



CITY OF DETROIT
GENERAL SERVICES DEPARTMENT

115 ERSKINE ST.
DETROIT, MICHIGAN 48201
PHONE 313 • 224-1100
FAX 313 • 628-1915

February 7, 2025

RE: Request for Authorization of New Gas Easement at Voigt Park, District 5

Honorable City Council:

The General Services Department ("GSD") on behalf of DTE Gas Company ("DTE") is requesting authorization from your Honorable Body to grant a new gas easement within Voigt Park located in District 5 at 795 Longfellow Detroit, MI 48202, Parcel ID 04002635

DTE indicates the current gas line in Voigt Park lacks an easement agreement and this request is an administrative function to facilitate future gas infrastructure improvements in this neighborhood.

The area of easement and authorized agreement are attached in the Exhibits for review.

The GSD on behalf of the DTE respectfully requests your authorization of this request with a Waiver of Reconsideration.

Sincerely,

Crystal Perkins
Director, General Services Department



CITY OF DETROIT
GENERAL SERVICES DEPARTMENT

115 ERSKINE ST.
DETROIT, MICHIGAN 48201
PHONE 313 • 224-1100
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RESOLUTION

COUNCIL MEMBER _____

WHEREAS the General Services Department on behalf of DTE Gas Company ("DTE") is requesting authorization from your Honorable Body to create a new gas easement in, on and across a portion of 795 Longfellow Detroit MI 48202, Parcel ID 04002635 also known as Voigt Park, and

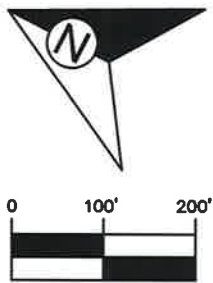
WHEREAS the new gas easement is an administrative function as the current gas line was laid decades ago with no easement agreement. The easement will accommodate future gas line improvements for this neighborhood.

THEREFORE, BE IT:

RESOLVED, the Detroit City Council authorizes a DTE Gas Company to create a new gas easement at Voigt Park at 795 Longfellow Detroit, MI 48202 due to the lack of an existing easement which will enable improved utility service in the future.

##

EXHIBIT A

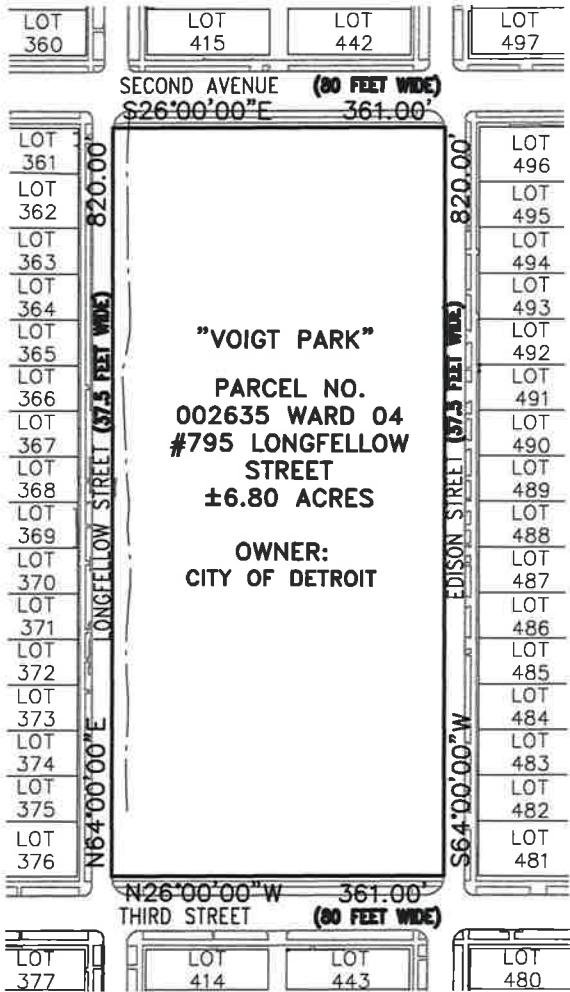


LEGEND

--- EX. GAS PIPELINE

NOTES:

- 1. BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LONGFELLOW STREET, BEING N64°00'00"E, PER "VOIGT PARK SUB'N OF E.W. VOIGT'S SUBD'N OF VOIGT PARK FARM", AS RECORDED IN LIBER 22 OF PLATS, PAGE 94, WAYNE COUNTY RECORDS.
- 2. TITLE WORK PROVIDED BY MID-AMERICAN TITLE CO., FILE NO. 52795 RW-CDET5-795LONGFELLOW, DATED AUGUST 14, 2024.
- 3. BEARINGS AND DISTANCES ARE PER THE PROVIDED LEGAL DESCRIPTION UNLESS NOTED WITH (M), FOR MEASURED.
- 4. SEE SHEET 4 FOR PARCEL LEGAL DESCRIPTION.




