



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: July 30, 2025

To: Frank Nastasi, City Manger

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

Subject: Request for Acceptance of Four Permanent Easements, MNK Troy 1, LLC, Sidwell #88-20-14-152-001 & #88-20-14-401-031

History

MNK Troy 1, LLC has proposed the Wesley Park residential development located on the east side of Rochester Road, north of Wattles. The development proposes 39 one-family attached residential units limited to nine buildings.

As part of the project the City of Troy received four permanent easements for public and franchise utilities, sanitary sewers, water mains and emergency ingress and egress for emergency services from MNK Troy1, LLC, owner of the properties having Sidwell #88-20-14-152-001 and #88-20-14-401-031.

The two parcels total 3.77 acres and are zoned (RT) One Family Attached Residential District.

Financial

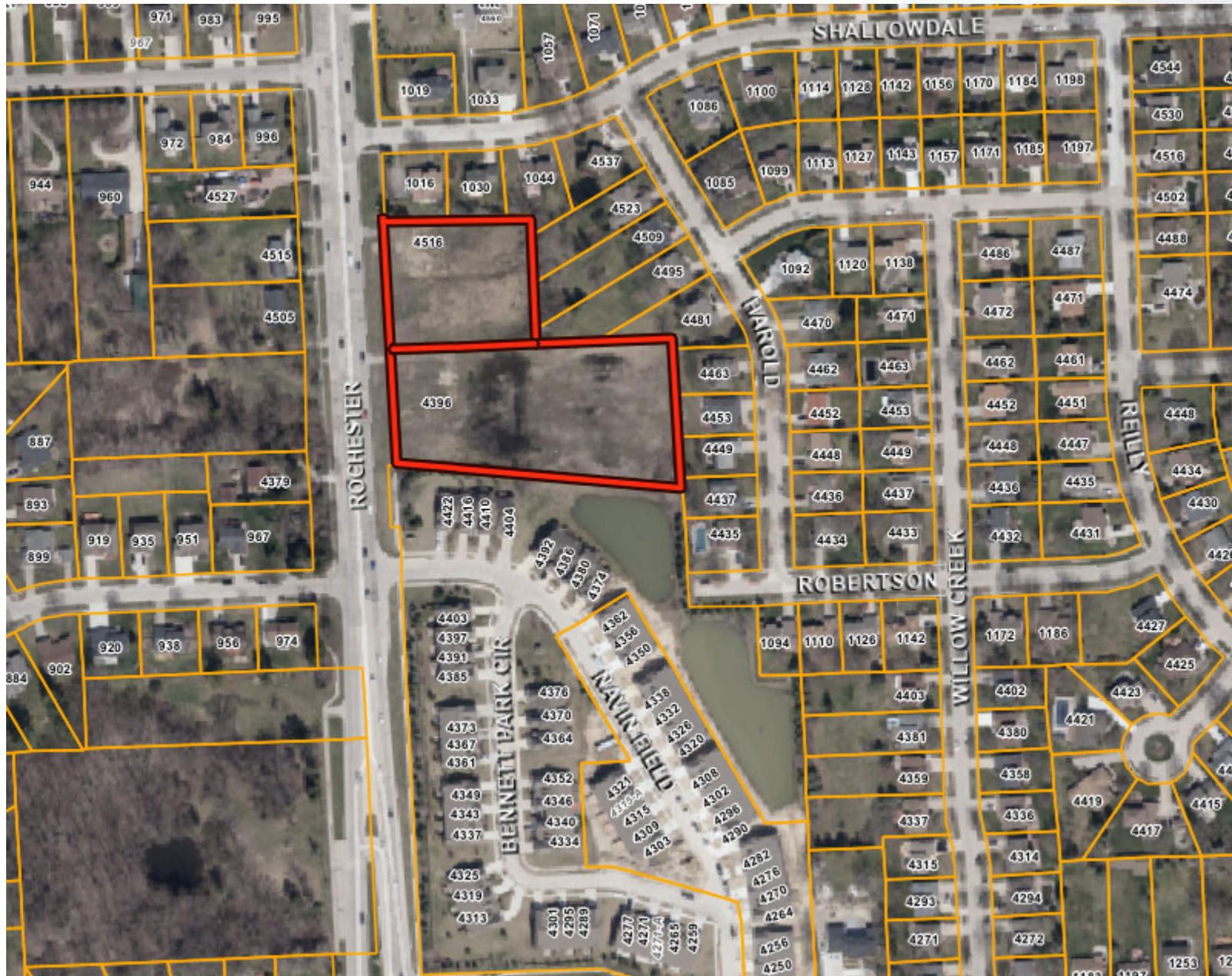
The consideration amount on each document is \$1.00.

