



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 6, 2025

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy 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 Permanent Easements, RW Troy Property, LLC, Sidwell #88-20-28-478-057 & -030

History

RW Troy Property, LLC has proposed to redevelop the properties located at 1613 and 1631 Livernois Road, located in Section 28 at the northwest corner of Livernois and E Maple roads. As part of the project the City of Troy received two permanent easements for sidewalks and water mains from RW Troy Property, LLC, owner of the properties having Sidwell #88-20-28-478-057 and -030.

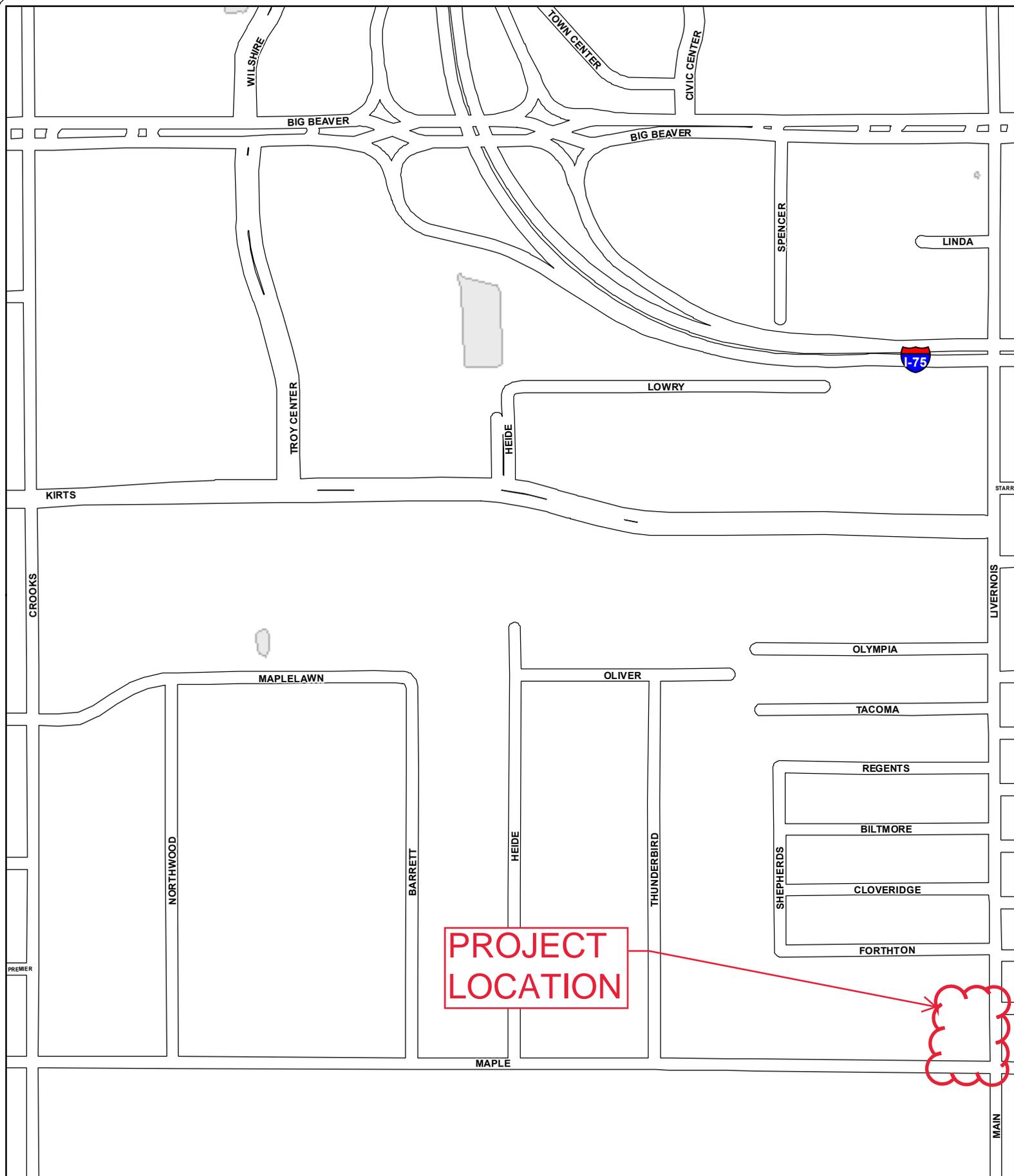
City of Troy Planning Commission granted special use and preliminary site plan approval on January 11, 2022. (Resolution #PC-2022-01-004)

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-28-478-030 (pt)

RW TROY PROPERTY, LLC, a Michigan limited liability company, Grantor(s), whose address 29200 Northwestern Hwy., Suite 450, Southfield, MI 48034 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, Michigan, 48084 grant(s) to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary 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 21 day of February A.D. 2025.

