



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: December 26, 2024

To: Frank Nastasi, City Manager

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

Subject: Request for Acceptance of a Permanent Easement, 102 East Long Lake Road, LLC, Sidwell #88-20-15-101-031

History

As part of the proposed Jax Kar Wash development, located in the northwest $\frac{1}{4}$ of Section 15, south side of Long Lake, east of Livernois, the City of Troy received a permanent easement storm sewers and surface drainage from 102 East Long Lake Road, LLC, owner of the property having Sidwell #88-20-15-101-031.

This easement is located on the neighboring property to the east of the actual project parcel site and is part of the stormwater management plan for the proposed car wash.

Planning Commission granted Special Use Approval and Preliminary Site Plan Approval on May 28, 2024.

Financial

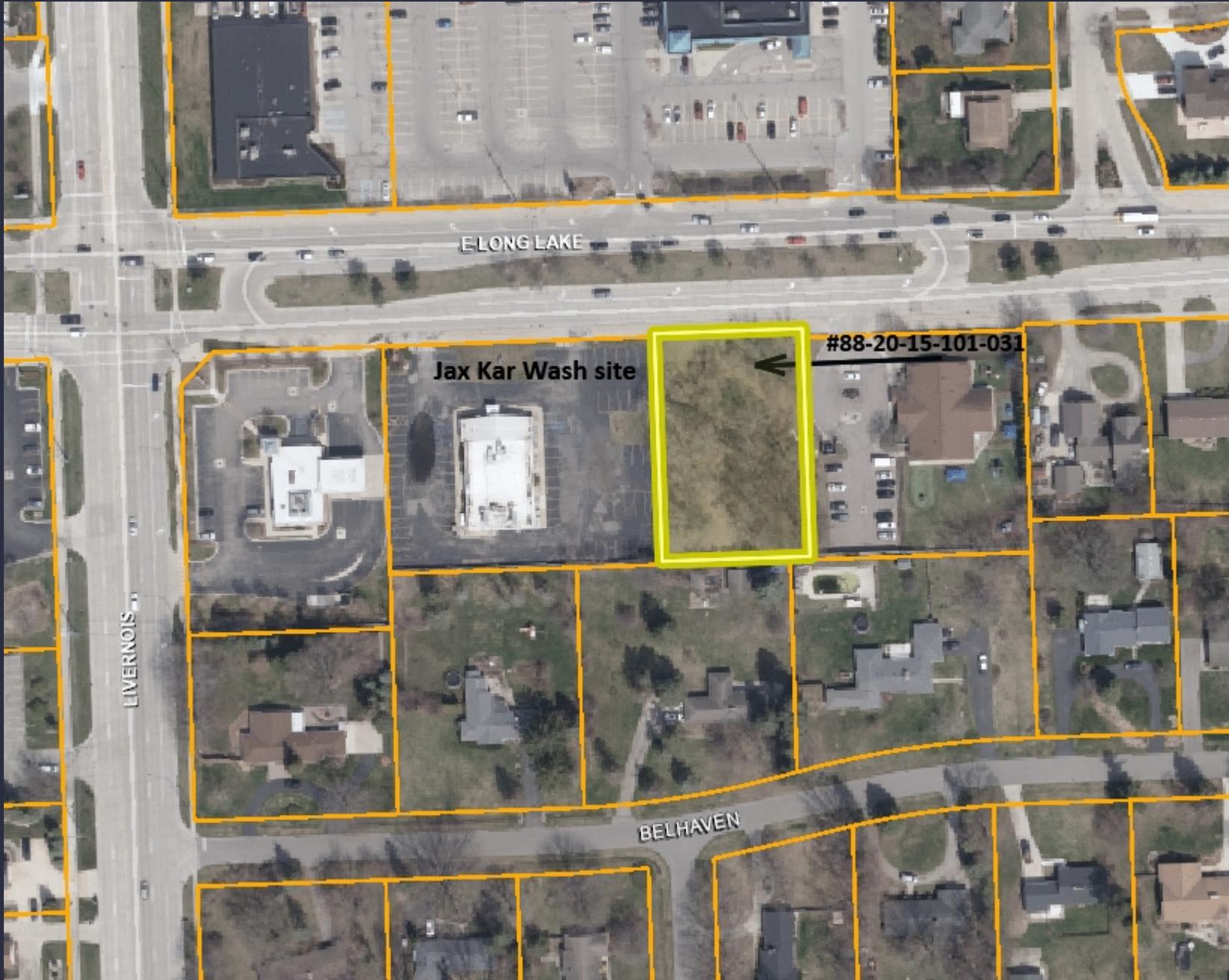
The consideration amount on this document is \$1.00.

