

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

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

Date: 6/6/2023

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]

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



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 St 100 Birmingham, MI
48009

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. 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

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 - 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.

44/3 89/33

Dated: 25 day of August, 2020

REVENUE TO BE AFFIXED
AFTER RECORDING

2020 SEP -3 PM 2:01

RECEIVED
OAKLAND COUNTY
REGISTER OF DEEDS

OK-AB

(10)

SELLER(S) QSL Madison Heights RE, LLC

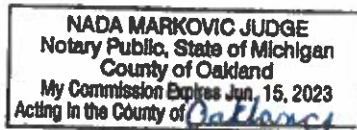
By: 

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
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

CKA: 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*

TC-13-94566

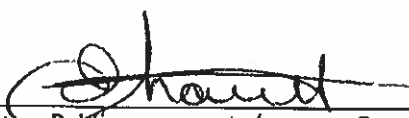
PURCHASER(S): ~~MAD Fuels Holdings LLC~~, a Michigan Limited Liability Company

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



November 29, 2022

VIA ELECTRONIC MAIL

Keith Maziasz
Senior Vice President
Najor Companies
600 N. Old Woodward
Suite 100
Birmingham, MI 48009

**RE: VACATION OF PUBLIC ALLEY IN THE CITY OF MADISON HEIGHTS
ON DARTMOUTH STREET AND 12 MILE ROAD**

Dear Mr. Maziasz,

Comcast is in receipt of your email on the above referenced vacation of public alley in the City of Madison Heights and requesting confirmation that Comcast has no facilities impacted with the request to vacate the alley.

We have reviewed the request with the map provided and determined that Comcast has aerial facilities in the area marked by a rectangle on the attached map. Do let us know if this area needs to be vacated.

Should you have any questions or concerns regarding this matter, please do not hesitate to contact me directly at (404) 821-2010 or our Senior Manager of Construction, Jeff Dobies at (313) 363-8027.

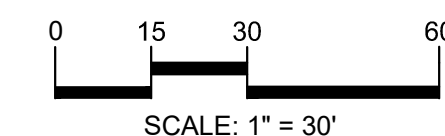
Thank you for your attention to this important matter.

Sincerely,

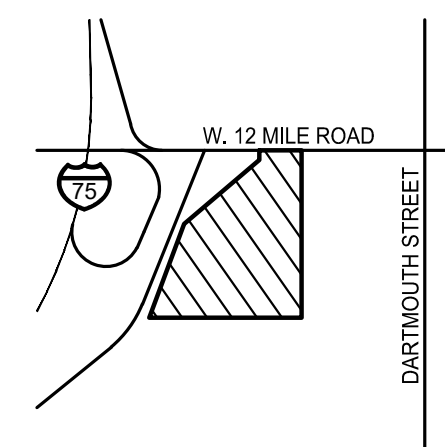
Therese Imachukwu

Therese Imachukwu
Senior Manager

cc. Jeff Dobies



CAUTION!!
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 COMPANIE
600 NORTH OLD WOODWARD, SUITE 10
BIRMINGHAM, MICHIGAN 48009

PROJECT TITLE

NAJOR
12 MILE 8.175

12 MILL & I-75
611 W. 12 MILE ROAD
MADISON HEIGHTS, OAKLAND COUNTY, MI

[illegible]ORIGINAL ISSUE DATE:
XXXXXX, 2020

DRAWING TITLE

**TOPOGRAPHIC
SURVEY**

PEA JOB NO.	2020-040
P.M.	GW
DN.	LK
DES.	
DRAWING NUMBER:	

■

REFERENCE DRAWINGS

ALTAINSPS LAND TITLE SURVEY, KEM-TECH PROJECT NO. 19-00397, DATED MARCH 04, 2019

LEGAL DESCRIPTION

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
002

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
173.32 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