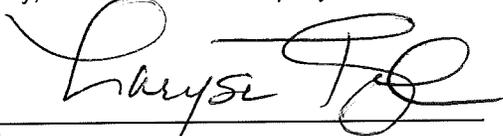
RW TROY PROPERTY, LLC
a Michigan limited liability company

By  (L.S.)
*Carlo Koza
Its: Member

[Acknowledgment on Following page]

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of February, 2025 by Carlo Koza, Member of RW TROY PROPERTY, 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 Oakland

*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ 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"
SIDEWALK EASEMENT

SIDEWALK EASEMENT
PARCEL NO 20-28-478-030

A 10-FOOT WIDE EASEMENT FOR SIDEWALK IN A PART OF THE SOUTHEAST 1/4 OF SECTION 28, T.02N., R.11E, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE ALONG THE EAST LINE OF SECTION 28 N02°41'10"W, 33.00 FEET; THENCE S87°43'01"W, 33.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF W. MAPLE ROAD (WIDTH VARIES) AND THE WEST LINE OF LIVERNOIS ROAD (WIDTH VARIES); THENCE ALONG SAID WEST LINE N02°41'10"W, 221.11 FEET TO THE POINT OF BEGINNING OF THIS 10-FOOT WIDE EASEMENT FOR SIDEWALK: THENCE S87°42'00"W, 10.00 FEET; THENCE N02°41'10"W, 75.90 FEET; THENCE N87°43'01"E, 10.00 FEET TO SAID WEST LINE OF LIVERNOIS ROAD; THENCE ALONG SAID WEST LINE S02°41'10"E, 75.90 FEET TO THE POINT OF BEGINNING.

Line Table		
Line #	Direction	Length
L1	S87°42'00"W	10.00'
L2	N02°41'10"W	75.90'
L3	N87°43'01"E	10.00'
L4	S02°41'10"E	75.90'



T: 844.813.2949
www.peagroup.com

RW TROY, LLC
1613 LIVERNOIS ROAD
TROY MI 48083

SHEET 2 OF 3
OCTOBER 29, 2024
21-0438

**PERMANENT EASEMENT
FOR WATERMAINS**

Sidwell #88-20-28-478-057 (pt)

RW TROY PROPERTY, LLC, a Michigan limited liability company, Grantor(s), whose address 29200 Northwestern Hwy., Suite 450, Southfield, MI 48034 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, Michigan, 48084 grant(s) to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **watermains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS A and B ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary 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 21 day of February A.D. 2025.

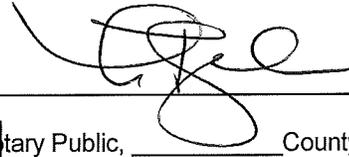
RW TROY PROPERTY, LLC
a Michigan limited liability company

By  (L.S.)
*Carlo Koza
Its: Member

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COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21st day of February, 2025 by Carlo Koza, Member of RW TROY PROPERTY, LLC, a Michigan limited liability company, on behalf of the company.



*
L FIGOL Notary Public, _____ County, Michigan
NOTARY PUBLIC - STATE OF MICHIGAN My Commission Expires _____
CO. NTY OF OAKLAND Acting in _____ County, Michigan
My Commission Expires March 02, 2031
Acting in the County of Oakland

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"

WATER MAIN EASEMENT PARCEL NO 20-28-478-057

A 20-FOOT WIDE EASEMENT FOR WATER MAIN IN A PART OF THE SOUTHEAST 1/4 OF SECTION 28, T.02N., R.11E, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 28, THENCE ALONG THE EAST LINE OF SECTION 28 N02°41'10"W, 33.00 FEET; THENCE S87°43'01"W, 33.00 FEET TO THE INTERSECTION OF THE NORTH LINE OF W. MAPLE ROAD (WIDTH VARIES) AND THE WEST LINE OF LIVERNOIS ROAD (WIDTH VARIES); THENCE ALONG SAID WEST LINE N02°41'10"W, 37.00 FEET TO THE POINT OF BEGINNING OF THE CENTERLINE OF A 20-FOOT WIDE EASEMENT FOR WATER MAIN; THENCE ALONG SAID CENTERLINE S87°43'01"W, 150.00 FEET TO A POINT ON THE WEST LINE OF PARCEL ID 20-28-478-057 AND THE THE POINT OF ENDING OF THE CENTERLINE OF THIS 20-FOOT WIDE EASEMENT FOR WATER MAIN.



RWTROY, LLC
1613 LIVERNOIS ROAD
TROY MI 48083

SHEET 2 OF 3
FEBRUARY 7, 2025
21-0438

