



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: April 8, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager  
Megan E. Schubert, Assistant City Manager  
R. Brent Savidant, Community Development Director  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Two Warranty Deeds and Four Permanent Easements, Estates of Brook Hollow No.2 Site Condominium, Sidwell #88-20-14-381-035, 036, 037 and #88-20-14-376-055

---

### **History**

As part of the proposed 3-unit Estates of Brook Hollow No 2. Site Condominium, the City of Troy received two warranty deeds for detention and right-of-way purposes, and four permanent easements for public utilities and public service facilities, sanitary sewers, storm sewers and surface drainage, and water mains from Lamb Road Properties, LLC owner of the properties having Sidwell #88-20-14-381-035, 036, 037 and #88-20-14-376-055.

The proposed development is located in the southwest quarter of Section 14, east of Rochester Road and south of Lamb Drive. The City of Troy Planning Commission granted preliminary site plan approval on August 8, 2023. (Resolution #PC-2023-08-047)

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

City Management recommends that City Council accept the attached warranty deeds and permanent easements consistent with our policy of accepting easements and deeds for development and improvement purposes



## Notes:

Estates of Brook Hollow  
Easements & Warranty Deed  
for Detention  
88-20-14-381-035, 036, 037  
88-20-14-376-055





WARRANTY DEED

Sidwell #88-20-14-376-055

The Grantor(s), **LAMB ROAD PROPERTIES, LLC**, a Michigan limited liability company whose address 50215 Schoenherr, Shelby Twp., MI 48315 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)

subject to easements and building and use restrictions of record and further subject to

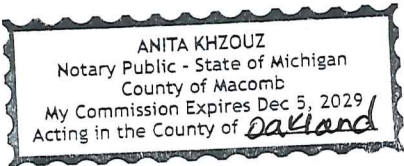
Dated this 25<sup>th</sup> day of March, 2024.


LAMB ROAD PROPERTIES, LLC  
a Michigan limited liability company

By:   
Joseph Maniaci  
Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by, Joseph Maniaci, Member of LAMB ROAD PROPERTIES, LLC, a Michigan limited liability company, on behalf of the company.



  
Notary Public, Macomb County, MI  
My commission expires: Dec 5, 2029  
Acting in Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084	

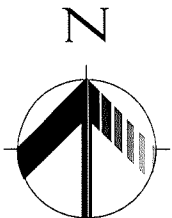
\*TYPE OR PRINT NAMES UNDER SIGNATURE

# Exhibit A

**Page 1 of 1**

**PART OF LOT 25**

4



**SCALE:**  
**1" = 50'**

***PART OF LOT 25  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB. "  
LIBER 14, PAGE 49, O.C.R.***

36

**35**

6

**"ESTATES OF BROOK HOLLOW"**  
O.C.C.P. NO. 2211, L.58922, P.339, O.C.R.

**PROPOSED  
BLOOMINGDALE  
DRIVE**

**60' WIDE RIGHT OF WAY**

**EXISTING  
BLOOMINGDALE  
DRIVE**

**60' WIDE RIGHT OF WAY**

—NORTHWEST  
CORNER OF UNIT  
17 & POINT OF  
BEGINNING

37

**DUE NORTH 120.00'**

PROPOSED PARCEL FOR  
STORMWATER DETENTION,  
0.323 ACRE

DUE SOUTH 120.00'

17

DUE WEST 117.15'

SOUTH LINE OF "ESTATES OF BROOK HOLLOW"-

10

**30**

31

**"WORTHINGTON  
MANOR SUB."  
LIBER 260,  
PAGES 13-17, O.C.R.**

**"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."**  
LIBER 14, PAGE 49, O.C.R.

## PARCEL FOR STORMWATER DETENTION

A PARCEL FOR STORMWATER DETENTION, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN IS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF UNIT 17 OF REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID UNIT 17 DUE SOUTH 120.00 FEET TO THE SOUTHWEST CORNER OF SAID UNIT 17; THENCE ALONG THE SOUTH LINE OF SAID REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW" DUE WEST 117.15 FEET TO THE SOUTHEAST CORNER OF UNIT 37 OF SAID REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW"; THENCE ALONG THE EAST LINE OF SAID UNIT 37 DUE NORTH 120.00 FEET TO THE NORTHEAST CORNER OF SAID UNIT 37; THENCE DUE EAST 117.15 FEET TO THE POINT OF BEGINNING, CONTAINING 0.323 OF AN ACRE.