Recommendation

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



GIS Online



Legend

Tax Parcels

Tax Parcel



0 350 700
ft

Print Date: 7/30/2025



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 AND FRANCHISE UTILITIES

Sidwell #88-20-14-152-001 (pt of)
Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, 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, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace public and franchise utilities, 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 14th day of MARCH A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By Mukesh Mangla (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesh Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

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

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

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

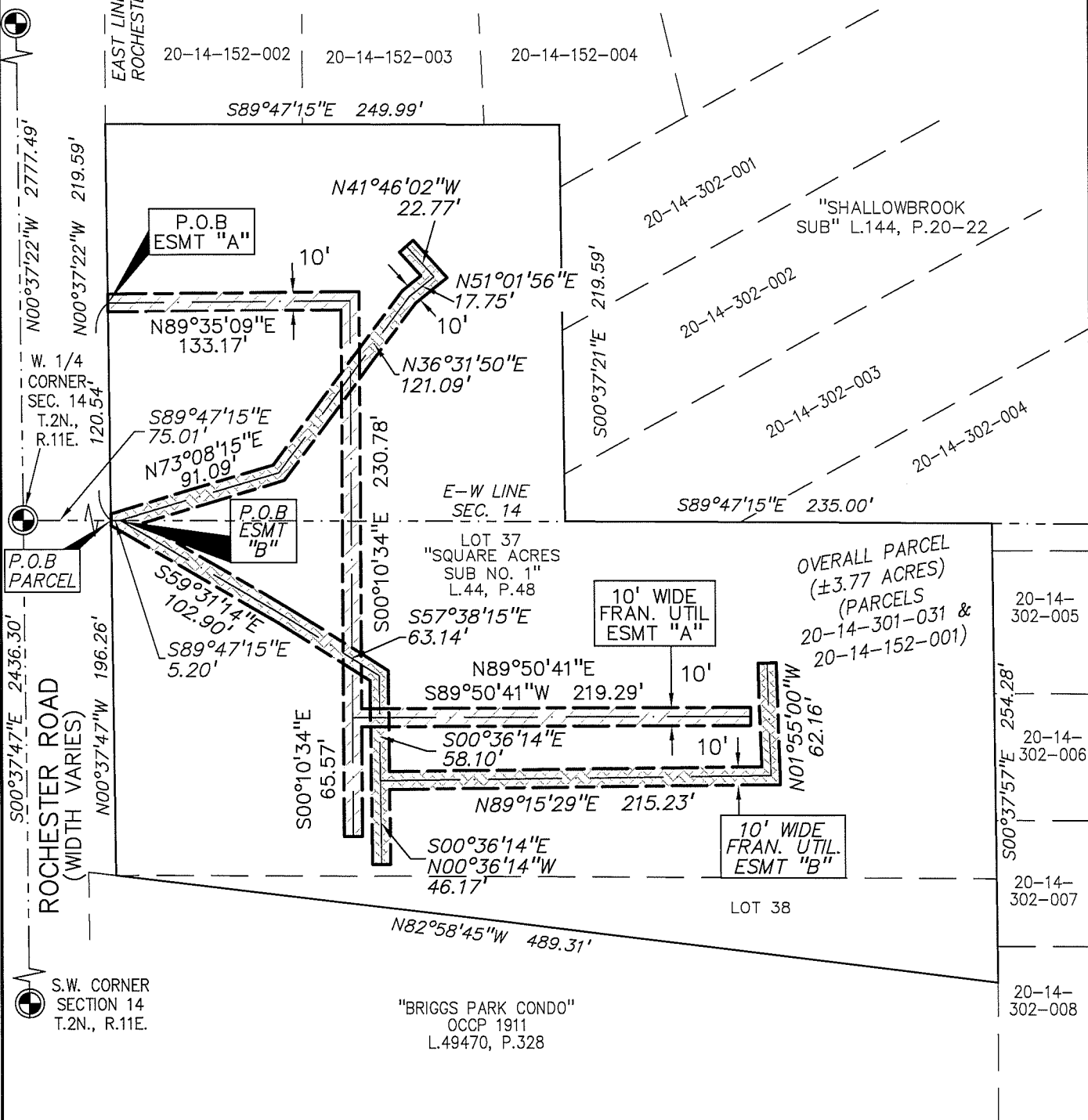
When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