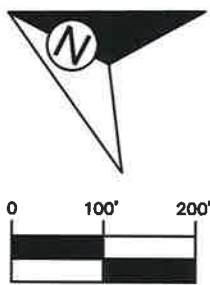
FIELD: RG	<div><div>DTE</div><div>DTE Gas Company Land & Survey Department</div></div>	DRAWING TITLE	
DRAWN: JWB		GAS PIPELINE EASEMENT	
CHECKED: JPP	<div><div>GREENTECH</div><div>ENGINEERING, INC.</div></div>	PARCEL NO. 002635 WARD 04	
DATE: 9-18-2024		SECTION: 36 T.T.A.T.	CITY: DETROIT
REVISION:	CIVIL ENGINEERS & LAND SURVEYORS 51147 W. Pontiac Trail, Wixom, MI 48393 P: (248) 668-0700 F: (248) 668-0701	TOWN: 01 S.	TOWNSHIP: --
REVISION DATE:		RANGE: 11 E.	COUNTY: WAYNE
SHEET: 1 OF 4		DRAWING FILE NAME: GAS PIPELINE EASEMENT	
SCALE: 1" = 200'		DTE PROJECT NUMBER: CDET5	
VENDOR JOB NO.: 22-363.07			

EXHIBIT A

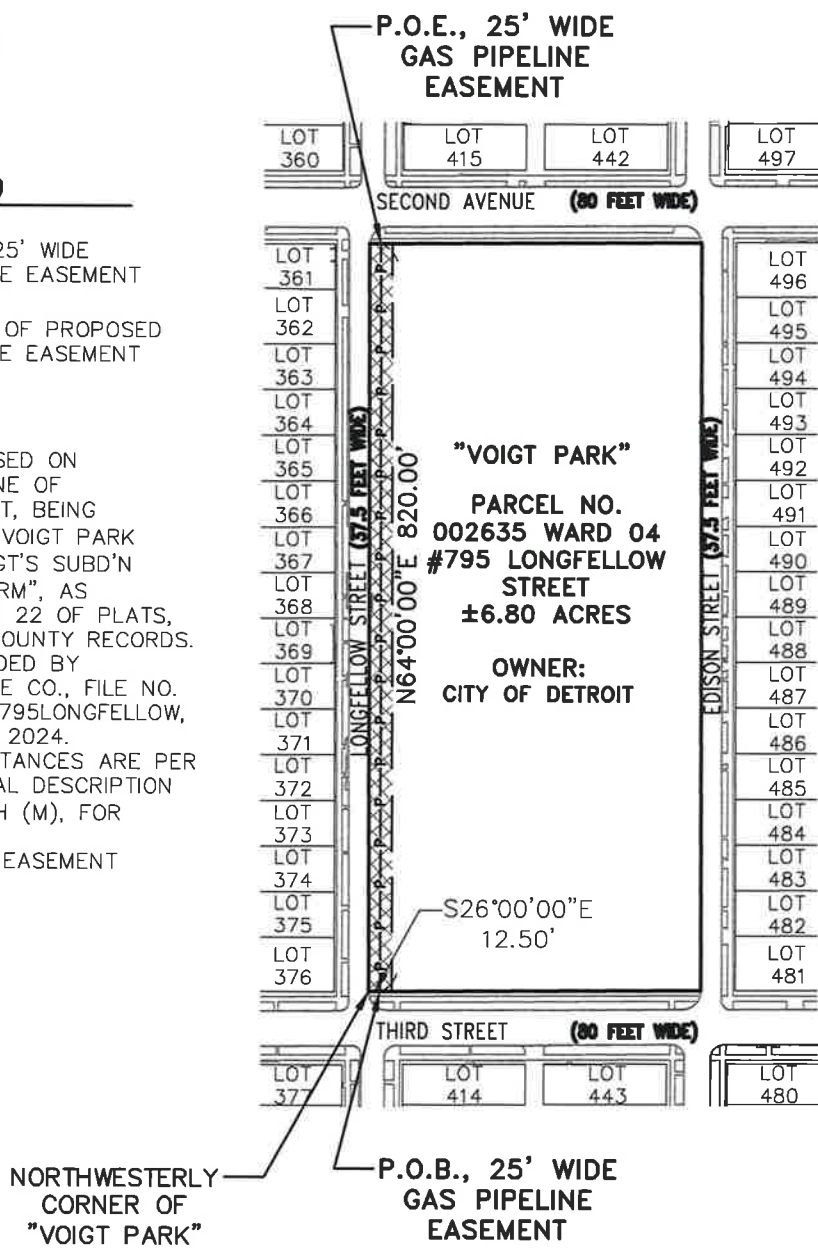


LEGEND

- PROPOSED 25' WIDE GAS PIPELINE EASEMENT
- CENTERLINE OF PROPOSED GAS PIPELINE EASEMENT

NOTES:

- BEARINGS ARE BASED ON THE SOUTHERLY LINE OF LONGFELLOW STREET, BEING N64°00'00"E, PER "VOIGT PARK SUB'N OF E.W. VOIGT'S SUBD'N OF VOIGT PARK FARM", AS RECORDED IN LIBER 22 OF PLATS, PAGE 94, WAYNE COUNTY RECORDS.
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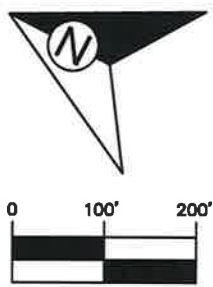
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DRAWN: JWB		GAS PIPELINE EASEMENT	
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REVISION DATE:		RANGE: 11 E.	COUNTY: WAYNE
SHEET: 2 OF 4		DRAWING FILE NAME: GAS PIPELINE EASEMENT	
