



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: April 22, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Robert Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
G. Scott Finlay, City Engineer  
Larysa A. Figol, Sr. Right of Way Representative

Subject: Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-11-126-014

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### **History**

The City of Troy received federal funding for the Transportation Alternative Program (TAP) to improve non-motorized transportation. Staff identified several areas within the City to address sidewalk and pathway gaps.

The City received a permanent easement for public roadways, public utilities and sidewalks, and a temporary grading permit from Sam and Zoja Seferovic, owners of the property located on the southwest corner of side of Square Lake and Willow Grove roads, and identified by Sidwell #88-20-11-126-014.

### **Financial**

As required by Federal Regulations, an appraisal report was prepared by Susan P. Shipman, MAI, and reviewed by Michael T. Williams, MAI, both Michigan Certified General Appraisers. The total compensation amount is \$3,600.00 and itemized below:

Type	Compensation Amount
Permanent Easement	\$3,000.00
Temporary Grading Permit	\$600.00
<b>TOTAL FOR #88-20-02-451-007</b>	<b>\$3,600.00</b>

Funds are budgeted for and available in the Capital Projects Fund, Project Code 2025C0108, Account #401.444.989.246035.

### **Recommendation**

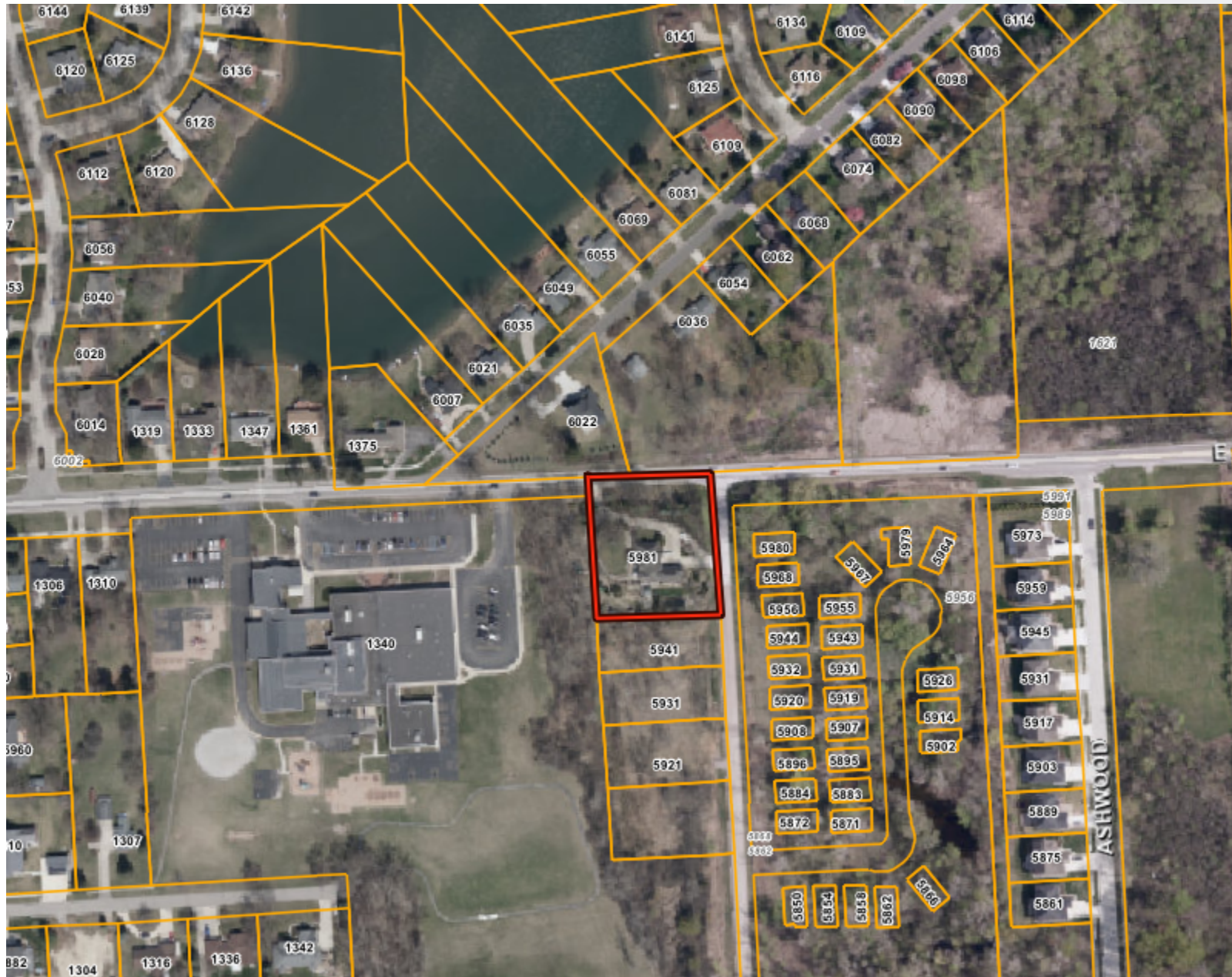
Staff recommend that City Council accept the permanent easement and approve a compensation amount of \$3,600.00 for the permanent easement and temporary grading permit. Staff also requests approval for closing and recording costs not to exceed \$500.00.

