



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: September 23, 2025

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant 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 a Permanent Easement, Town Haven, LLC,
Sidwell #88-20-22-231-001 to -020

History

Developer Tableau By Mondrian is developing the Town Haven Site Condominium located on the south side of Wattles Road, west of Rochester. A request from a franchise utility provider (DTE) has altered the design of a previous rendering of the public utilities and public service facilities easement. A new easement was received from Town Haven, LLC, owner of the properties having Sidwell #88-20-2231-001 to -020 (inclusive).

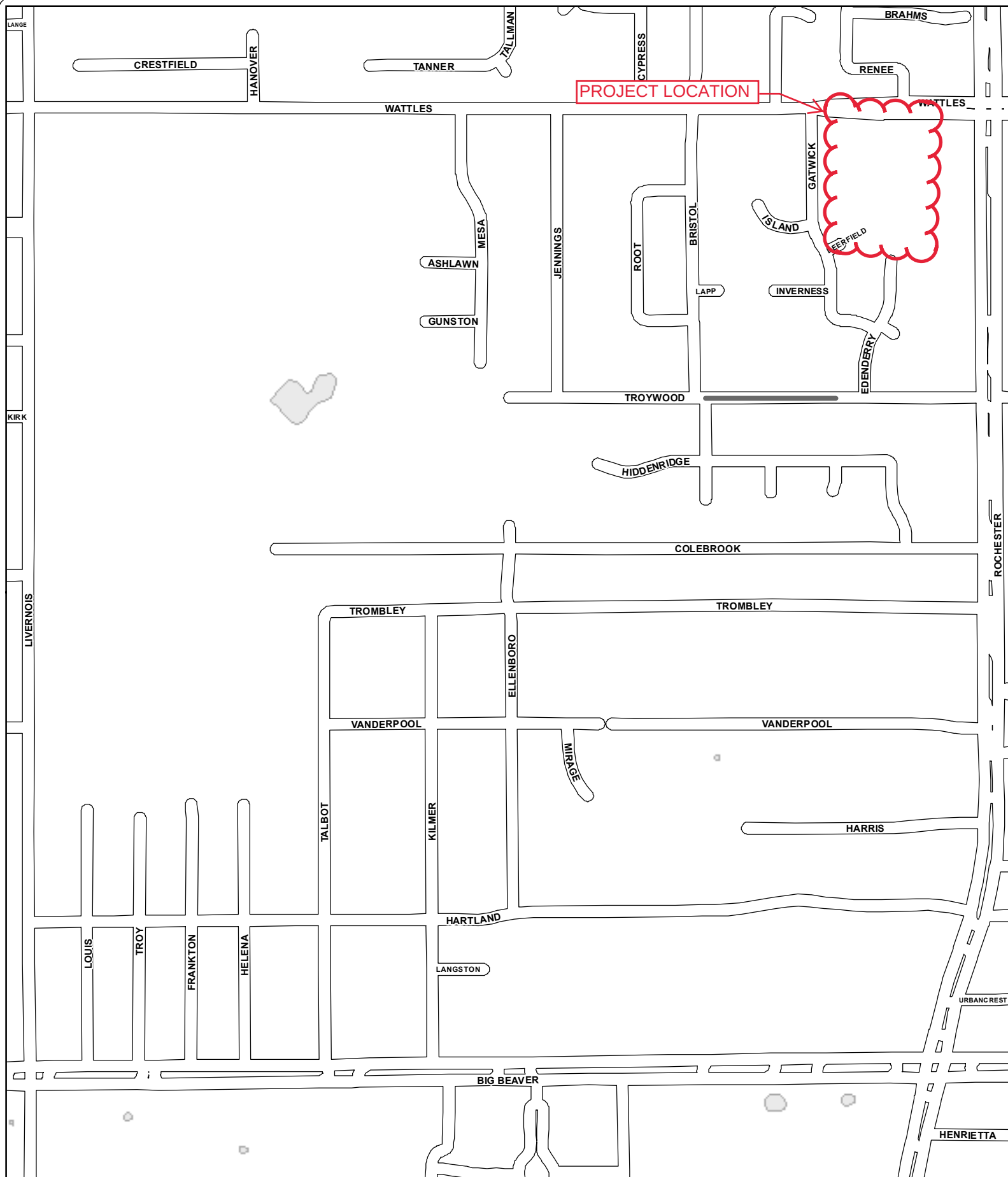
City of Troy Planning Commission approved the 19 single-family unit development on June 11, 2024. (Resolution #PC-2024-06-035)

Financial

The consideration amount on this document is \$1.00.

Recommendation

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



**PERMANENT EASEMENT
FOR PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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, remove or replace **public utilities and public service facilities**, 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.

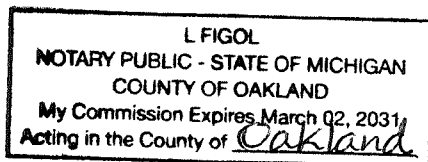
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 23rd day of September A.D. 2025.

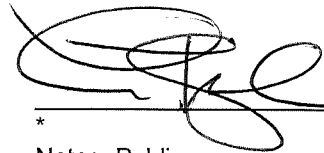
TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23rd day of September, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.

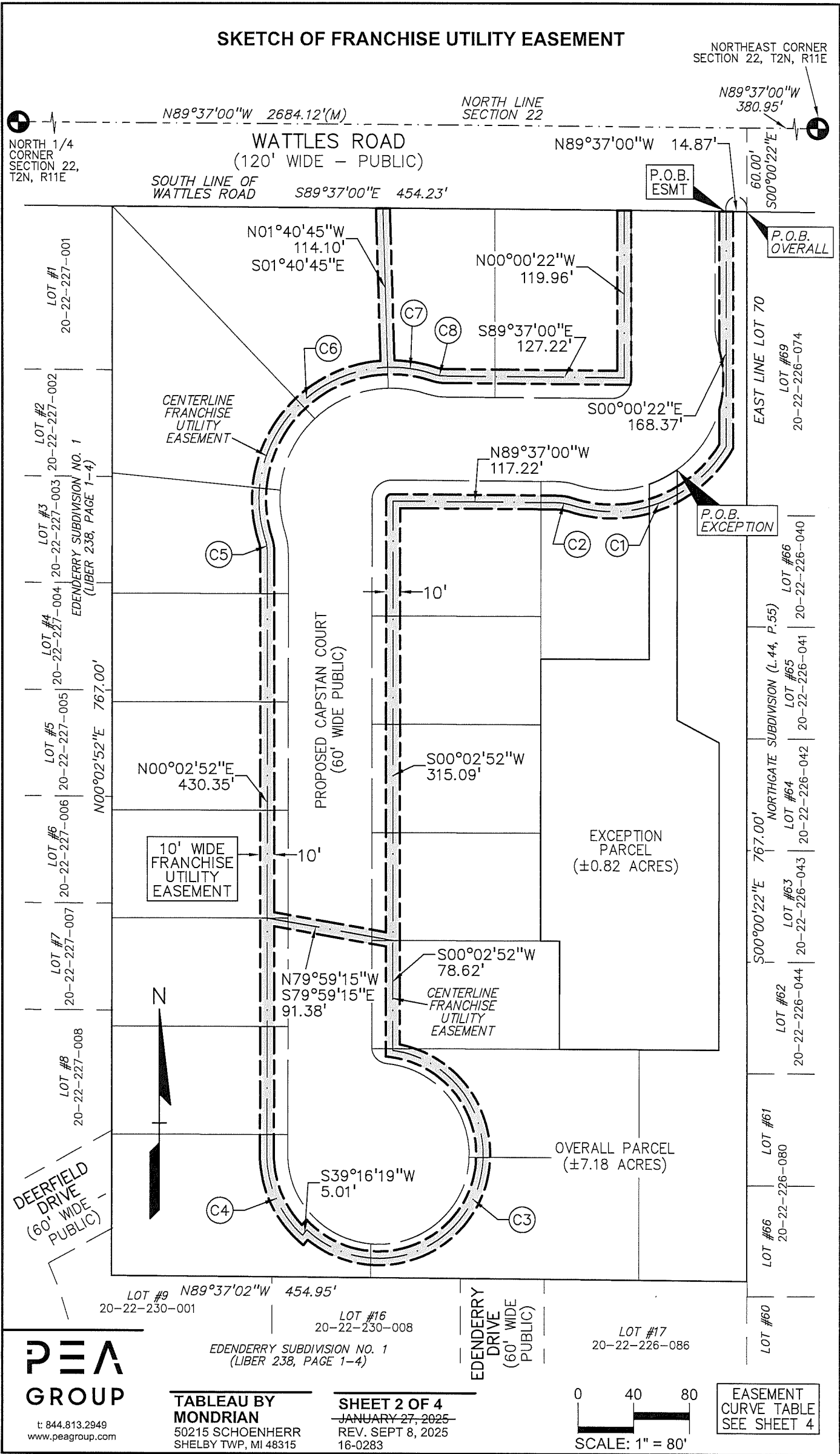



*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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

SKETCH OF FRANCHISE UTILITY EASEMENT



PEA GROUP
t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 2 OF 4
JANUARY 27, 2025-
REV. SEPT 8, 2025
16-0283

0 40 80
SCALE: 1" = 80'

EASEMENT
CURVE TABLE
SEE SHEET 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT

A 10 foot wide franchise utility easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, 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 Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 14.87 feet to the POINT OF BEGINNING;

thence S00°00'22"E, 168.37 feet;

thence C1) 128.79 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears S69°09'30"W, 119.15 feet;

thence C2) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N80°48'38"W, 10.10 feet;

thence N89°37'00"W, 117.22 feet;

thence S00°02'52"W, 315.09 feet;

thence N79°59'15"W, 91.38 feet;

thence S79°59'15"E, 91.38 feet;

thence S00°02'52"W, 78.62 feet;

thence C3) 281.94 feet along an arc of a curve to the right, having a radius of 75.00 feet and a chord that bears S25°24'07"W, 142.91 feet;

thence S39°16'19"W, 5.01 feet;

thence C4) 65.86 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N23°33'46"W, 64.01 feet;

thence N00°02'52"E, 430.35 feet;

thence C5) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N08°45'28"W, 10.10 feet;

thence C6) 175.52 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears N35°21'53"E, 151.60 feet;

thence N01°40'45"W, 114.10 feet

thence S01°40'45"E, 114.10 feet;

thence C7) 32.67 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears S81°51'21"E, 32.51 feet;

thence C8) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears S80°48'38"E, 10.10 feet;

thence S89°37'00"E, 127.22 feet;

thence N00°00'22"W, 119.96 feet to the aforementioned south line of Wattles Road (120' wide) and the POINT OF ENDING, said easement to trim and extend to the proposed road line (Capstan Court – 60 foot wide).

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	128.79'	95.00'	77°40'30"	S69°09'30"W	119.15'
C2	10.14'	33.00'	17°36'45"	N80°48'38"W	10.10'
C3	281.94'	75.00'	215°23'05"	S25°24'07"W	142.91'
C4	65.86'	80.00'	47°09'49"	N23°33'46"W	64.01'
C5	10.14'	33.00'	17°36'41"	N08°45'28"W	10.10'
C6	175.52'	95.00'	105°51'22"	N35°21'53"E	151.60'
C7	32.67'	95.00'	19°42'11"	S81°51'21"E	32.51'
C8	10.14'	33.00'	17°36'45"	S80°48'38"E	10.10'



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