SCALE: 1" = 200'		DTE PROJECT NUMBER: CDET5	
VENDOR JOB NO.: 22-363.07			

EXHIBIT A



LEGEND



PROPOSED 25' WIDE
GAS PIPELINE EASEMENT

—P—

CENTERLINE OF PROPOSED
GAS PIPELINE EASEMENT

NOTES:

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NORTHWESTERLY
CORNER OF
"VOIGT PARK"

P.O.B., 25' WIDE
GAS PIPELINE
EASEMENT

FIELD: RG	<div><div>DTE</div><div>DTE Gas Company Land & Survey Department</div><div><div></div><div>GREENTECH ENGINEERING, INC.</div></div><div>CIVIL ENGINEERS & LAND SURVEYORS 51147 W. Pontiac Trail, Wixom, MI 48393 P:(248) 668-0700 F:(248) 668-0701</div></div>	DRAWING TITLE GAS PIPELINE EASEMENT PARCEL NO. 002635 WARD 04	
DRAWN: JWB		SECTION: 36 T.T.A.T.	CITY: DETROIT
CHECKED: JPP		TOWN: 01 S.	TOWNSHIP: -
DATE: 9-18-2024		RANGE: 11 E.	COUNTY: WAYNE
REVISION:		DRAWING FILE NAME: GAS PIPELINE EASEMENT	
REVISION DATE:		DTE PROJECT NUMBER: CDET5	
SHEET: 3 OF 4			
SCALE: 1" = 200'			
VENDOR JOB NO.: 22-363.07			

EXHIBIT A

LEGAL DESCRIPTION OF PARCEL NO. 002635 WARD 04 (BY OTHERS):

LAND SITUATED IN THE CITY OF DETROIT, COUNTY OF WAYNE, AND STATE OF MICHIGAN, DESCRIBED AS:


VOIGT PARK, E.W. VOIGT'S SUBDIVISION OF VOIGT PARK FARM 1/4 SECTION 36, 10000 ACRE TRACT, ACCORDING TO THE RECORDED PLAT THEREOF, AS RECORDED IN LIBER 22 OF PLATS, PAGE 94, WAYNE COUNTY RECORDS.