# HORIZON

ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING &amp; LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097

**PROJECT:**

## Proposed Parcel for Stormwater Detention "Estates of Brook Hollow"

CLIENT:  
LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174  
DATE: 2-15-24  
REVISED:  
DRAWN BY: N.P.R.

WARRANTY DEED

The Grantor(s), **LAMB ROAD PROPERTIES, LLC**, a Michigan limited liability company whose address 50215 Schoenherr, Shelby Twp., MI 48315 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)  
subject to easements and building and use restrictions of record and further subject to

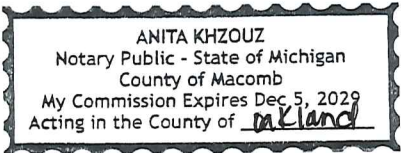
Dated this 25<sup>th</sup> day of March, 2024.

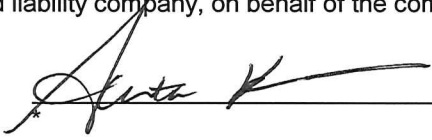
LAMB ROAD PROPERTIES, LLC  
a Michigan limited liability company

By:   
\*Joseph Maniaci  
Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by, Joseph Maniaci, Member of LAMB ROAD PROPERTIES, LLC, a Michigan limited liability company, on behalf of the company.



  
Notary Public, MACOMB County, MI  
My commission expires: Dec 5 2029  
Acting in oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084	

