



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: March 16, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Shoppe's of Troy, LLC, Sidwell #88-20-09-302-006

History

As part of the development of a commercial site zoned OM (Office Mixed Use), the City of Troy received a permanent easement for water mains from Shoppe's of Troy, LLC, owner of the property having Sidwell #88-20-09-302-006. The property is located in Section 9 at the south intersection of Crooks Road and Tower Drive.

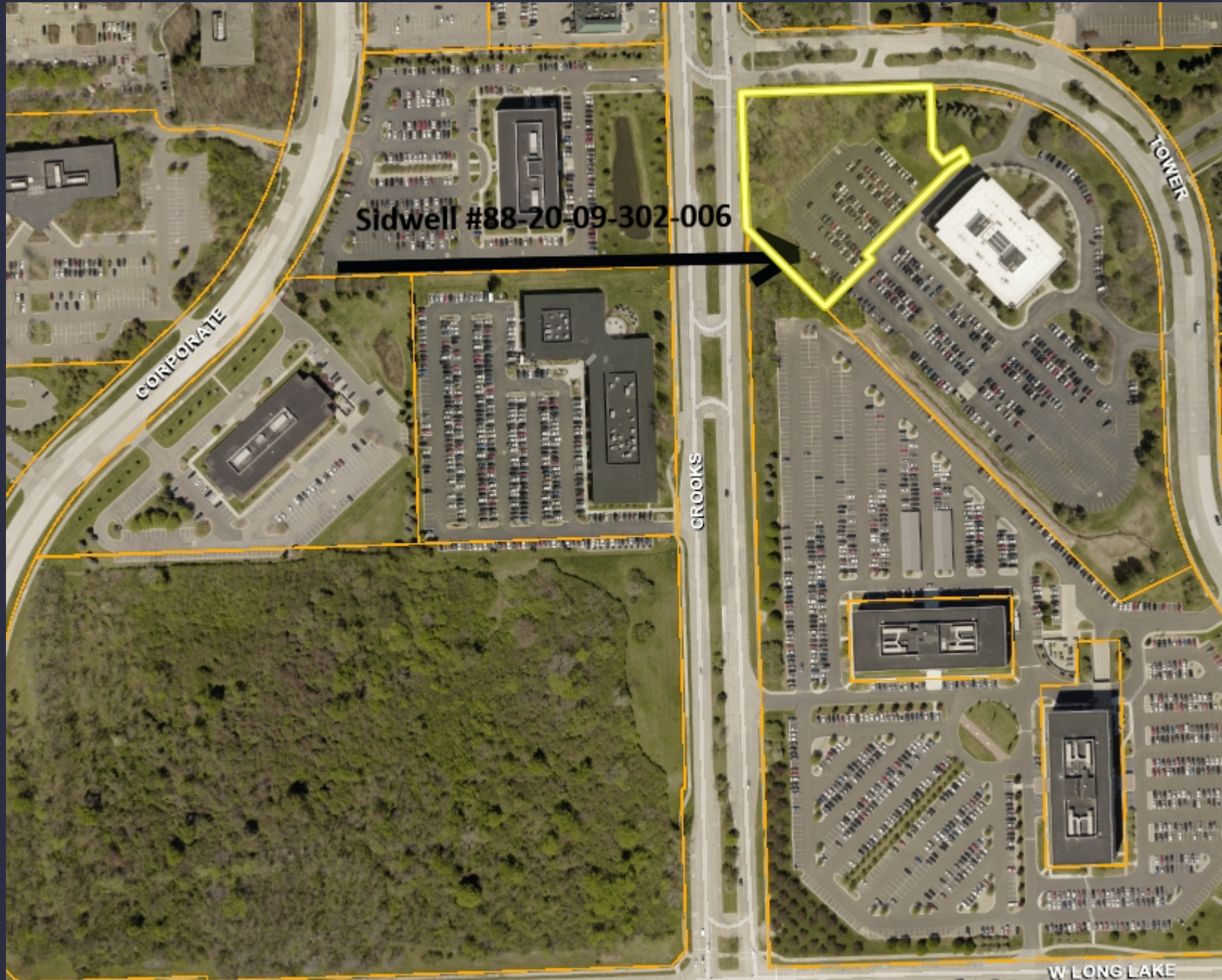
The Planning Commission granted Special Use and Preliminary Site Plan approval at their January 22, 2019 meeting (Resolution #PC-2019-01-008). The property is a proposed retail center.

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.



Sidwell #88-20-09-302-006

Notes:

Shoppe's of Troy, LLC
Sidwell #88-20-09-302-006
Water Main Easement



**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-09-302-006 (pt of)
Resolution #

SHOPPE'S OF TROY, LLC, a Michigan limited liability company, Grantor(s), whose address 6476 Orchard Lake Road, Suite A, West Bloomfield, MI 48322, 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, Michigan, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or 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 12th day of March A.D. 2020.

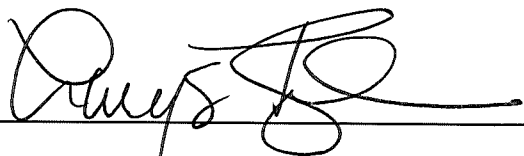
SHOPPE'S OF TROY, LLC
a Michigan limited liability company

By  (L.S.)
*Christopher Jonna
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12 day of March, 2020, by Christopher Jonna, Member of Shoppe's of Troy, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


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

Prepared by: Larisa 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

EXHIBIT A
EASEMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION – 20' WIDE WATER MAIN EASEMENT:
(Per PEA)

A 20 foot wide water main easement over the previously described Parcel No. 20-09-302-006, being part of the Southwest 1/4 of Section 9, 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 9; thence along the West line of said Section 9 S02°37'54"E, 761.04 feet; thence N87°22'06"E, 60.00 feet to the intersection of the East Line of Crooks Road (150 foot wide) and the Southerly line of Tower Drive (120 foot wide); thence along said Southerly Line of Tower Drive N87°22'06"E, 247.00 feet to the POINT OF BEGINNING;

Thence along said easement centerline the following six (6) courses:

- 1) S02°37'54"E, 40.81 feet;
- 2) S19°52'06"W, 25.00 feet;
- 3) N70°07'54"W, 17.00 feet;
- 4) S70°07'54"E, 17.00 feet;
- 5) S19°52'06"W, 37.72 feet and;
- 6) S02°37'54"E, 112.75 feet to the POINT OF ENDING.