Recommendation

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

Legend:

 Tax Parcel



Notes:

102 East Long Lake Road, LLC
Storm Sewers and Surface
Drainage
#88-20-15-101-031

Map Scale: 1=178

Created: December 27, 2024



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

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

Sidwell #88-20-15-101-031 (part of)

102 East Long Lake Road, LLC., a Michigan limited liability company, Grantor, whose address is 89 East Long Lake Road, Troy, MI 48085 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/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 17th day of December A.D. 2024.

102 East Long Lake Road, LLC,
a Michigan limited liability company

By *Paul Chosid* (L.S.)
* Paul Chosid
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 17th day of December, 2024, by Paul Chosid, Member of 102 East Long Lake Road, LLC, a Michigan limited liability company, on behalf of the company.

L FIGOL NOTARY PUBLIC - STATE OF MICHIGAN COUNTY OF OAKLAND My Commission Expires March 02, 2031 Acting in the County of <u>Oakland</u>

[Signature]
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

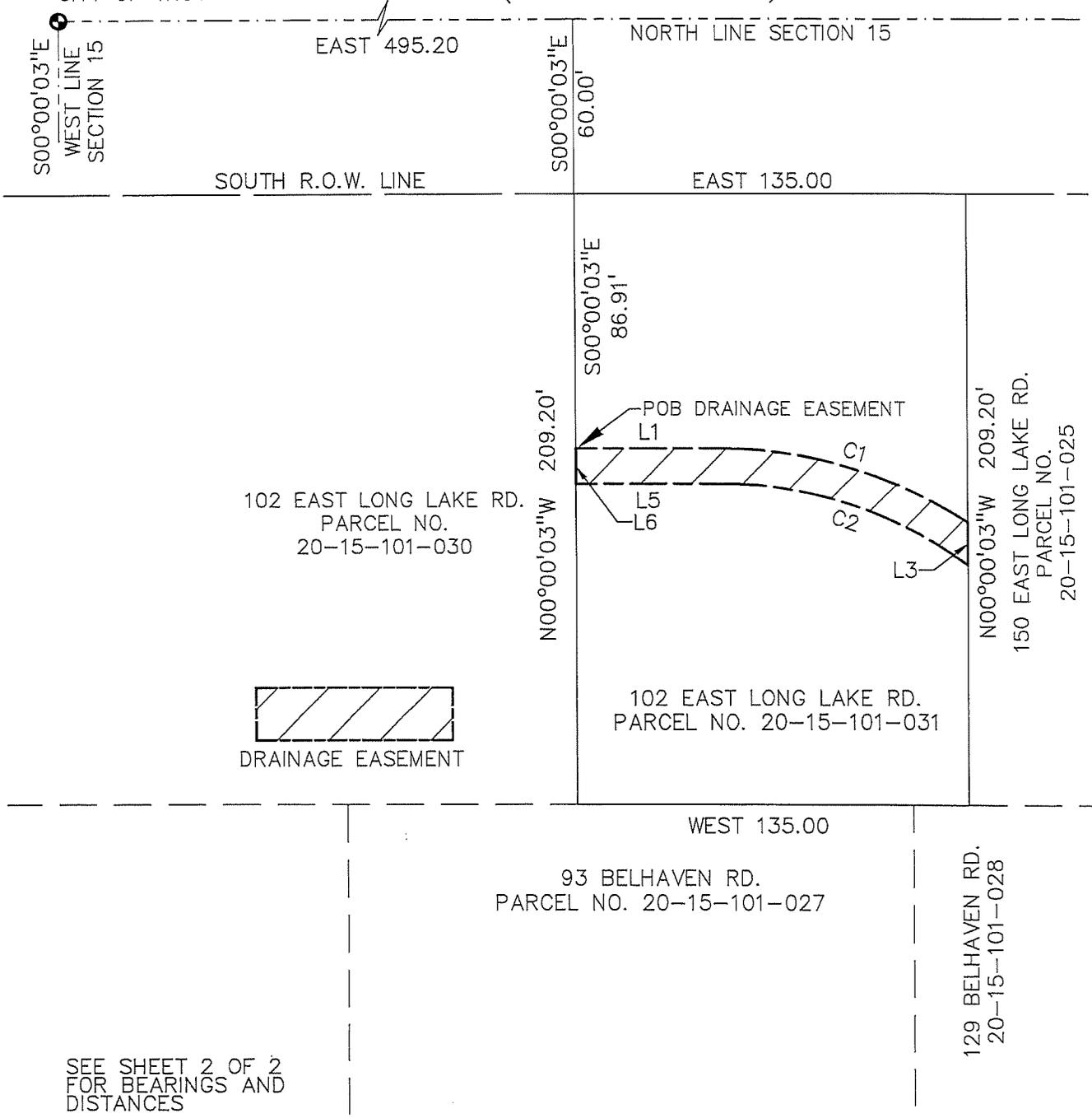
Prepared by and when recorded return to:
Larysa Figol, SR/WA,
City of Troy
500 West Big Beaver
Troy, MI 48084