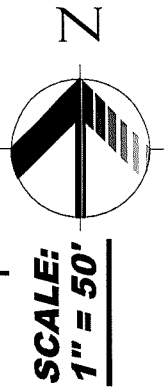
\*TYPE OR PRINT NAMES UNDER SIGNATURE

# Exhibit A

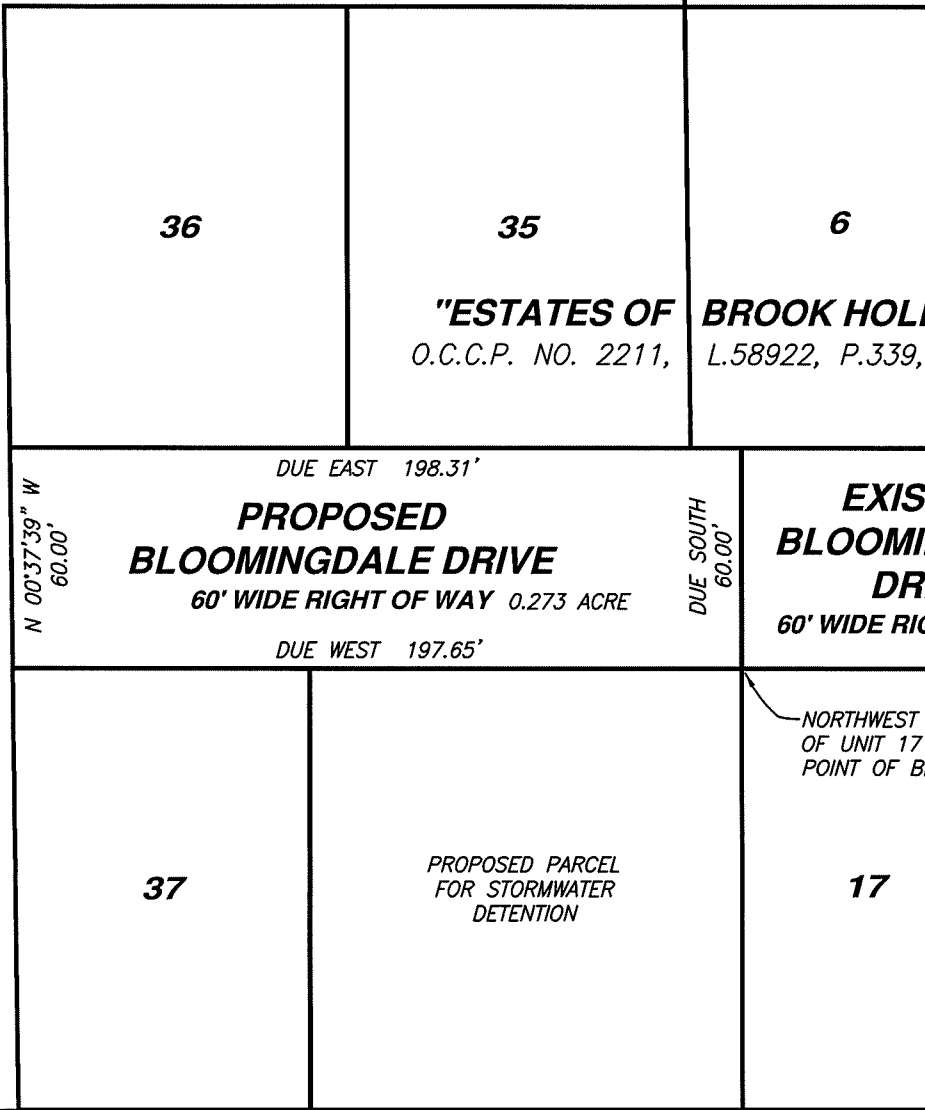
Page 1 of 1

PART OF LOT 25

4



PART OF LOT 25  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.



10  
"WORTHINGTON  
MANOR SUB."  
LIBER 260,  
PAGES 13-17, O.C.R.

30

31

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.

## BLOOMINGDALE DRIVE RIGHT-OF-WAY

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR BLOOMINGDALE DRIVE, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, IS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE NORTHWEST CORNER OF UNIT 17 OF REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS; THENCE DUE WEST 197.65 FEET PARTIALLY ALONG THE NORTH LINE OF UNIT 37 OF SAID REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW" TO THE NORTHWEST CORNER OF SAID UNIT 37; THENCE NORTH 00 DEGREES 37 MINUTES 39 SECONDS WEST 60.00 FEET TO THE SOUTHWEST CORNER OF UNIT 36 OF SAID REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW"; THENCE ALONG THE SOUTH LINE OF UNITS 36, 35 AND 6 OF SAID REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW" DUE EAST 198.31 FEET TO A POINT ON THE WEST LINE OF BLOOMINGDALE DRIVE; THENCE DUE SOUTH ALONG THE WEST LINE OF BLOOMINGDALE DRIVE 60.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.273 OF AN ACRE.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318

Phone 586.453.8097

PROJECT:

**Proposed Bloomingdale Drive  
"Estates of Brook Hollow"**

PART OF THE SOUTHWEST 1/4 OF SECTION 14,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174

DATE: 2-15-24

REVISED:

DRAWN BY: N.P.R.

**PERMANENT EASEMENT  
FOR PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES**

Sidwell #88-20-14-381-036, 035 & 037 (pt of)

**LAMB ROAD PROPERTIES, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 4831 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

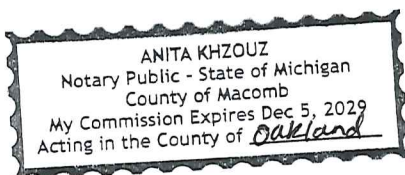
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 25<sup>th</sup> day of March A.D. 2024.


Lamb Road Properties, LLC,  
a Michigan limited liability company

By  (L.S.)  
\*Joseph Maniaci  
Its: Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by Joseph Maniaci, Member of Lamb Road Properties, LLC, a Michigan limited liability company, on behalf of the company.



\*  
Notary Public, Macomb County, Michigan  
My Commission Expires Dec 5, 2029  
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

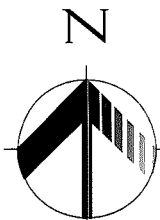
Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# Exhibit A

Page 1 of 1

**PART OF LOT 25**

4



**SCALE:**  
**1" = 50'**

**PART OF LOT 25**

**"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."**

LIBER 14, PAGE 49, O.C.R.

36

**35**

6

**"ESTATES OF BROOK HOLLOW"**  
O.C.C.P. NO. 2211, L.58922, P.339, O.C.R.

PROPOSED 10' WIDE  
EASEMENT FOR  
PUBLIC UTILITIES

**PROPOSED  
BLOOMINGDALE  
DRIVE**

- PROPOSED 15' WIDE  
EASEMENT FOR  
PUBLIC UTILITIES

**EXISTING  
BLOOMINGDALE  
DRIVE**

**60' WIDE RIGHT OF WAY**

**60' WIDE RIGHT OF WAY**

37

-PROPOSED 15' WIDE  
EASEMENT FOR  
PUBLIC UTILITIES

**PROPOSED PARCEL  
FOR STORMWATER  
DETENTION**

17

**10**

**30**

31

**"WORTHINGTON"**

**MANOR SUB."**

LIBER 260,  
PAGES 13-17, O.C.R.