EXHIBIT "A"

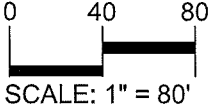
SKETCH OF EASEMENTS

10' WIDE FRANCHISE UTILITY

N.W. CORNER
SECTION 14
T.2N., R.11E.



PREMIUM DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI



SHEET 1 OF 2
MARCH 13, 2025
2018-300

PEA GROUP
t: 844.813.2949
www.peagroup.com

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031

T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 1, W 500 FT OF LOT 37 ALSO W 500 FT OF THAT PART OF LOT 38, DESC AS BEG AT NW LOT COR, TH S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001

T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:

A parcel of land in the West 1/2 of Section 14, T2N, R11E, City of Troy, Michigan, together with part of Lots 37 and 38, of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records described as: Commencing at the West 1/4 corner of Section 14; thence S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°37'22"W, 219.59 feet along the east line of Rochester Road to a point on the southerly line of "Shallowbrook Sub" as recorded in Liber 144, Page 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°58'45"W, 489.31 feet to a point on the 75.0 foot right-of-way line of Rochester Road; thence along said line N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT "A"

A 10 foot wide franchise utility easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, N00°37'22"W, 120.54 feet to the POINT OF BEGINNING; thence N89°35'09"E, 133.17 feet; thence S00°10'34"E, 230.78 feet; thence N89°50'41"E, 219.29 feet; thence S89°50'41"W, 219.29 feet; thence S00°10'34"E, 65.57 feet to the POINT OF ENDING.

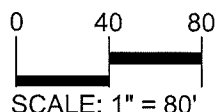
LEGAL DESCRIPTION (Per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT "B"

A 10 foot wide franchise utility easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence continuing S89°47'15"E, 5.20 feet to the POINT OF BEGINNING; thence N73°08'15"E, 91.09 feet; thence N36°31'50"E, 121.09 feet; thence N51°01'56"E, 17.75 feet; thence N41°46'02"W, 22.77 feet to a Point of Ending. Thence continuing from the said Point of Beginning, S59°31'14"E, 102.90 feet; thence S57°38'15"E, 63.14 feet; thence S00°36'14"E, 58.10 feet; thence S00°36'14"E, 46.17 feet; thence N00°36'14"W, 46.17 feet; thence N89°15'29"E, 215.23 feet; thence N01°55'00"W, 62.16 feet to the POINT OF ENDING.

