



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: May 19, 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 Warranty Deed and Four Permanent Easements –  
Hopedale Site Condominium, Sidwell #88-20-11-277-024

---

### **History**

GFA Development, Inc., has proposed the Hopedale Site Condominium, a 7 single family detached home development, located in the northeast ¼ of Section 11, west of John R Road, between Abbotsford and Hopedale.

Troy Planning Commission granted preliminary site plan approval at their October 22, 2019 meeting (Resolution #PC-2019-10-073).

As part of the proposed development, the City of Troy received a warranty deed for the extended Viking Drive right of way and four permanent easements for sanitary sewers, water mains, storm sewers & surface drainage, and a rain garden. The grantor of these property rights is GFA Development, Inc., owner of the property having Sidwell #88-20-11-277-024.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

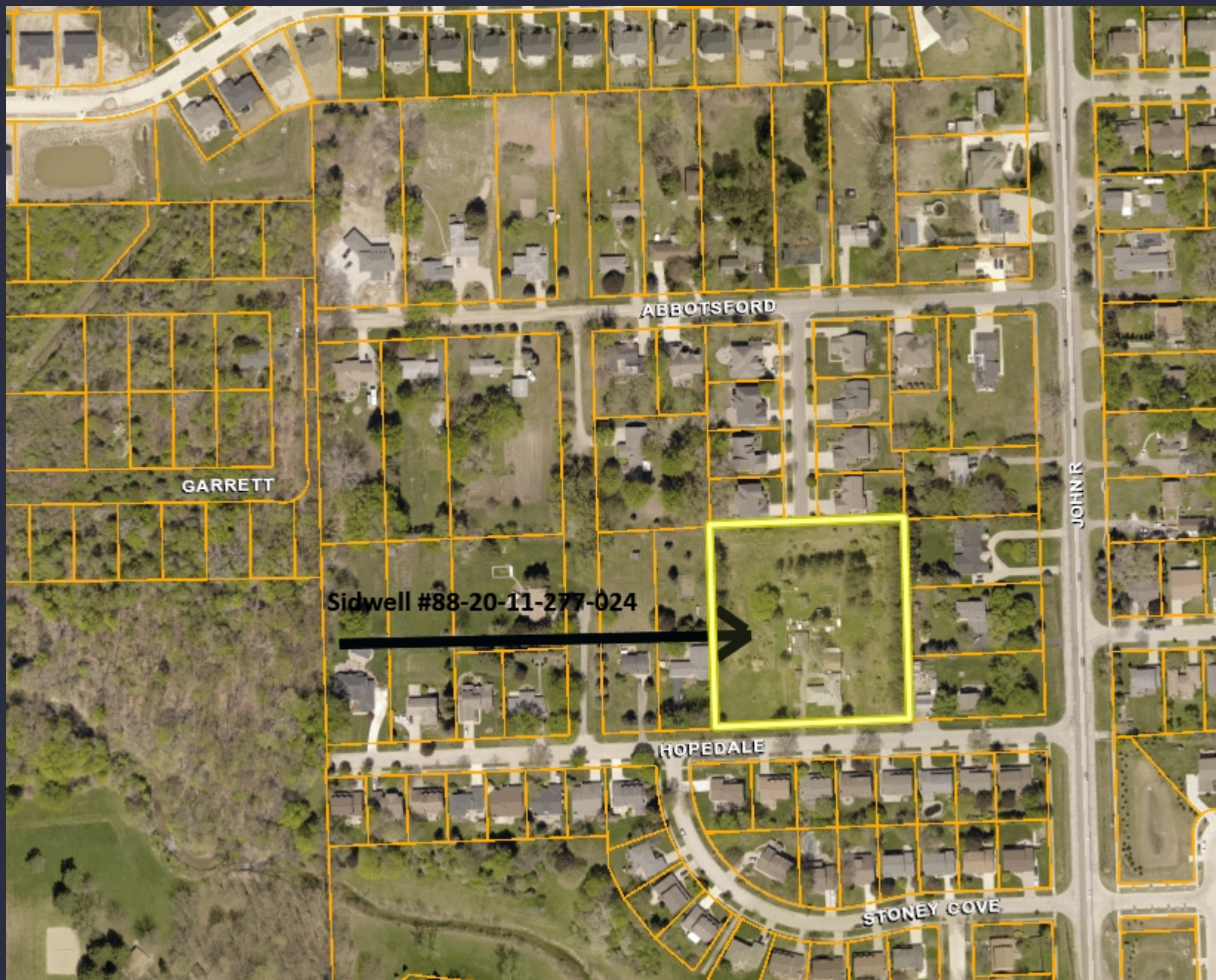
City Management recommends that City Council accept the warranty deed and permanent easements consistent with our policy of accepting deeds and easements for development and improvement purposes.



