



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: June 11, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager  
Robert Maleszyk, Chief Financial Officer  
Dee Anne Irby, Controller  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-14-151-020, Ali Saad & Albertine Salami

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### **History**

In connection with the proposed improvements to Rochester Road from Barclay to Trinway, Ali Saad and Albertine Salami, owners of the property identified by Sidwell #88-20-14-151-020, granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$11,322.00.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the northwest  $\frac{1}{4}$  of Section 14, on the north corner of Rochester and Shallowdale roads.

### **Financial**

An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser. The report was reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes the amount of \$11,322.00 is a justifiable compensation amount for the permanent easement. Eighty percent of this cost will be reimbursed from Federal funds.

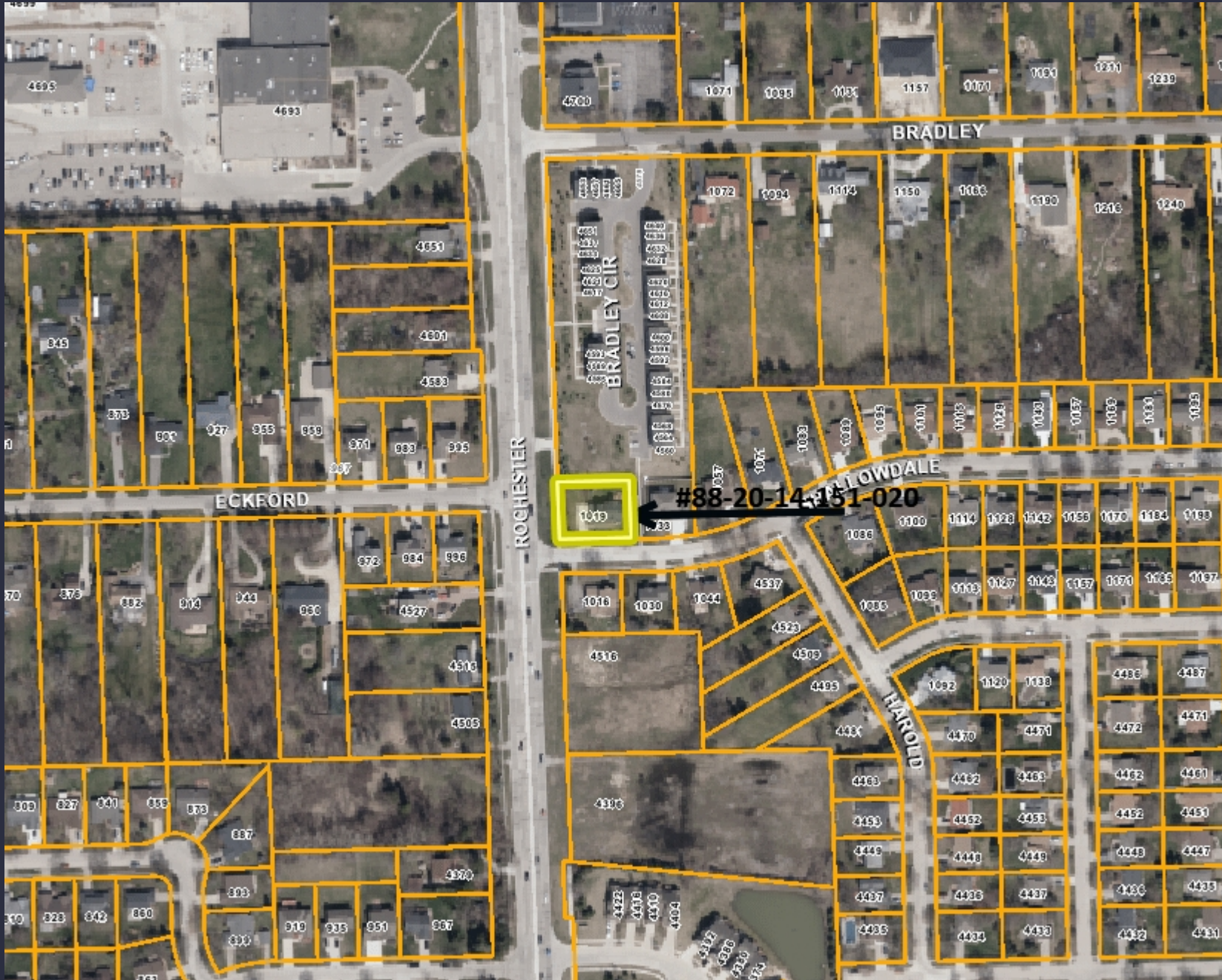
The City of Troy share is available in the 2024 Capital Projects Fund, Project Code 2022CG0002, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

