHASER MAD Fuels Holding	s LLC, a Michigan	Limited	Liability	Company
-----------------------------	-------------------	---------	-----------	---------

Rrian Najor Managa

STATE OF: MICHIGAN COUNTY OF: OCKLAND

On this 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 03/07/2025

Acting in the County of \_\_\_COCCUR.C

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

TC13-94566

PARCEL ID 25-14-202-030 T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2', TH W 61.47 FT, TH S 00-42-20 E 22.11 FT, TH S 54-55-50 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 1.06 A 8/22/89 FR PARCEL ID 25-14-202-031 T1N, R11E, SEC 14, PART OF NE 1/4, BEG AT PT DIST S 00-07-00 W 253.37 FT FROM NW COR OF LOT 11 OF 'ASSESSORS PLAT NO 2', TH W

317.32 FT, TH S 25-29-00 W 132.42 FT, TH E 374.05 FT, TH N

00-07-00 E 119.53 FT TO BEG 0.95 A 8/22/89 FR 002 BENCHMARKS BM #300 (KEM-TEC SITE BM #1)
ARROW ON A HYDRANT LOCATED ON THE EAST SIDE OF THE PROPERTY APPROX. 50"± SOUTH OF THE ALLEY. ELEV. — 638.35

BM #301 (KEM-TEC SITE BM #2)
CHISELED 'X' ON THE SOUTHEAST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RD & 1-75 RAMP. ELEV. - 637.07

CHISELED 'X' ON THE SOUTHWEST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RD & DARTMOUTH ST. ELEV. — 635.80

LEGEND

■ IRON FOUND 
■ BRASS PLUG SET 
■ SEC. CORNER FOUND MONUMENT FOUND ■ NAIL FOUND ■ MONUMENT SET M MEASURED Ø NAIL & CAP SET

-OH-ELEC-W-O ELEC., PHONE OR CABLE TV O.H. LINE, POLE & GUY WIRE -UG-CATV-TV- UNDERGROUND CABLE TV, CATV PEDESTAL -⊠-UG-PHONE-T TELEPHONE U.G. CABLE, PEDESTAL & MANHOLE -UG-ELEC-E-E-E-ELECTRIC U.G. CABLE, MANHOLE, METER & HANDHOLE — — G-GAS MAIN, VALVE & GAS LINE MARKER —— —— WATERMAIN, HYD., GATE VALVE, TAPPING SLEEVE & VALVE S SANITARY SEWER, CLEANOUT & MANHOLE — — — ST STORM SEWER, CLEANOUT & MANHOLE

SQUARE, ROUND & BEEHIVE CATCH BASIN, YARD DRAIN POST INDICATOR VALVE WATER VALVE BOX/HYDRANT VALVE BOX, SERVICE SHUTOFF MAILBOX, TRANSFORMER, IRRIGATION CONTROL VALVE UNIDENTIFIED STRUCTURE SPOT ELEVATION

STREET LIGHT CONC. -

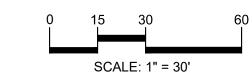
/ ASPH. -∕-GRAVEL-

ΡΞΛ

GROUP

t: 844.813.2949

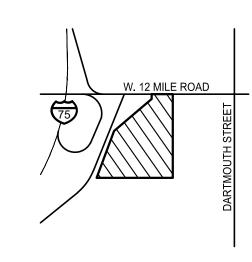
www.peagroup.com





THE LOCATIONS!

THE LOCATIONS AND ELEVATIONS OF EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS DRAWING ARE ONLY APPROXIMATE. NO GUARANTEE IS EITHER EXPRESSED OR IMPLIED AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS AND ELEVATIONS PRIOR TO THE START OF CONSTRUCTION.



CLIENT **NAJOR COMPANIES** 600 NORTH OLD WOODWARD, SUITE 100 BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE **NAJOR 12 MILE & I-75** 611 W. 12 MILE ROAD

ORIGINAL ISSUE DATE:

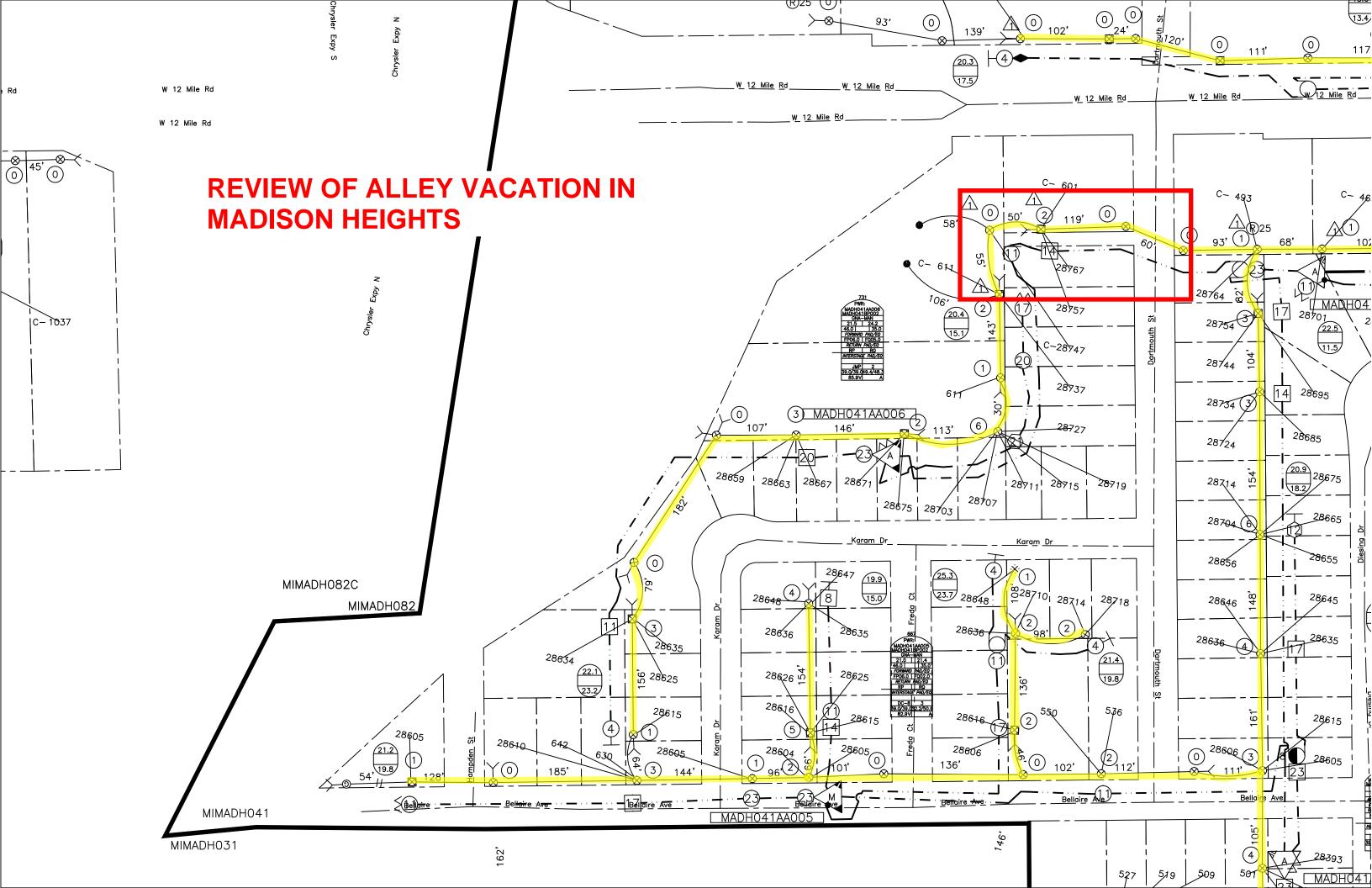
XXXXXX, 2020 DRAWING TITLE **TOPOGRAPHIC SURVEY** 

	PEA JOB NO.	2020-0409
	P.M.	GWC
	DN.	LKF
1	DES.	
	DRAWING NUMBER:	
	1	

(ZONE 'X') PER FEMA FLOOD INSURANCE RATE MAP NUMBER 26125C0563F, A NON-PRINTABLE PANEL

W. 12 MILE ROAD (VARIABLE WIDTH) N89°55'31"W 2644.43' • NORTH LINE OF SECTION 14 -<u>----</u>-----\**6** NORTHEAST CORNER NORTH 1/4 CORNER SECTION 14 SECTION 14 \_53.00**'** T01N, R11E T01N, R11E RIM 634.28 T/WATER 631.48 RIM 634.47 12"N 613.67 ) 12"S 621.62 S02°42'28"E-LOT 7 LOT 6 601 W. 1/2 MILE ROAD Comcsat is aerial on existing Detroit
Edison poles along
the path highthe path highlighted red RIM 634.97 (5) 8"SE 632.87 RIM 635.65 63 BTM/CB 633.95 (NO VISIBLE PIPES) PARCEL NO. 25-14-202-005 RIM 635.12 © 8"SW 632.52 8"NW 632.47 PARCEL NO. PARCEL NO. 25-14-202-031 PARCEL NO. 25-14-202-007 8"W 631.88 8"NW 631.88 PARCEL NO. 25-14-202-008 N89°55'49"E 6 373.601 CHAIN LINK FENCE PARCEL NO. PARCEL NO. 25-14-202-023 FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PARCEL NO. 25-14-202-022 PARCEL NO. 25-14-202-018 PARCEL NO. 25-14-202-021 PARCEL NO. 25-14-202-019 25-14-202-107 25-14-202-020

GEORGE A. KARAM SUBDIVISION NO, 2



MONARST TOURN BEST CONTROL TOURN BM g500 (KEM-TEC SITE BM g1) ARROW ON A HYDRAWT LOCATED ON THE EAST SIDE OF THE PROPERTY, APPROX 50° SUITH OF THE ALLEY. ELEV.  $\sim$  530.36 CONC. - CONCRETE

- ASPH. - ASPH. 1

- DRAYEL - SHVEL SHOLLON BM (SDI) (NEW-TEC STE BM (2) CHISELED "A" ON THE SOUTHEAST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RD is 1-76 RAMP. ELEV. — 63.71 BM (ISO)