**"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."**

LIBER 14, PAGE 49, O.C.R.

## ***EASEMENTS FOR PUBLIC UTILITIES***

EASEMENTS FOR PUBLIC UTILITIES ARE DESCRIBED AS:

THE SOUTH FIFTEEN (15) FEET OF UNIT 35;

ALSO THE SOUTH TEN (10) FEET, AND THE EAST (13) THIRTEEN FEET OF THE NORTH FIVE (5) FEET OF THE SOUTH FIFTEEN (15) FEET OF UNIT 36;

ALSO THE NORTH FIFTEEN (15) FEET OF UNIT 37;

SAID UNITS BEING OF THE REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS.

# HORIZON

ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING &amp; LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318

Phone 586.453.8097

PROJECT:

## Public Utility Easements "Estates of Brook Hollow"

PART OF THE SOUTHWEST 1/4 OF SECTION 14,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174

DATE: 2-15-24

REVISED:  
DRAWN BY: N.P.R.



PERMANENT EASEMENT  
FOR SANITARY SEWERS

Sidwell #88-20-14-381-036 & 035 (pt of)

LAMB ROAD PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace sanitary sewers, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 25<sup>th</sup> day of March A.D. 2024.

Lamb Road Properties, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\*Joseph Maniaci  
Its: Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by Joseph Maniaci, Member of Lamb Road Properties, LLC, a Michigan limited liability company, on behalf of the company.



[Signature]  
Notary Public, Macomb County, Michigan  
My Commission Expires Dec 5 2029  
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# Exhibit A

