



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: April 14, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
G. Scott Finlay, City Engineer  
Larysa A. Figol, Sr. Right of Way Representative

Subject: Request for Acceptance of Two Permanent Easements from GFA Development, Inc., Sidwell #88-20-11-276-014

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### **History**

As part of the development of a vacant residential parcel zoned R-1C, One Family Residential, the City of Troy received two permanent easements for storm sewers and surface drainage, and for emergency vehicle ingress and egress from GFA Development, Inc., owner of the property having Sidwell #88-20-11-276-014. The property is located in northeast ¼ of Section 11, on Holm Street, south of Abbotsford.

### **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 for improvement and development purposes.

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

Sidwell #88-20-11-276-014 (part of)

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor, whose address 3301 Mirage Drive, Troy, MI 48083, 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 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:

A 12 foot wide storm sewer easement being part of Lot 16 of "Ester's John R Farms", as recorded in Liber 48, Page 121, Oakland County Records, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast corner of said Lot 16; thence along the west line of Holm Street (60 feet wide), S00°15'54"W, 255.00 feet to the POINT OF BEGINNING; thence S89°19'01"W, 198.00 feet to the POINT OF ENDING, said point being on the west line of Lot 16.

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 14<sup>th</sup> day of April A.D. 2025.

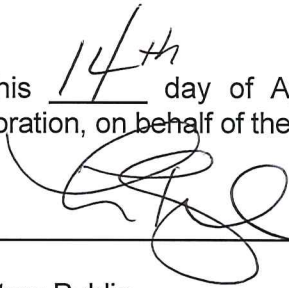
GFA Development, Inc.,  
a Michigan corporation

By  (L.S.)  
Gary Abitheira  
Its: President

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of April, 2025, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

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 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

SKETCH OF 12' WIDE STORM SEWER EASEMENT

ABBOTSFORD AVE  
(60' WIDE - PUBLIC)

SOUTH LINE  
ABBOTSFORD AVE

NORTHEAST  
CORNER  
LOT 16

NORTH LINE LOT 16

PARCEL NO.  
88-20-11  
-276-012  
  
WEST 103' OF  
NORTH 155'  
OF LOT 16

PARCEL NO.  
88-20-11  
-276-013  
  
EAST 95' OF  
NORTH 155'  
OF LOT 16

WEST LINE  
HOLM ST

HOLM ST.  
(60' WIDE - PUBLIC)

S00°15'54"W 255.00'

'EYSTER'S JOHN R FARMS"  
(L.48, P.121)

PARCEL NO.  
88-20-11-276-007  
  
PART OF  
LOT 15

CENTERLINE  
12' WIDE  
STORM SEWER

12' WIDE STORM  
SEWER ESMT

P.O.B.  
ESMT

12'

S89°19'01"W 198.00'

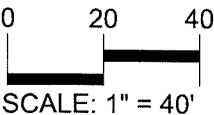
WEST LINE LOT 16

PARCEL NO.  
88-20-11-276-014  
  
SOUTH 197'  
LOT 16

PART OF  
LOT 23  
  
PARCEL NO.  
88-20-11-276-004

N

GFA DEVELOPMENT  
985 ELMFORD  
TROY, MI 48083



SHEET 1 OF 2  
APRIL 8, 2025  
23-0881

PEA  
GROUP

t: 844.813.2949  
www.peagroup.com

STIPPLED AREA IS NOT TO BE CONSIDERED AS PART OF THE EASEMENT

**PERMANENT EASEMENT  
FOR EMERGENCY VEHICLE ACCESS (EVA)**

Sidwell #88-20-11-276-014 (pt of)

**GFA DEVELOPMENT, INC**, a Michigan corporation, Grantor(s), whose address 985 Elmsford, Troy, MI 48085, 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 traverse, and for ingress and egress of emergency and service vehicles for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

A 25'x30' wide EVA easement, being part of Lot 16 of "Ester's John R Farms", as recorded in Liber 48, Page 121, Oakland County Records, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as: Commencing at the Northeast corner of said Lot 16; thence along the west line of Holm Street (60 feet wide), S00°15'54"W, 254.00 feet to the POINT OF BEGINNING; thence 89°19'01"W, 30.00 feet to the POINT OF ENDING.

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 may be reasonably restored to its original condition by the Grantee.

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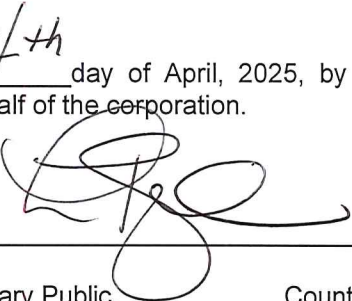
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By  (L.S.)  
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Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084  
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

ABBOTSFORD AVE  
(60' WIDE - PUBLIC)

NORTHEAST  
CORNER  
LOT 16

WEST LINE  
HOLM ST

HOLM ST.  
(60' WIDE - PUBLIC)

PART OF  
LOT 15

25'X30' WIDE  
ROAD ESMT

CENTERLINE,  
ROAD ESMT

S89°19'01"W  
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P.O.B.  
ESMT

WEST LINE LOT 16

PARCEL NO.  
88-20-11-276-014  
*SOUTH 197'*  
*LOT 16*

PART OF LOT 23

PARCEL NO.  
88-20-11-276-004

N

**PEA**  
**GROUP**

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www.peagroup.com

**GFA DEVELOPMENT**  
985 ELMSFORD  
TROY, MI 48083

0 20 40

SCALE: 1" = 40'

**SHEET 1 OF 2**  
**APRIL 11, 2025**  
**23-0881**

S:\PROJECTS\2023\23-0881 HOLM ROAD - TROY\SURVEY\23-0881BND\DWG\23-0881-ESMT  
ROAD.dwg