### **Legal Review**

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



# GIS Online



## Legend

Tax Parcels

Tax Parcel



0 350 700  
ft

Print Date: 4/21/2025



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.



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### Acceptance of Offer

The undersigned accept(s) the City of Troy's offer of \$3,600.00 for the property rights described in the City of Troy's offer letter dated March 12, 2025

Signature: Sam Sererovic Signed Date: 4-18-2025

Signatory Name: SAM SEREROVIC

Signatory Title: OWNER

Witness Signature: [Signature] Witness Date: 4/18/2025

Witness Name: Andrew D. Ketchum

### Additional Conditions:

Per the property owner's request, the City of Troy and its contractors will make every reasonable effort to leave logs from felled right of way trees at the property for use by the property owners.

The City of Troy and its contractors will make every reasonable effort to place any excess soil generated from the sidewalk construction on the property owner's pre-existing berm that runs parallel to the proposed sidewalk.

The City of Troy makes no assurances as to the quality of the logs or soil left on the property, and any future removal is the responsibility of the property owner.

**PERMANENT EASEMENT  
FOR ROADWAYS, PUBLIC UTILITIES, & SIDEWALKS**

Sidwell #88-20-11-126-014 (pt)

Sam Seferovic and Zoja Seferovic, Grantor, whose address is 5981 Willow Grove, Troy, Michigan 48085, for and in consideration of the sum of: Three Thousand and no/100 Dollars (\$3,000.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee, as part of the TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace roadways, public utilities, and sidewalks 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 condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, though, or under the above-described easement, except upon the City of Troy's approval and provided the proposed improvements do not interfere with the use, operation, maintenance, repair and replacement of the roadways, public utilities, and sidewalks in the easement area shown on the attached Exhibit A.

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 2 signature(s) this 18<sup>th</sup> day of April  
A.D. 2025.

By: Zoja Seferovic  
Signature

By: Sam Seferovic  
Signature

By: Zoja Seferovic  
Printed Name

By: SAM SEFEROVIC  
Printed Name

STATE OF MICHIGAN }  
COUNTY OF Oakland }

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2025, by SAM SEFEROVIC  
and Zoja Seferovic.

**Merissa Clark**  
**Notary Public - State of Michigan**  
**County of Macomb**  
**My Commission Expires April 25, 2029**  
**Acting in the County of Oakland**

Merissa Clark  
Notary Public, \_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_

Prepared by:

Andrew Ketchum, Right of Way Specialist

Egis – Consultant for the City of Troy

48797 Alpha Drive, Suite 130

Wixom, MI 48393

When Recorded Return To:

City Clerk, City of Troy

500 West Big Beaver

Troy, MI 48084

EASEMENT SKETCH

Exhibit "A"

S 00°11'44" W 238.92'

N1/4 COR.  
SEC. 11

N89°23'40"W 33.00'

WILLOW GROVE DR.

EX. 33' ROW

POB-PATHWAY ESMT.