**PREMIUM
DEVELOPMENT GROUP**
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI



SHEET 2 OF 2
MARCH 13, 2025
2018-300

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

PERMANENT EASEMENT
FOR SANITARY SEWERS

Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, 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, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace sanitary sewers, 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

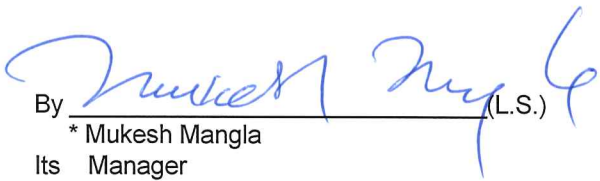
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 14th day of MARCH A.D. 2025.


MNK Troy 1, LLC
a Michigan limited liability company

By  (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Mukesh Mangla, Manager of MNK Troy 1, LLC, a Michigan limited liability company, on behalf of the limited liability company.

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

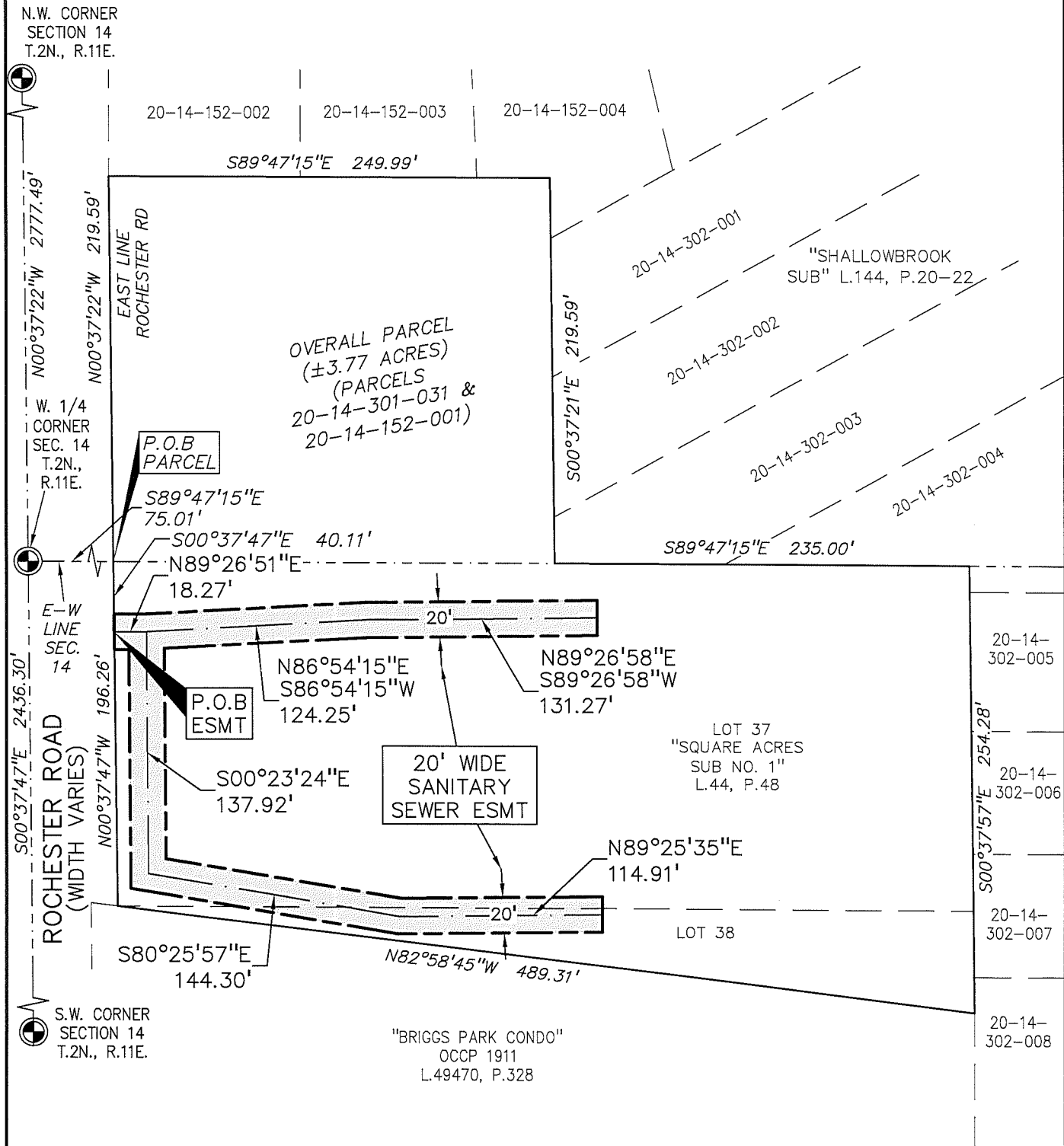

*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

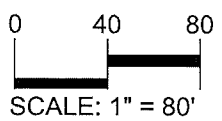
When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

SKETCH OF EASEMENT
20' WIDE SANITARY SEWER
EXHIBIT "A"



PREMIUM
DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI



SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031

T2N, R11E, SEC 14 SQUARE ACRES SUB NO. 1, W 500 FT OF LOT 37 ALSO W 500 FT OF THAT PART OF LOT 38, DESC AS BEG AT NW LOT COR, TH S89-53-15E 1058.79 FT, TH S00-36-30E 128.35 FT, TH N82-59-15W 1068.14 FT TO BEG EXC W 15 OF ABOVE DESC PARCEL TAKEN FOR ROCHESTER.

#20-14-152-001

T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:

A parcel of land in the West 1/2 of Section 14, T2N, R11E, City of Troy, Michigan, together with part of Lots 37 and 38, of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records described as: Commencing at the West 1/4 corner of Section 14; thence S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°37'22"W, 219.59 feet along the east line of Rochester Road to a point on the southerly line of "Shallowbrook Sub" as recorded in Liber 144, Page 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°58'45"W, 489.31 feet to a point on the 75.0 foot right-of-way line of Rochester Road; thence along said line N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

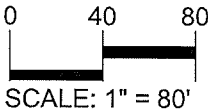
LEGAL DESCRIPTION (Per PEA Group)

20' WIDE SANITARY EASEMENT

A 20 foot wide sanitary sewer easement over part of Lot 37 & 38 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records, being part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, S00°37'47"E, 40.11 feet to the POINT OF BEGINNING;
thence N89°26'51"E, 18.27 feet;
thence N86°54'15"E, 124.25 feet;
thence N89°26'58"E, 131.27 feet;
thence S89°26'58"W, 131.27 feet;
thence S86°54'15"W, 124.25 feet;
thence S00°23'24"E, 137.92 feet;
thence S80°25'57"E, 144.30 feet;
thence N89°25'35"E, 114.91 feet to the POINT OF ENDING.

**PREMIUM
DEVELOPMENT GROUP**
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI



SHEET 2 OF 2
JUNE 20, 2022
2018-300

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

PERMANENT EASEMENT
FOR WATER MAINS

Sidwell #88-20-14-152-001 (pt of)
Sidwell #88-20-14-301-031 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address is 1052 Oaktree Lane, Bloomfield Hills, MI 48304, 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, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace water mains, 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 14th day of MARCH A.D. 2025.