PROPOSED 25' WIDE GAS PIPELINE EASEMENT:

A 25 FOOT WIDE EASEMENT, LYING 12.5 FEET ON EITHER SIDE OF A LINE, BEING IN THE 1/4 SECTION 36, 10,000 ACRE TRACT, TOWN 1 SOUTH, RANGE 11 EAST, CITY OF DETROIT, WAYNE COUNTY, MICHIGAN, SAID LINE DESCRIBED AS:

BEGINNING AT A POINT, BEING DISTANT S26°00'00"E 12.50 FEET FROM THE NORTHWESTERLY PROPERTY CORNER OF VOIGT PARK OF "VOIGT PARK SUB'N OF E.W. VOIGT'S SUBD'N OF VOIGT PARK FARM", A SUBDIVISION AS RECORDED IN LIBER 22 OF PLATS, PAGE 94, WAYNE COUNTY RECORDS; THENCE N64°00'00"E 820.00 FEET TO THE POINT OF ENDING.

THE INTENT OF THIS DESCRIPTION IS TO PROVIDE A 25 FOOT WIDE PERMANENT EASEMENT OVER AN EXISTING GAS PIPELINE WITHIN THE SUBJECT PARCEL, BEING THE NORTHWESTERLY 25 FEET OF SAID VOIGT PARK, BEGINNING ON THE SOUTHWESTERLY PROPERTY LINE OF THE SUBJECT PARCEL AND TERMINATING AT THE NORTHEASTERLY PROPERTY LINE OF THE SUBJECT PARCEL. SAID EASEMENT HAS A CENTERLINE LENGTH OF 820.00 FEET AND CONTAINS 20,500 SQUARE FEET OF LAND, MORE OR LESS.

FIELD: RG	<div>DTE</div> <div>DTE Gas Company Land & Survey Department</div> <div> GREENTECH ENGINEERING, INC.</div> <div>CIVIL ENGINEERS & LAND SURVEYORS 51147 W. Pontiac Trail, Wixom, MI 48393 P: (248) 668-0700 F: (248) 668-0701</div>	DRAWING TITLE	
DRAWN: JWB		GAS PIPELINE EASEMENT	
CHECKED: JPP		PARCEL NO. 002635 WARD 04	
DATE: 9-18-2024		SECTION: ³⁶ T.T.A.T.	CITY: DETROIT
REVISION:		TOWN: 01 S.	TOWNSHIP: --
REVISION DATE:		RANGE: 11 E.	COUNTY: WAYNE
SHEET: 4 OF 4		DRAWING FILE NAME: GAS PIPELINE EASEMENT	
SCALE: NO SCALE		DTE PROJECT NUMBER: CDET5	
VENDOR JOB NO.: 22-363.07			

DTE Gas Company Underground Easement Agreement (_____ Street)

On _____, 2025, for good and valuable consideration, Grantor grants to Grantee a non-exclusive underground easement ("Right-of-Way") in, on, and across a part of Grantor's Land referred to herein as the "Right-of-Way Area," upon the terms and conditions set forth herein.

"Grantor" is: City of Detroit, a Michigan public body corporate,
whose address is 2 Woodward Avenue, Ste 808
Detroit, Michigan 48226.

"Grantee" is: DTE Gas Company, a Michigan corporation,
One Energy Way, Detroit, Michigan 48226.

"Grantor's Land" is in the City of Detroit, County of Wayne, and State of Michigan, and is described on Exhibit "A" Attached hereto and made a part hereof.

Tax Identification Number(s): **002635 Ward 04**
More commonly known as: **795 Longfellow Street, Detroit, MI**

The "Right-of-Way Area" is a **25'** wide strip of land on part of Grantor's Land. The centerline of the Right-of-Way Area shall be established in the as-built location of the centerline of Grantee's Facilities and shall be installed on Grantor's Land in the approximate location described or shown on Exhibit "A" attached hereto and made a part hereof.