S 00°11'44" W

20.01'

S 89°23'40" E

30.01'

N89°23'40"W

10.00'

33'

EX. 33' ROW

S 89°23'40" E 211.56'

N00°11'44"E 10.00'

POB-TEMP. ESMT.

36.19'

N55°49'34"W

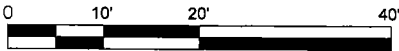
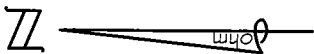
50.19'

S52°40'01"E

88-20-11-126-014  
SAM & ZOJA SEFEROVIC  
5981 WILLOW GROVE DR.  
TROY, MI 48085

SQUARE LAKE RD.

N 00°01'50" W 240.74'



SCALE: 1" = 20'

LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

EASEMENT SKETCH

PART OF THE NW 1/4 SECTION 11  
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.  
PARCEL ID #88-20-11-126-014

SCALE  
H: 1"=20'  
SHEET  
5  
OF 6



DATE: 11/04/2024  
CLIENT: CITY OF TROY  
JOB #: 0128-24-0030  
34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

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EASEMENT DESCRIPTIONS

Exhibit "A"

PARCEL DESCRIPTION (88-20-11-126-014)

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Beginning at the N 1/4 of said Section 11; thence S 00°11'44" W 238.92 feet; thence N 89°53'13" W 210.60 feet; thence N 00°01'50" W 240.74 feet; thence S 89°23'40" E 211.56 feet to the Point of Beginning.

PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the N 1/4 of said Section 11; thence S 00°11'44" W 33.00 feet; thence N 89°23'40" W 33.00 feet to the Point of Beginning; thence S 00°11'44" W 20.01 feet; thence N 55°49'34" W 36.19 feet; thence S 89°23'40" E 30.01 feet to the Point of Beginning;


Contains 300.0 square feet or 0.007 acres of land, more or less. Subject to all easements and restrictions of record, if any.

TEMPORARY GRADING EASEMENT

A parcel of land being a part of the NW 1/4 of Section 11, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the N 1/4 of said Section 11; thence S 00°11'44" W 33.00 feet; thence N 89°23'40" W 33.00 feet; thence S 00°11'44" W 20.01 feet to the Point of Beginning; thence N 55°49'34" W 36.19 feet; thence N 89°23'40" W 10.00 feet; thence S 52°40'01" E 50.19 feet; thence N 00°11'44" E 10.00 feet to the Point of Beginning.

Contains 300.0 square feet or 0.007 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>EASEMENT DESCRIPTION</b>		SCALE	
PART OF THE NW 1/4 SECTION 11		SHEET	
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.		6	
PARCEL ID #88-20-11-126-014		OF 6	
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TEMPORARY GRADING EASEMENT

Sidwell # 88-20-11-126-014 (pt)

Sam Seferovic and Zoja Seferovic, Grantor(s), whose address is: 5981 Willow Grove, Troy, MI 48085, for and in consideration of the sum of Six Hundred and no/100 Dollars (\$600.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, hereinafter called the Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, hereby grants to the Grantee, during the construction of and for a period of six (6) Months after completion of TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), a temporary grading easement and the right to move workers, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

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

IN FURTHER CONSIDERATION, premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 2 signatures(s) this 18<sup>th</sup> day of April, 2025.

*Zoja Seferovic*

By: *Sam Seferovic*  
Signature

*Zoja Seferovic*

By: SAM SEFEROVIC  
Printed Name

STATE OF MICHIGAN }  
COUNTY OF oakland }

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of April, 2025, by Sam Seferovic and Zoja Seferovic.

Merissa Clark  
Notary Public - State of Michigan  
County of Macomb  
My Commission Expires April 25, 2029  
Acting in the County of oakland

*Merissa Clark*  
Notary Public, \_\_\_\_\_, County, Michigan  
Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_

Prepared by:  
Andrew Ketchum, Right of Way Specialist  
Egis – Consultant for the City of Troy  
48797 Alpha Drive, Suite 130  
Wixom, MI 48393

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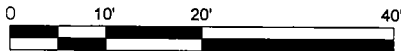
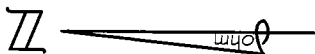
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