



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 Manger
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, Sidwell #88-20-14-301-004

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.

The storm sewer utility design requires a connection to an existing storm sewer on a property outside the footprint of the proposed Wesley Park development area. To facilitate this connection, abutting property owners Edward A. Green and Cynthia M. Green, have conveyed a permanent easement for storm sewers and surface drainage to the City of Troy.

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.



GIS Online



0 200 400
ft

Print Date: 9/23/2025



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 STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-14-302-004 (part of)

Edward A. Green and Cynthia M. Green, husband and wife, Grantors, whose address is 4481 Harold Drive, Troy, MI 48084, 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:

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.

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 8th day of September, 2025.

Edward A. Green (L.S.)
* Edward A. Green

Cynthia M. Green (L.S.)
* Cynthia M. Green

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 8th day of September, 2025,
by Edward A. Green and Cynthia M. Green, husband and wife.

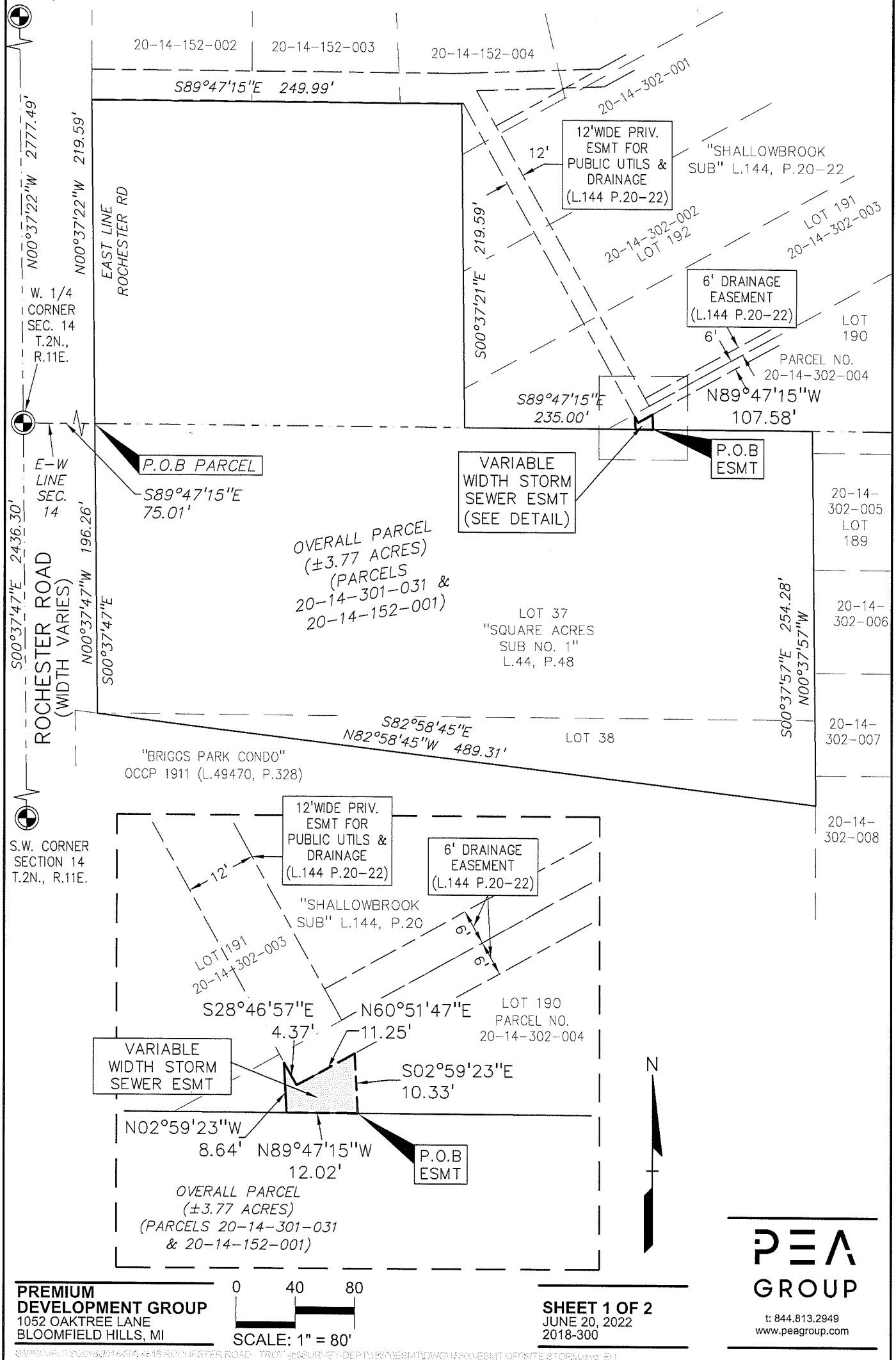
BRANDON C.S. GUEST
Notary Public, State of Michigan
County of Oakland
My Commission Expires Jan. 20, 2028
Acting in the County of Oakland

Brandon C.S. Guest
* Brandon C.S. Guest
Notary Public, Oakland County, Michigan
My Commission Expires 01/20/2028
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

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



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 Oakland County Assessing)

PARCEL NO. 20-14-302-004
T2N, R11E, SEC 14 SHALLOWBROOK SUB LOT 190

LEGAL DESCRIPTION (Per PEA Group)

VARIABLE WIDTH STORM SEWER EASEMENT

A storm sewer easement over part of Lot 190 of "Shallowbrook Sub" as recorded in Liber 144, Page 20-22, 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, 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, 196.26 feet; thence along the north line of "Briggs Park Condo" OCCP No. 1911, as recorded in Liber 49470, Page 328, Oakland County Records, S82°58'45"E, 489.31 feet to the aforementioned west line of "Shallowbrook Sub"; thence along said west line, N00°37'57"W, 254.28 feet to a southerly line of said subdivision; thence along said line, N89°47'15"W, 107.58 feet to the POINT OF BEGINNING; thence continuing N89°47'15"W, 12.02 feet; thence N02°59'23"W, 8.64 feet to a point on a drainage easement line per said subdivision; thence along said easement line, S28°46'57"E, 4.37 feet and N60°51'47"E, 11.25 feet; thence S02°59'23"E, 10.33 feet to the aforementioned southerly line of "Shallowbrook Sub" and the POINT OF BEGINNING.

PREMIUM
DEVELOPMENT GROUP
1052 OAKTREE LANE
BLOOMFIELD HILLS, MI

0 40 80
SCALE: 1" = 80'

SHEET 2 OF 2
JUNE 20, 2022
2018-300

PEA
GROUP

t: 844.813.2949
www.peagroup.com