MNK Troy 1, LLC
a Michigan limited liability company

By Mukesh Mangla (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

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

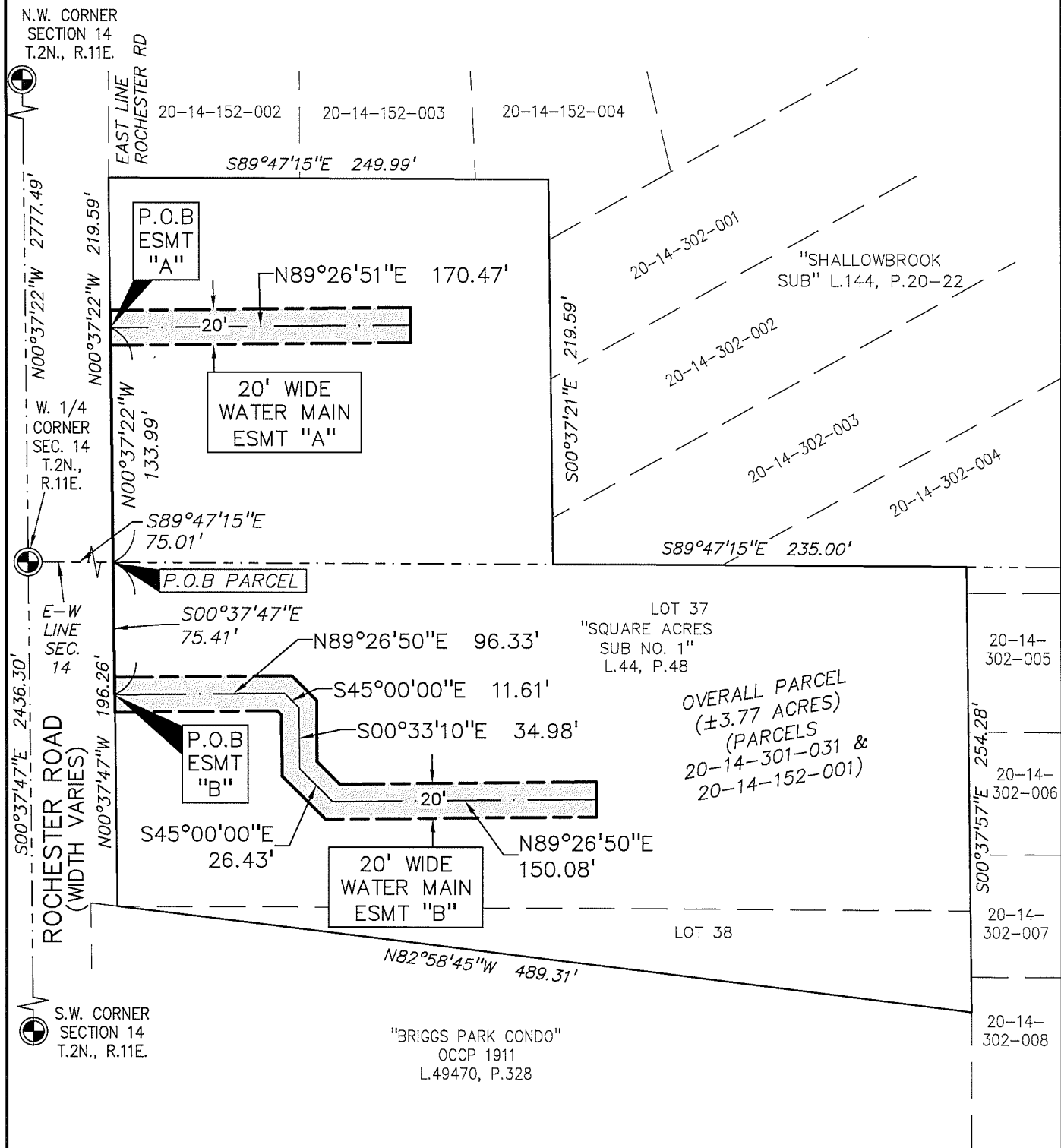
[Signature]
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

SKETCH OF EASEMENTS
20' WIDE WATER MAIN
EXHIBT "A"



PREMIUM
DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

0 40 80
SCALE: 1" = 80'



SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA
GROUP

t: 844.813.2949
www.peagroup.com

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(per Urban Land Consultants ref survey)

Record Property Descriptions:

#20-14-301-031

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#20-14-152-001

T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

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LEGAL DESCRIPTION (Per PEA Group)

20' WIDE WATER MAIN EASEMENT "A"