Containing ±4,465 square feet of land.



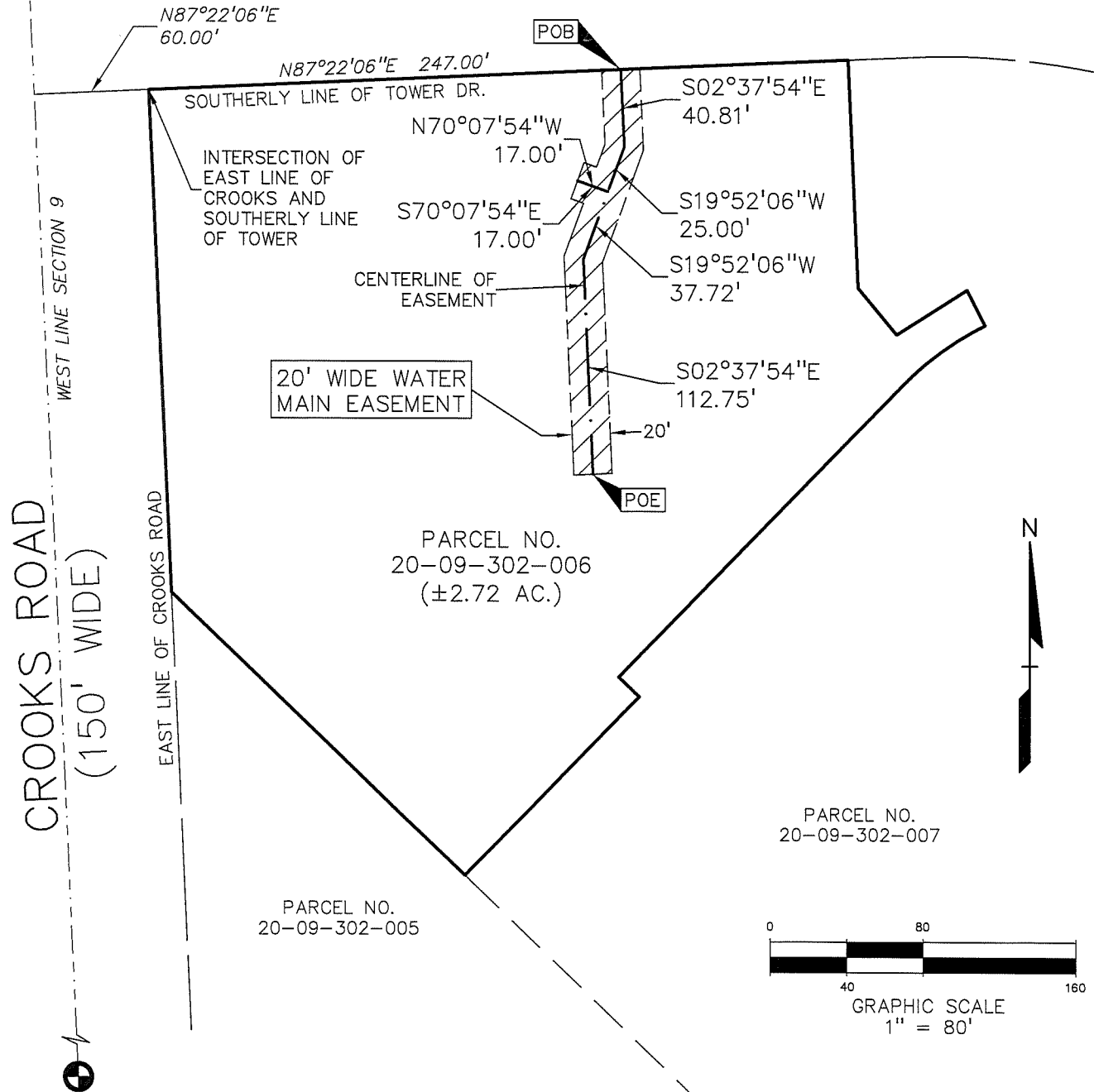
PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: SHOPPE'S OF TROY, LLC 6476 ORCHARD LAKE ROAD, SUITE A WEST BLOOMFIELD, MICHIGAN 48322	SCALE: N/A	JOB No: 2017153
	DATE: 1-8-20	DWG. No: 1 of 2

EXHIBIT A
SKETCH OF EASEMENT

WEST 1/4 CORNER
SECTION 9
T.02N., R.11 E.
CITY OF TROY
OAKLAND COUNTY, MI

TOWER DRIVE
(120' WIDE)



SOUTHWEST CORNER
SECTION 9
T.02N., R.11 E.
CITY OF TROY
OAKLAND COUNTY, MI

LEGEND:

- POB POINT OF BEGINNING
POE POINT OF ENDING
SECTION CORNER

CLIENT:
SHOPPE'S OF TROY, LLC
6476 ORCHARD LAKE ROAD, SUITE A
WEST BLOOMFIELD, MICHIGAN 48322

SCALE: 1" = 80'

JOB No: 2017153

DATE: 1-8-20

DWG. No: 2 of 2

PEA

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