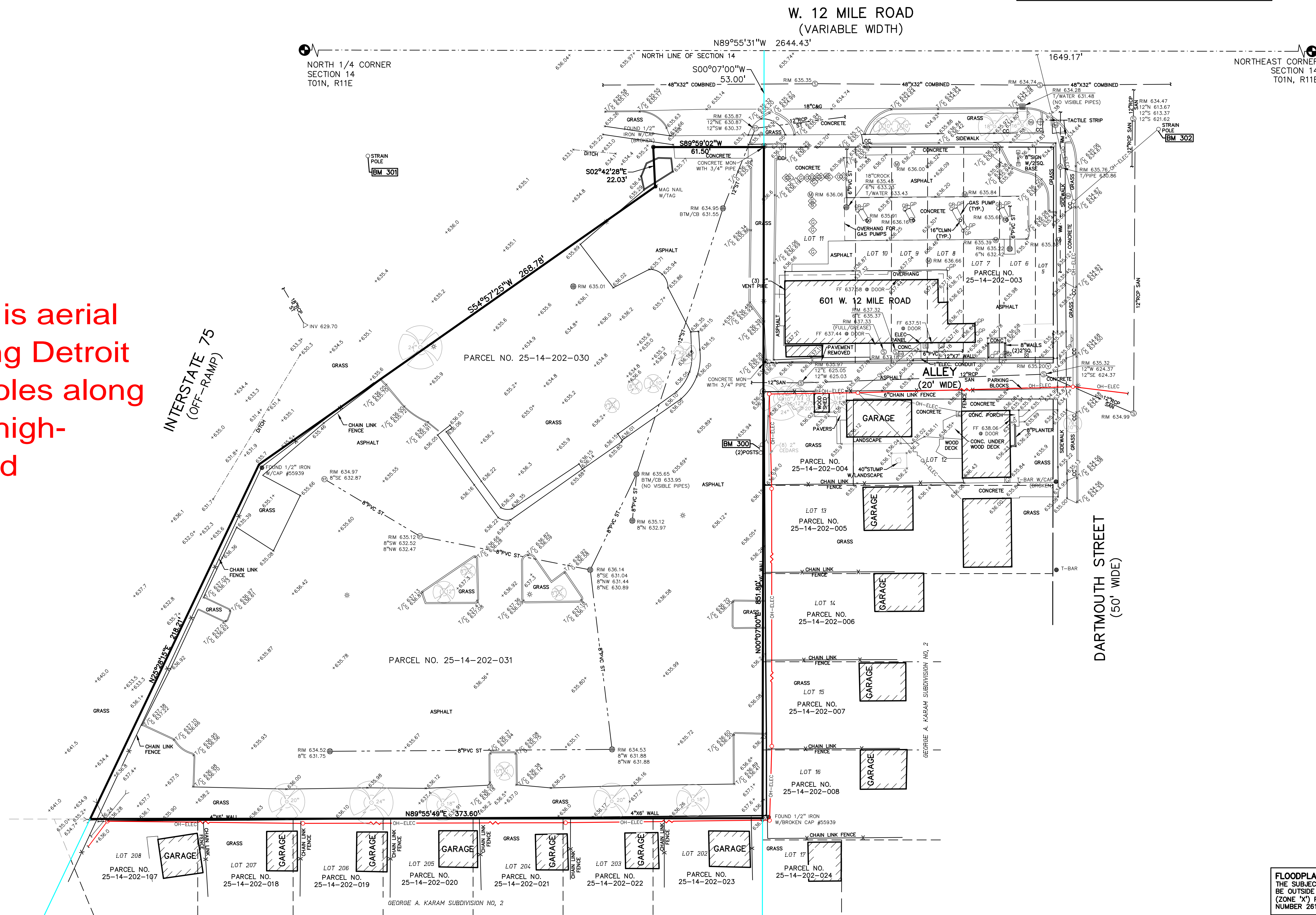
BM #300 (KEM-TEC SITE BM #1)
ARROW ON A HYDRANT LOCATED ON THE EAST SIDE OF THE PROPERTY
APPROX. 50"± SOUTH OF THE ALLEY.
ELEV. - 638.35

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 & I-75 RAMP.
ELEV. - 637.07

BM #301
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

- [illegible]



FLOODPLAIN NOTE:
THE SUBJECT PARCEL LIES WITHIN AREA DETERMINED TO
BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN
(ZONE 'X') PER FEMA FLOOD INSURANCE RATE MAP
NUMBER 26125C0563F. A NON-PRINTABLE PANEL

Comcsat is aerial
on existing Detroit
Edison poles along
the path high-
lighted red

REVIEW OF ALLEY VACATION IN MADISON HEIGHTS

LEGAL DESCRIPTION

PARCEL ID 25-14-202-Q31
TIN, R11E, SEC 14, PART OF NE 1/4, BEO AT PT DIST S 00-07-00 W
253.37 FT FROM NW COR OF LOT 11 OF "ASSESSORS PLAT NO 2", TH
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 BEO 0.95 A 8/22/89 FR 002

BM 6301
CHISELED 'X' ON THE SOUTHWEST BOLT OF A STRAIN POLE LOCATED
THE SOUTHEAST CORNER OF W. 12 MILE RD & DARTMOUTH ST.
ELEV. - 636.80

● IRON FOUND ■ BRASS PLUG SET ● SEC. CORNER FOUND
 ■ IRON SET (●) MONUMENT FOUND ■ RECORDED
 ■ NAIL FOUND (■) MONUMENT SET ■ MEASURED
 ■ NAIL & CAP SET ■ CALCULATED

1000



MAJOR COMPANIES

doi:10.1017/S0022292412001707

MAJOR

811 W. 12 MILE ROAD
JACKSON HEIGHTS, GARLAND COUNTY, MO

BRANING 333.5

TOPOGRAPHIC

CONCLUSIONS

FEA JOB NO. 2020-04

DN. _____

DRAWING NUMBER:

1

1

100