A 20 foot wide water main easement over part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, N00°37'22"W, 133.99 feet to the POINT OF BEGINNING; thence N89°26'51"E, 170.47 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA Group)

20' WIDE WATER MAIN EASEMENT "B"

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PERMANENT EASEMENT
FOR EMERGENCY INGRESS & EGRESS

Sidwell #88-20-14-301-031 (pt of)
Sidwell #88-20-14-152-001 (pt of)

MNK Troy 1, LLC, a Michigan limited liability company, Grantor(s), whose address 1052 Oaktree Lane, Bloomfield Hills, MI 48304, 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 over all roads by emergency and/or service vehicles for the purpose of ingress and egress 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:

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

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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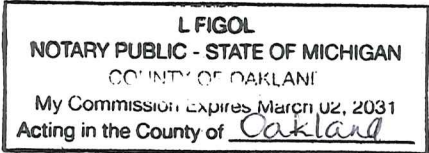
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this 14th day of MARCH A.D. 2025.

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a Michigan limited liability company

By Mukesh Mangla (L.S.)
* Mukesh Mangla
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

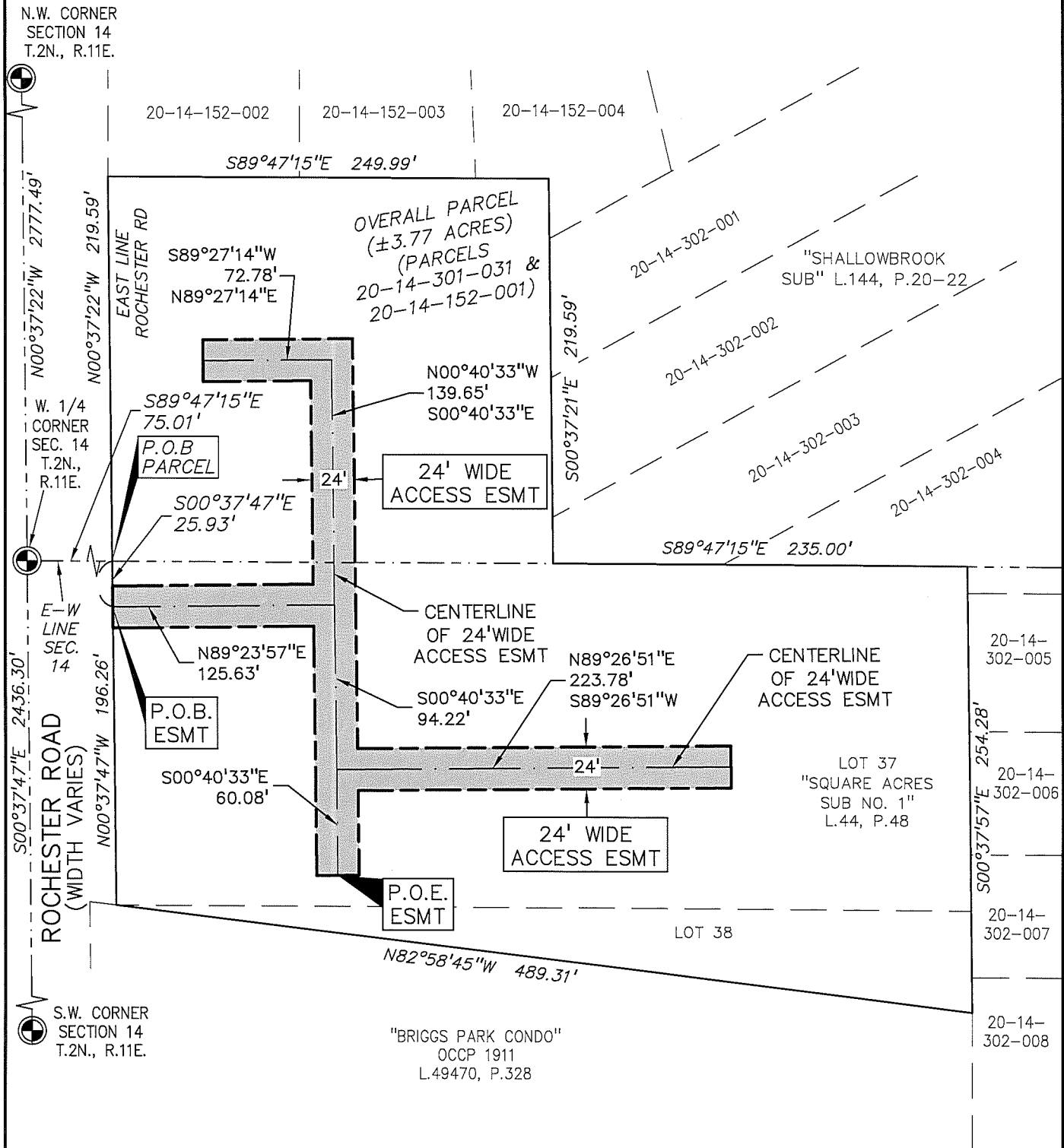
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[Signature]
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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