1. **Purpose:** Grantor is the fee simple owner of the Grantor's Land. The purpose of this Right-of-Way is to permit the construction, reconstruction, modification, addition to, repair, replacement, inspection, operation and maintenance of underground utility facilities which may consist of pipelines, pipes, and accessories (collectively, the "Grantee's Facilities") in the Right-of-Way Area, together with the right of ingress and egress at convenient points for such purposes, and with all rights necessary for the convenient enjoyment of the privileges herein granted..
2. **Access:** Grantee has the right of pedestrian and vehicular ingress and egress to and from the Right-of-Way Area over and across Grantor's Land.
3. **Buildings or other Permanent Structures:** Except for those improvements which exist as of the date of this Right of Way, no buildings or other permanent structures or improvements may be constructed or placed in the Right-of-Way Area without Grantee's prior, written consent. Grantor agrees, at its own expense, to remove any improvement other than the now existing or subsequently approved improvements and that materially interferes with the safe and reliable operation, maintenance, and repair of Grantee's facilities upon the written demand of Grantee. If Grantor fails to comply with such demand, Grantor agrees that Grantee may remove any such improvement and bill Grantor for the cost thereof, which cost Grantor shall pay within thirty (30) days after demand therefor.
4. **Excavation:** Pursuant to 2013 Public Act 174, MISS DIG (1-800-482-7171 or 811 in some areas) must be called before any excavation in the Right-of-Way Area may proceed.
5. **Trees, Bushes, Branches, Roots, Structures and Fences:** Grantee may trim, cut down, remove, or otherwise control any trees, bushes, branches and roots growing or that could grow or fall in the Right-of-Way Area and except for now existing or subsequently approved improvements, remove any ancillary structures, improvements, fences, or landscaping in the Right-of-Way Area that would interfere with the safe and reliable construction, operation, maintenance and repair of Grantee's facilities. Grantee shall not be responsible for any damage to, or removal of, landscaping, trees, plant life, structures, improvements and/or fences located in such areas.
6. **Restoration:** If Grantee's agents, employees, contractors, subcontractors, vehicles or equipment damage Grantor's Land while entering or upon Grantor's Land for the purposes stated in this Right-of-Way, then Grantee will restore Grantor's Land as nearly as is reasonably practicable to the condition in which it existed prior to such damage. Restoration with respect to paved surfaces shall

consist of asphalt cold patching of the damaged portion of any asphalted surfaces when the weather conditions suggest such use and the cement patching of the damaged portion of any cemented surfaces. With the exception of now existing or subsequently approved improvements Grantee shall have no liability, however, for the restoration or cost of any improvements located within the Right-of-Way Area, including, but not limited to, parking islands, gutters, fences or landscaping such as trees, bushes, or flowers (but not a simple lawn which, if damaged, will be patched and re-seeded by Grantee) that are damaged by Grantee in the course of constructing, reconstructing, modifying, adding to, repairing, replacing, operating or maintaining its facilities as described in paragraph 1 above.

- 7. **Term:** This Right-of-Way shall be binding upon the Grantor and Grantee, and their respective successors and assigns, unless terminated in accordance with Section 8 below.
- 8. **Termination:** This Right-of-Way is terminable by the Grantor only after Grantee’s Facilities are no longer used for the transmission and/or distribution of natural gas. Grantee shall pay for all actual costs for removal or decommissioning in place of all of Grantee’s Facilities upon termination of this Right-of-Way.
- 9. **Relocation:** Upon written request of the Grantor, Grantee shall relocate all or a portion of Grantee’s Facilities to another portion of the Grantor’s Land, so long as: (a) the Grantor provides Grantee with an acceptable replacement Right-of-Way Area on Grantor’s Land to install new Grantee’s Facilities and reasonable time for such relocation, (b) the Grantor agrees to an amendment to this Right-of-Way to identify and incorporate the modified Right-of-Way Area; and (c) the Grantor pays for all actual, reasonable costs incurred by Grantee to relocated the Grantee’s Facilities and document same in the amendment to this Right-of-Way.
- 10. **Indemnity:** Grantee shall indemnify, defend, and hold Grantor harmless from and against all claims and liabilities for injury to persons or property, including without limitation, reasonable attorney’s fees expended in defending against any such claims, to the extent caused by Grantee’s willful or negligent acts or omissions in exercising the rights granted in this Grant.
- 11. **Recording:** This Right-of-Way may be recorded by Grantee or Grantor in the Register of Deeds for Wayne County, Michigan.
- 12. **Exemptions:** Exempt from transfer tax pursuant to MCL 207.505(a) and MCL 207.526(a).
- 13. **Governing Law:** This Right-of-Way shall be governed by the laws of the State of Michigan.

Grantor:
CITY OF DETROIT, a Michigan public body corporate

Name: _____
Title: _____

Acknowledged before me in Wayne County, Michigan, on_____, 2025, by_____, the _____of the City of Detroit, a Michigan public body corporate.

Sign: _____
Print: _____
Acting in _____County, Michigan

Approved as to form: _____ Corporation Counsel, City of Detroit	Approved by the Detroit City Council on: _____
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Drafted by: