



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: June 9, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Chris Wilson, Assistant 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, TAP Pathways Project 2025C0108, Parcel #88-20-11-101-022

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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 from Mod Dent Holding, LLC, owner of the property located on the south side of Square Lake, east of Rochester Road, and identified by Sidwell #88-20-11-101-022.

### **Financial**

As required by Federal Regulations, a market study was prepared by Susan P. Shipman, MAI, a Michigan Certified General Appraiser. The total compensation negotiated with the owner is \$5,000. Closing costs are anticipated to be less than \$100.

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 for public roadways, public utilities and sidewalks and authorize a compensation amount of \$5,000.



# GIS Online



## Legend

Tax Parcels

Tax Parcel



0 50 100  
ft

Print Date: 6/13/2025



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.

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

Sidwell #88-20-11-101-022 (pt)

**Mod Dent Holdings LLC**, a Michigan limited liability company, Grantor, whose address is 5950 Rochester Rd., Troy, Michigan 48085, for and in consideration of the sum of: Two Thousand Forty and no/100 Dollars (\$2,040.00) 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 public 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.

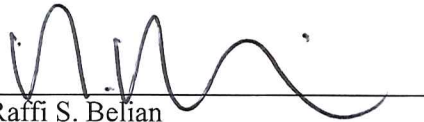
The premises so disturbed by the exercise of any of the foregoing powers, including the existing sign, shall be reasonably restored to its condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, 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 public 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  signature(s) this 9<sup>th</sup> day of June A.D. 2025.

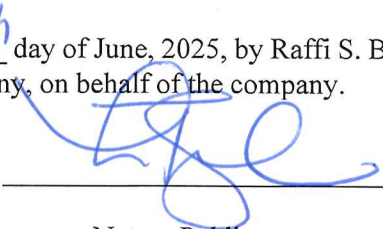
Mod Dent Holdings LLC,  
a Michigan limited liability company

By:   
Raffi S. Belian  
Its: Manager

STATE OF MICHIGAN       }  
COUNTY OF OAKLAND    }

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of June, 2025, by Raffi S. Belian, Manager of Mod Dent Holdings, 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  
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 LINE SEC. 2  
N LINE SEC. 11

SQUARE LAKE RD.

10' PERMANENT PATHWAY ESMT.

33'

EX. 33' ROW

S88°55'00"E 17.04'

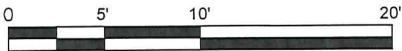
17'

EX. 60' ROW

88-20-11-101-022  
MOD DENT HOLDINGS  
5950 ROCHESTER RD.  
TROY, MI 48085

S01°33'00"E 170.00'

N01°33'00"W 170.00'



SCALE: 1" = 10'

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 OF THE NW 1/4 SECTION 11  
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.  
PARCEL ID #88-20-11-101-022

SCALE  
H: 1"=10'  
SHEET  
3  
OF 4



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 DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (88-20-11-101-022)

A parcel of land being a part of the NW 1/4 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 NW corner of said Section 11; thence N 88°55'00" E 276.00 feet to the Point of Beginning; thence S 01°33'00" E 170.00 feet; thence S 88°55'00" W 194.13 feet to E'ly line of Rochester Road; thence along a curve concave E'ly, radius 19118.70 feet, chord bears S 01°17'28." E 200.59 feet, distant 200.60 feet; thence N 86°06'00" E 17.00 feet; thence along a curve concave E'ly, radius 19101.70 feet, chord bears S 02°00'16" E 125.00 feet, distant 125.01 feet; thence N 55°13'11" E 241.77 feet; thence N 36°39'30" E 237.42 feet; thence S 88°55'00" W 146.89 feet; thence N 01°33'00" W 170.00 feet; thence S 88°55'00" W 17.04 feet to the Point of Beginning. Except the North 33 feet taken for Square Lake Road, also except the part taken for Rochester Road.

PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the NW 1/4 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:

The North 10.0 feet of the above described parcel.

Contains 170.0 square feet or 0.004 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 OF THE NW 1/4 SECTION 11		SHEET	
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.		4	
PARCEL ID #88-20-11-101-022		OF 4	
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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## OFFICE MEMORANDUM

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**DATE:** June 6, 2025

**TO:** Larysa Figol, SR/WA  
Senior Right of Way Representative, City of Troy

**FROM:** Andrew Ketchum  
Egis/Right of Way Agent

**SUBJECT:** Request for Administrative Approval

C.S. 63000, Job 221329: 5950 Rochester Rd., P.07 (Mod Dent Holdings LLC)

As part of the TAP Pathway project in the City of Troy, construction plans call for acquisition of 170 square feet for a Permanent Easement located at 5950 Rochester Rd. Troy, MI 48085. I was authorized and did make a Voluntary Offer to Purchase to the owner for \$2,040.00

After lengthy negotiations, the property owner requested an additional compensation for a total of \$5,000.00.

This breaks down as follows:

Optioned Amount: \$ 5,000.00

Offer to Purchase: \$ 2,040.00

Amount Subject to Administrative Approval: \$ 2,960.00

I recommend that we accept this administrative settlement of an additional \$2,960.00 for acquisition of the Permanent Easement as it is reasonable, prudent, and in the public interest and will avoid greater costs of redesigning the project at this location and will enhance public safety at this location.

Andrew Ketchum, Right of Way Agent

**APPROVED**

By Larysa Figol at 11:05 am, Jun 06, 2025