### **Recommendation**

Staff recommends that City Council accept the permanent easement with a compensation amount of \$11,322.00 and to approve costs associated with recording not to exceed \$2,000.

### **Legal Review**

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



**Notes:**

#88-20-14-151-020  
 1019 Rochester Road,  
 RR Parcel #60



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

Sidwell #88-20-14-151-020  
Resolution #

Ali Saad and Albertine Salami, husband and wife, whose address is 1019 Shallowdale, Troy, MI 48085 for and in consideration of the sum of: Eleven Thousand, Three Hundred, Twenty-Two and 00/100 Dollar (\$11,322) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:


SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" ATTACHED HERETO  
AND BY REFERENCE MADE A PART HEREOF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading 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 THEIR signature(s)  
this 8TH day of JUNE, 2024.

  
\_\_\_\_\_  
\* Ali Saad (L.S.)

  
\_\_\_\_\_  
\* Albertine Salami (L.S.)

STATE OF MICHIGAN        )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 8TH day of JUNE, 2024,  
by Ali Saad and Albertine Salami, husband and wife.

  
\_\_\_\_\_  
\* PATRICIA A. PETITTO  
Notary Public, OAKLAND County, Michigan  
My Commission Expires DECEMBER 31, 2026  
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC  
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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

4/12/2023 10:37 AM

HRC\_OLW.ctb

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Piggott, Robert

# UTILITY EASEMENT

## EXHIBIT "A"

### PARCEL 60

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208632 AND DATED JUNE 24, 2022.

### PARENT PROPERTY DESCRIPTION

PARCEL ID: 20-14-151-020

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

PART OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SECTION 14, SAID POINT OF BEGINNING BEING DISTANT NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 392 FEET AS MEASURED ALONG THE SAID WEST LINE OF SECTION 14, FROM THE WEST ONE-QUARTER CORNER RUNNING THENCE FROM SAID POINT BEGINNING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG A LINE WHICH IS PARALLEL TO THE EAST AND WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 207.43 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SECTION 14 A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING EXCEPTING THE WESTERLY 75 FEET DEEDED TO THE CITY OF TROY FOR HIGHWAY PURPOSES.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.


### DESCRIPTION OF UTILITY EASEMENT

THE WEST 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN

PART OF THE WEST ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST LINE OF SECTION 14, SAID POINT OF BEGINNING BEING DISTANT NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 392 FEET AS MEASURED ALONG THE SAID WEST LINE OF SECTION 14, FROM THE WEST ONE-QUARTER CORNER RUNNING THENCE FROM SAID POINT BEGINNING SOUTH 89 DEGREES 57 MINUTES 50 SECONDS EAST ALONG A LINE WHICH IS PARALLEL TO THE EAST AND WEST QUARTER LINE OF SECTION 14, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 30 SECONDS WEST 105 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 50 SECONDS WEST 207.43 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SECTION 14 A DISTANCE OF 105 FEET TO THE POINT OF BEGINNING EXCEPTING THE WESTERLY 75 FEET DEEDED TO THE CITY OF TROY FOR HIGHWAY PURPOSES.

CONTAINS 1,050 SQUARE FEET.

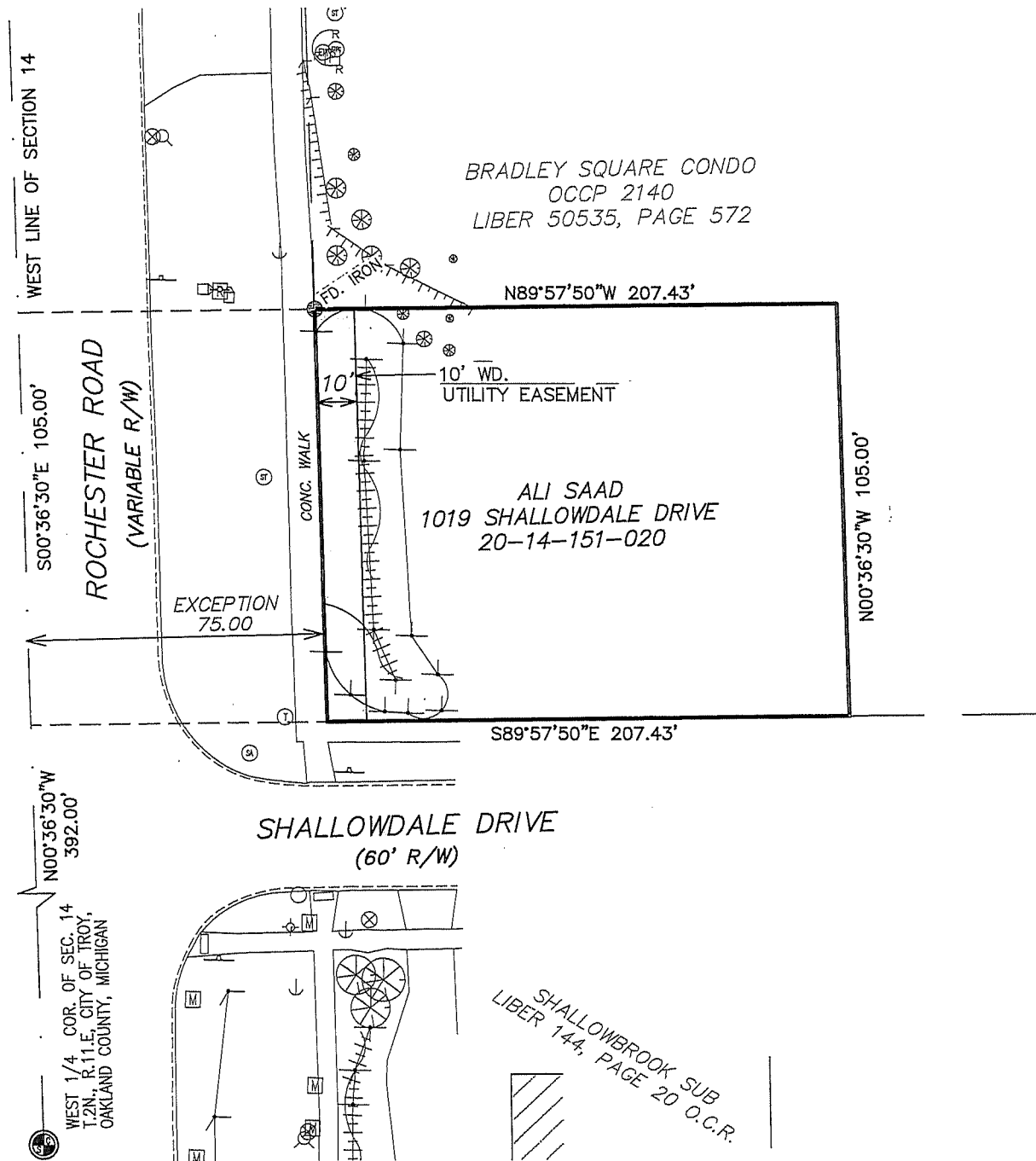
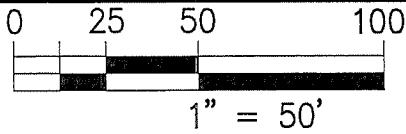
JOB NO. 20160715	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 04/12/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com		1



# UTILITY EASEMENT

## EXHIBIT "B"

PARCEL 60



TOTAL PROPERTY = 13,904 SQ. FT.  
 UTILITY EASEMENT = 1,050 SQ. FT.

### LEGEND:

UTILITY EASEMENT

JOB NO. 20160715
DATE 04/12/23



555 HULET DRIVE  
 BLOOMFIELD HILLS, MICH. P.O. BOX 824  
 48303 - 0824  
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SHEET NO. 2
OF 2