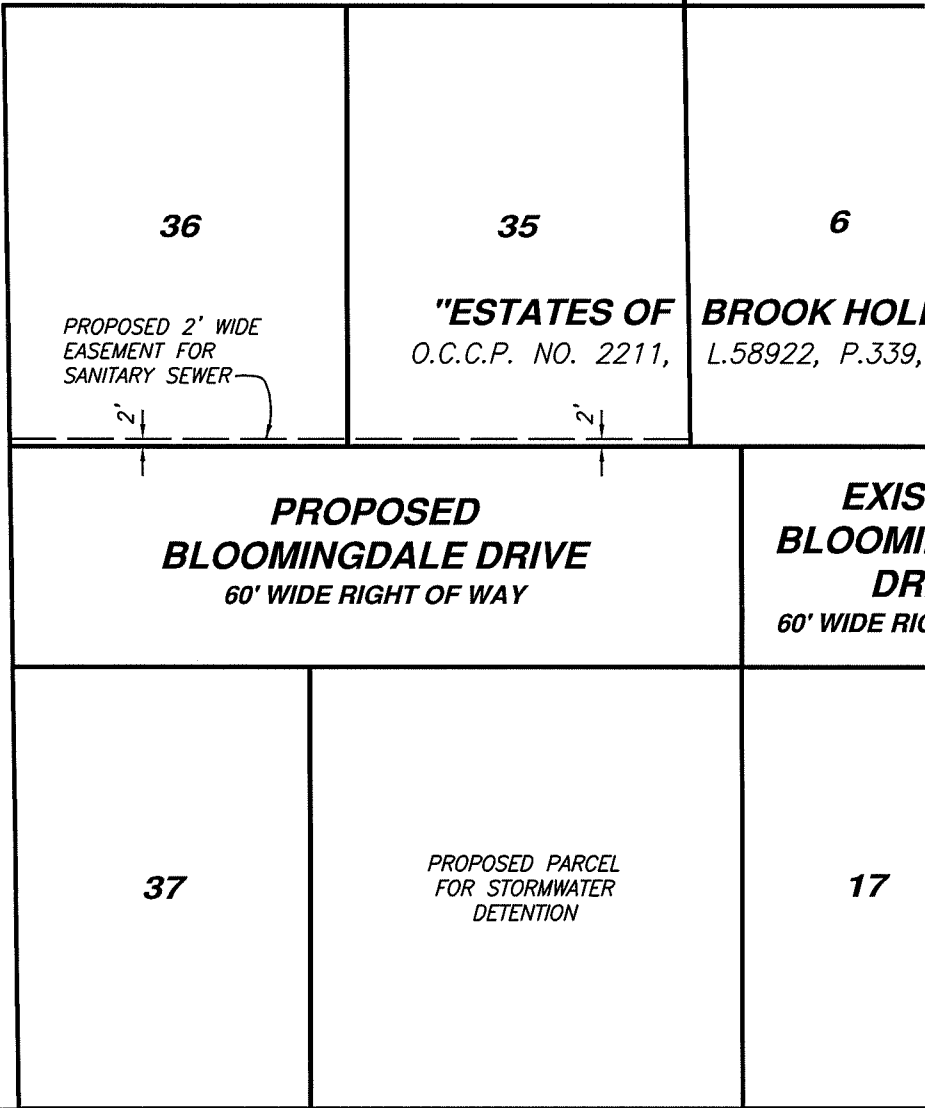
Page 1 of 1

PART OF LOT 25

4



PART OF LOT 25  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.



"WORTHINGTON  
MANOR SUB."  
LIBER 260,  
PAGES 13-17, O.C.R.

## EASEMENT FOR SANITARY SEWER

AN EASEMENT FOR SANITARY SEWER IS DESCRIBED AS: THE SOUTH TWO (2) FEET OF UNITS 35 AND 36 OF REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097

PROJECT:

**Sanitary Sewer Easement  
"Estates of Brook Hollow"**

PART OF THE SOUTHWEST 1/4 OF SECTION 14,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174

DATE: 2-15-24

REVISED:

DRAWN BY: N.P.R.

**PERMANENT EASEMENT  
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-14-381-036, -035, 037 (pt of)

**LAMB ROAD PROPERTIES, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

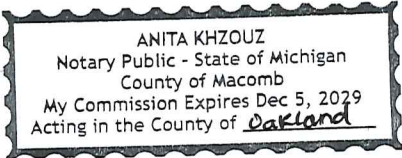
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 25<sup>th</sup> day of March A.D. 2024.


Lamb Road Properties, LLC,  
a Michigan limited liability company

By  (L.S.)  
\*Joseph Maniaci  
Its: Member

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by Joseph Maniaci, Member of Lamb Road Properties, LLC, a Michigan limited liability company, on behalf of the company.



  
\*  
Notary Public, Macomb County, Michigan  
My Commission Expires Dec 5, 2029  
Acting in Oakland County, Michigan

Prepared by:   Larysa Figol, SR/WA  
                  City of Troy  
                  500 W. Big Beaver Road  
                  Troy, MI 48084

Return to:       City Clerk  
                  City of Troy  
                  500 W. Big Beaver Road  
                  Troy, MI 48084

# Exhibit A

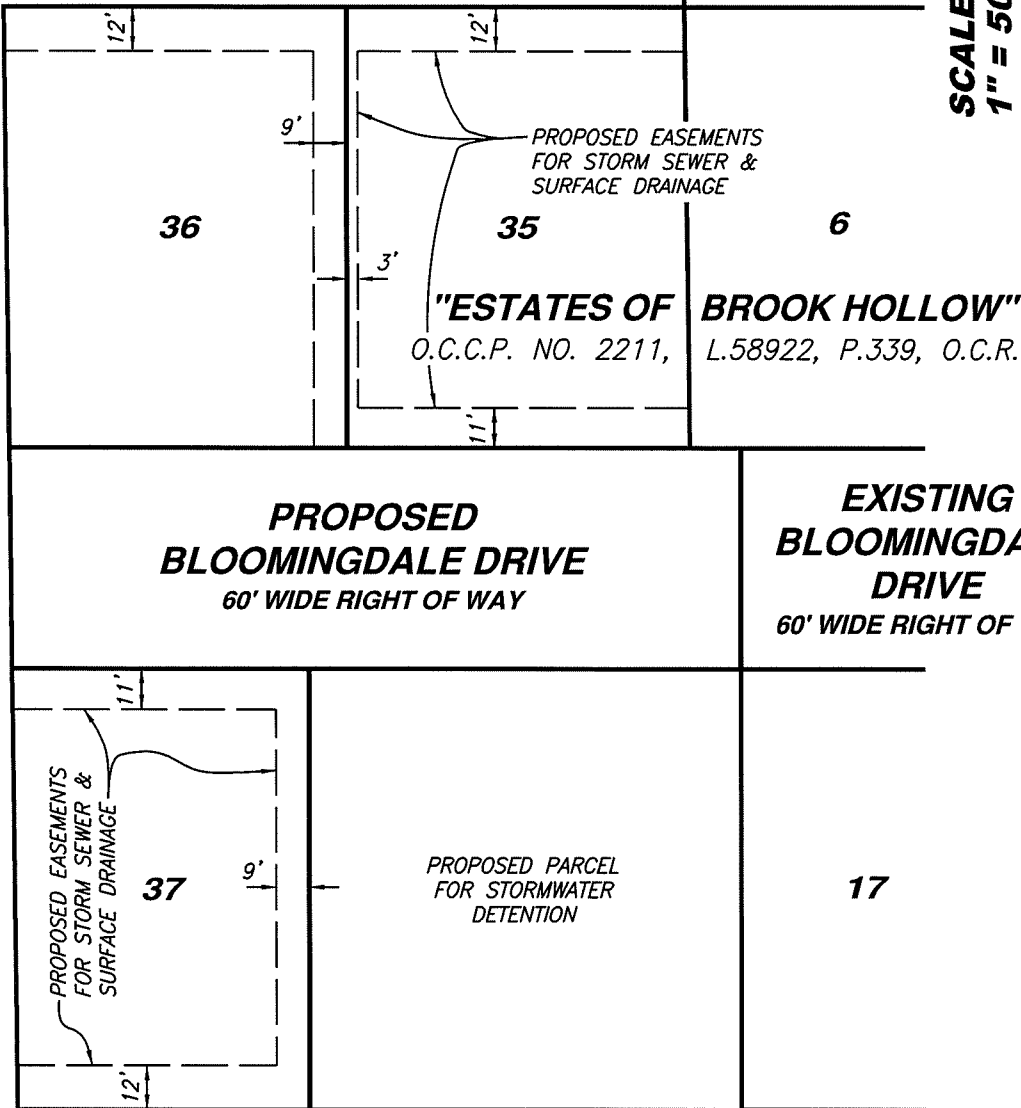
Page 1 of 1

PART OF LOT 25

4



PART OF LOT 25  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.



10  
"WORTHINGTON  
MANOR SUB."  
LIBER 260,  
PAGES 13-17, O.C.R.

30  
31  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.

## EASEMENTS FOR STORM SEWER & SURFACE DRAINAGE

EASEMENTS FOR STORM SEWER AND SURFACE DRAINAGE ARE DESCRIBED AS:

THE NORTH TWELVE (12) FEET AND THE WEST THREE (3) FEET AND THE SOUTH ELEVEN (11) FEET OF UNIT 35;

ALSO THE NORTH TWELVE (12) FEET AND THE EAST NINE (9) FEET OF UNIT 36;

ALSO THE NORTH ELEVEN (11) FEET AND THE EAST NINE (9) FEET AND THE SOUTH TWELVE (12) FEET OF UNIT 37;

SAID UNITS BEING OF THE REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097

PROJECT:

**Storm Sewer & Surface  
Drainage Easements  
"Estates of Brook Hollow"**

PART OF THE SOUTHWEST 1/4 OF SECTION 14,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174

DATE: 2-15-24

REVISED:

DRAWN BY: N.P.R.



PERMANENT EASEMENT  
FOR WATER MAINS

Sidwell #88-20-14-381-037 (pt of)

LAMB ROAD PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace water mains, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

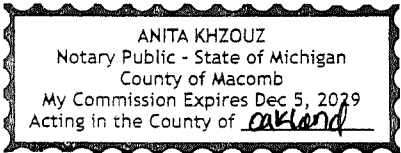
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 25<sup>th</sup> day of March A.D. 2024.

Lamb Road Properties, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Joseph Maniaci  
Its Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of March, 2024, by Joseph Maniaci, Member of Lamb Road Properties, LLC, a Michigan limited liability company, on behalf of the company.