EXHIBIT "A" (1 of 2)

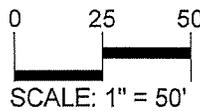
DRAINAGE EASEMENT

P.O.C.
NORTHWEST 1/4
SECTION 15
T.02N., R.11E.
CITY OF TROY

EAST LONG LAKE ROAD
(VARIABLE WIDTH)



SEE SHEET 2 OF 2
FOR BEARINGS AND
DISTANCES



**CUNNINGHAM
LIMP COMPANY**
28970 CABOT DR.
NOVI, MI 48377

SHEET 1 OF 2
DECEMBER 16TH, 2024
23-1373

**PEA
GROUP**

t 844.813.2949
www.peagroup.com

EXHIBIT "A" (2 of 2)

DRAINAGE EASEMENT

LEGAL DESCRIPTIONS:

PARENT PARCEL
 ID 20-15-101-031
 PER ATA NATIONAL TITLE GROUP, LLC

THE LAND IS DESCRIBED AS FOLLOWS: SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN: T2N, R11E, SEC 15 E 135 FT OF W 630.20 FT OF N 269.20 FT OF NW 1/4 OF NW 1/4 EXC N 60 FT IN RD 0.65 A

DRAINAGE EASEMENT

AN EASEMENT FOR DRAINAGE IN A PART OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 15, T.02N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION, THENCE ALONG THE NORTH LINE OF SAID SECTION, EAST 495.20 FEET; THENCE S00°00'03"E, 60.00 FEET TO THE SOUTH LINE OF E. LONG LAKE ROAD; THENCE CONTINUING S00°00'03"E, 86.91 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N89°59'25"E, 49.97 FEET; THENCE 89.93 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 156.07 FEET, A CENTRAL ANGLE OF 33°00'50", AND CHORD BEARING S73°29'57"E, 88.69 FEET TO THE EAST LINE OF THE EAST 135 FEET OF WEST 630.20 FEET OF NORTH 269.20 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE ALONG SAID LINE S00°00'03"E, 14.58 FEET; THENCE 90.91 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 144.07 FEET, A CENTRAL ANGLE OF 36°10'24", AND CHORD BEARING N71°54'21"W, 89.41 FEET; THENCE S89°59'25"W, 50.01 FEET TO THE WEST LINE OF THE EAST 135 FEET OF WEST 630.20 FEET OF NORTH 269.20 FEET OF NORTHWEST 1/4 OF NORTHWEST 1/4 OF SAID SECTION; THENCE ALONG SAID LINE N00°00'03"W, 12.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT.

CONTAINING 0.04 ACRES (1684.7 SQ. FT.), MORE OR LESS.

Line Table		
Line #	Direction	Length
L1	N89°59'25"E	49.97
L3	S00°00'03"E	14.58'
L5	S89°59'25"W	50.01'
L6	N00°00'03"W	12.00'

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	89.93'	156.07'	33°00'50"	S73°29'57"E	88.69'
C2	90.91'	144.07'	36°10'24"	N71°54'21"W	89.41'

**CUNNINGHAM
 LIMP COMPANY**
 28970 CABOT DR.
 NOVI, MI 48377

SHEET 2 OF 2
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 GROUP**

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