SKETCH OF EASEMENT
24' WIDE ROAD ACCESS
EXHIBIT "A"



PREMIUM
DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

0 40 80
SCALE: 1" = 80'



SHEET 1 OF 2
JUNE 20, 2022
2018-300

PEA
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EXHIBIT "A"
LEGAL DESCRIPTIONS

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(per Urban Land Consultants ref survey)

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#20-14-152-001

T2N, R11E, SEC 14 PART OF NW 1/4 BEG AT NW COR, TH N00-36-30W 219.59 FT, TH S89-47-15E 325 FT, TH S00-16-30E 219.59 FT, TH N89-47-15W 325 FT TO BEG EXC W 75 FT TAKEN FOR RD

AS SURVEYED TOTAL PROPERTY DESCRIPTION:

A parcel of land in the West 1/2 of Section 14, T2N, R11E, City of Troy, Michigan, together with part of Lots 37 and 38, of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records described as: Commencing at the West 1/4 corner of Section 14; thence S89°47'15"E, 75.01 feet along the east-west 1/4 line of Section 14 to the Point of Beginning; thence N00°37'22"W, 219.59 feet along the east line of Rochester Road to a point on the southerly line of "Shallowbrook Sub" as recorded in Liber 144, Page 20-22 of Oakland County Records; thence along "Shallowbrook Sub" the following three courses: S89°47'15"E, 249.99 feet; S00°37'21"E, 219.59 feet; S89°47'15"E, 235.00 feet along the east-west 1/4 line of Section 14; thence S00°37'57"E, 254.28 feet; thence N82°58'45"W, 489.31 feet to a point on the 75.0 foot right-of-way line of Rochester Road; thence along said line N00°37'47"W, 196.26 feet to a Point of Beginning and containing 3.77 acres.

LEGAL DESCRIPTION (Per PEA Group)

24' WIDE ROAD ACCESS EASEMENT

A 24 foot wide road access easement over part of Lot 37 of "Square Acres Sub No. 1", as recorded in Liber 44, Page 48 of Oakland County Records and part of the West 1/2 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the West 1/4 corner of said Section 14; thence along the east-west 1/4 line of said Section, S89°47'15"E, 75.01 to the east line of Rochester Road (variable width); thence along said east line, S00°37'47"E, 25.93 feet to the POINT OF BEGINNING;
thence N89°23'57"E, 125.63 feet;
thence N00°40'33"W, 139.65 feet;
thence S89°27'14"W, 72.78 feet;
thence N89°27'14"E, 72.78 feet;
thence S00°40'33"E, 139.65 feet;
thence continuing S00°40'33"E, 94.22 feet;
thence N89°26'51"E, 223.78 feet;
thence S89°26'51"W, 223.78 feet;
thence S00°40'33"E, 60.08 feet to the POINT OF ENDING.