[Signature]  
Notary Public, Macomb County, Michigan  
My Commission Expires Dec 5 2029  
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SR/WA  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# Exhibit A

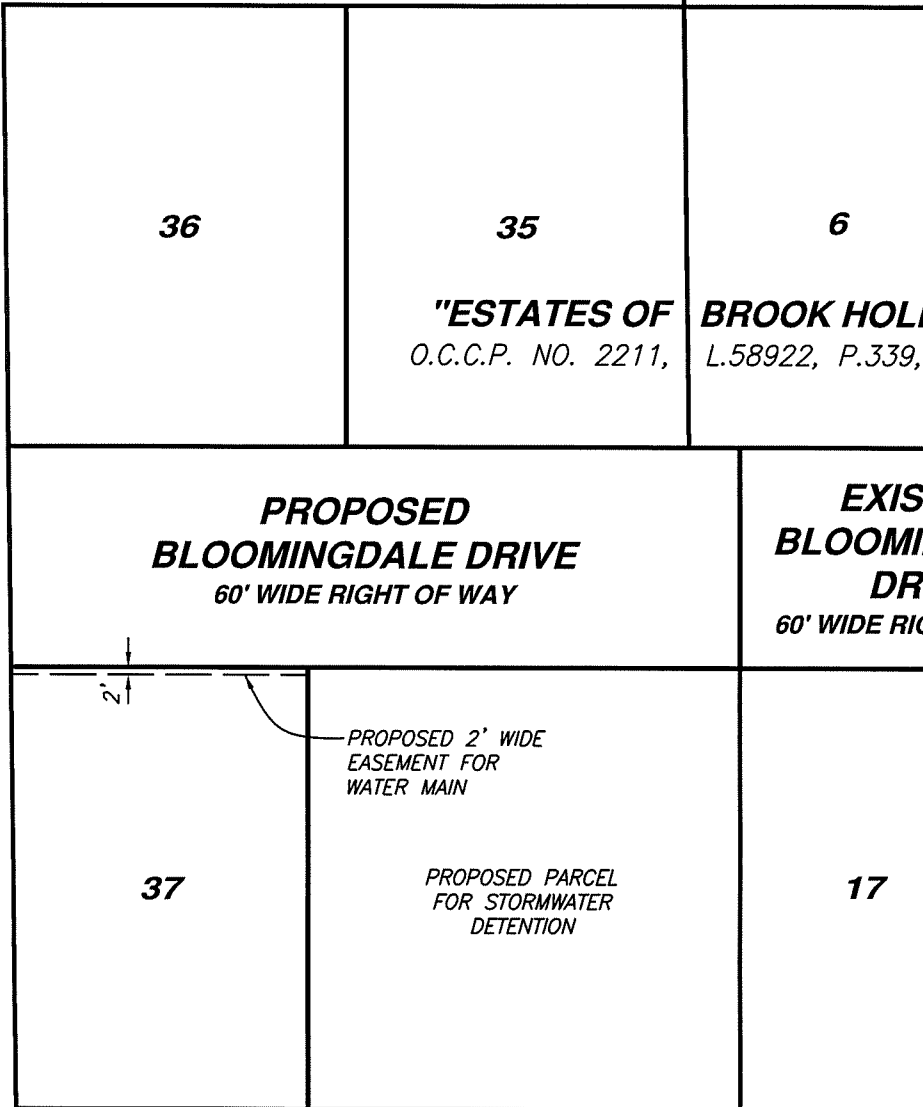
Page 1 of 1

PART OF LOT 25

4



PART OF LOT 25  
"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.



"WORTHINGTON  
MANOR SUB."  
LIBER 260,  
PAGES 13-17, O.C.R.

"SUPERVISOR'S PLAT OF SQUARE ACRES SUB."  
LIBER 14, PAGE 49, O.C.R.

## EASEMENT FOR WATER MAIN

AN EASEMENT FOR WATER MAIN IS DESCRIBED AS: THE NORTH TWO (2) FEET OF UNIT 37 OF REPLAT NO. 1 OF "ESTATES OF BROOK HOLLOW", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2211, BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58922, PAGE 339 OF OAKLAND COUNTY RECORDS.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097

PROJECT:

**Water Main Easement  
"Estates of Brook Hollow"**

PART OF THE SOUTHWEST 1/4 OF SECTION 14,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

LAMB ROAD PROPERTIES, LLC.  
50215 SCHOENHERR ROAD  
SHELBY TOWNSHIP, MI 48315  
586-726-7340

JOB NO: 17-174

DATE: 2-15-24

REVISED:

DRAWN BY: N.P.R.