CHESLED 'X' ON THE SOUTHMEST BOLT OF A STRAIN POLE LOCATED AT THE SOUTHEAST CORNER OF W. 12 MILE RO & DARTMOUTH ST. ELEV. — 635.80 W. 12 MILE ROAD (VARIABLE WIDTH) N89°55'31"W 2644.43' NORTHEAST CORNER SECTION 14 TOIN, RITE NORTH 1/4 CORNER SECTION 14 TOIN, RIIE 500°07'00"W 32° COMED 53.00° STRANI POLE SM 309 WERSTATE 15 (OFF-RAMP) 75 LOT (3 DARTMOUTH STREET (50' WDE) LOF N PARCEL NO. 25-14-202-006 PARCEL NO. 25-14-202-031 LOT IS PARCEL NO. 25-14-202-007 LOT 15 PARCEL NO. 25-14-202-000 PARCEL NO. 25-14-202-022 LOT 204 REEL NO. -202-021 LOT 207 PARCEL NO. 25-14-202-1 PARCEL NO. 25-14-202-018 FLOODPLAIN NOTE:
THE SUBJECT PARCIL LIES WITHIN AREA DETERMINED TO BE OUTSIDE OF THE 0.225 AMMUNI. CHANCE FLOODPLAIN (2006 1/2) PER FEMA FLOOD INSURANCE RATE MAP MUNIBER 2012/2000857. A NON-PRINTIABLE PANEL. PARCEL NO. 25-14-202-020

REFERENCE DRAWINGS

LEGAL DESCRIPTION

PARCEL ID 25-14-202-030

THIS, RITE, SEC 14, PART OF NE 1/4, SEG AT NW COR OF LOT 11 OF 'ASSESSOR'S PLAT NO 2'. TH W SIL47 FT, TH S GO-42-20 £ 22.11 FT, TH S 64-65-60 W 262.86 FT, TH S 28-28-00 W 860.65 FT, TH S 28-28-00 W 800.65 FT, TH S 28-28

PARCEL ID 28-14-202-031
TIN, RILE, SEC 14, PART OF NE 1/4, BED AT PT DIST S 00-07-00 W
223.37 FT FROM MY COR OF LOT 11 OF "ASSESSORS FLAT NO 2", TH W
317.32 FT, TH S 25-28-00 W 13.24 2 FT. TH E 37.40 5 FT. TH N
00-07-00 E 119.53 FT TO BED 0.95 A 8/22/89 FR 002

### BENCHMARKS

LEGEND

ΡΞΛ GROUP

t: 844.813.2949 www.peagroup.com









**NAJOR COMPANIES** 

PROJECT TITLE

NAJOR 12 MILE & I-75 INTW. 12 IMLE ROAD MODEL HEIGHTS, ONG AME COUNTY, M

REVISIONS
E
ORIGINALISSUE DATE: XXXXXXX, 2020
DRAWING TITLE

TOPOGRAPHIC SURVEY

PEA JOB NO.	2020-0409
P.M.	GWC
DN.	LKP
DES	
DRAWING NUMBER	₹:
4	