# GIS Online

Legend:

 Tax Parcel



Notes:

Hopedale Site Condominium  
Section 11  
#88-20-11-277-024

Map Scale: 1=339  
Created: May 19, 2020



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.

WARRANTY DEED

Sidwell # 88-20-11-277-024 (pt of)  
Resolution #

The Grantor(s) **GFA DEVELOPMENT, INC.**, a Michigan corporation company whose address is 985 Elmsford, Troy, MI 48083 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to

Dated this 18th day of may, 2020.

GFA DEVELOPMENT, INC.,  
a Michigan corporation

By [Signature]  
Its: Gary Abitheira  
President

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 18th day of May, 2020, by Gary Abitheira, President of GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LYUBOV MARDUKHAYEVA  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Feb. 02, 2026  
Acting in the County of Oakland

[Signature]  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #20-111-277-024 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION

(As surveyed by PEA, Inc.)

PARCEL NO. 20-11-277-024

Land in the City of Troy, Oakland County, Michigan, described as follows:

Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East and more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;

thence along said north line, S89°22'00"W, 341.76 feet to the west line of said Lot 21;

thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 341.76 feet to the aforementioned east line of Lot 20; thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

Containing 2.76 acres of land, more or less.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

### PROPOSED ROAD DEDICATION

Part of Lot 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide);

thence along said north line, S89°22'00"W, 151.80 feet to the POINT OF BEGINNING;

thence continuing along said north line, S89°22'00"W, 60.01 feet;

thence N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 60.01 feet;

thence S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

Containing 0.485 acres of land, more or less.

\*APPROVED\*

AS NOTED  
CITY OF TROY LAND SURVEYOR  
DATE: 04/14/2020



**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.889.9000  
f: 248.889.1044  
www.peainc.com

CLIENT:  
**GFA DEVELOPMENT, INC**  
985 ELMFORD  
TROY, MI 48083

SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 2 of 2



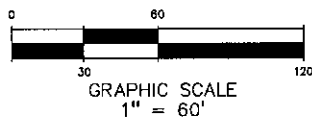
[illegible]

CENTER OF  
SECTION 11  
T.2N., R.11E.  
FOUND REMON

589°40'23"W  
2640.98'(M)

EAST-WEST 1/4  
LINE SECTION 11

N00°15'59"E  
 44.26'  
 S89°40'23"W  
 300.74'  
 EAST 1/4 CORNER  
 SECTION 11  
 T.2N., R.11E.



CLIENT: GFA DEVELOPMENT, INC  
985 ELMSFORD  
TROY, MI 48083

SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 1 of 2



PEA, Inc.

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.689.8080  
f: 248.689.1044  
www.pealinc.com

S:\PROJECTS\2019\2019-283 GFA -- HOPEDALE - jpt\SURVEY-DEPT\19283BND\DWG\19283-ROAD DED VIKING.dwg; EH

**PERMANENT EASEMENT  
FOR SANITARY SEWERS**

Sidwell #88-20-11-277-024 (pt of)  
Resolution #

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor(s), whose address is 985 Elmsford, Troy, MI 48083, 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 **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" 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.

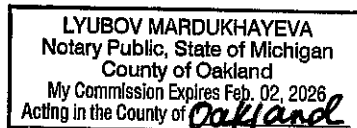
IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 18th day of May A.D. 2020.

GFA DEVELOPMENT, INC.,  
a Michigan corporation

By [Signature] (L.S.)  
\*Gary Abitheira  
Its: President

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 18th day of May, 2020, by Gary Abitheira, President GFA Development, Inc., a Michigan corporation, on behalf of the corporation.



\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol, SRWA  
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

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION

(As surveyed by PEA, Inc.)

PARCEL NO. 20-11-277-024

Land in the City of Troy, Oakland County, Michigan, described as follows:

Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East and more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;

thence along said north line, S89°22'00"W, 341.76 feet to the west line of said Lot 21;

thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 341.76 feet to the aforementioned east line of Lot 20;

thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

Containing 2.76 acres of land, more or less.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### 20 FOOT WIDE SANITARY SEWER EASEMENT

A 20 foot wide sanitary sewer easement over part of Lot 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide); thence along said north line, S89°22'00"W, 221.81 feet; thence N00°15'59"E, 42.65 feet to the POINT OF BEGINNING of said centerline of easement;

thence continuing N00°15'59"E, 309.25 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records and the POINT OF ENDING.

\*APPROVED\*

AS NOTED:  
CITY OF TROY LAND SURVEYOR  
DATE: 04/14/2020



**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.686.9090  
f: 248.686.1044  
www.peainc.com

CLIENT:

GFA DEVELOPMENT, INC  
985 ELMSFORD  
TROY, MI 48083

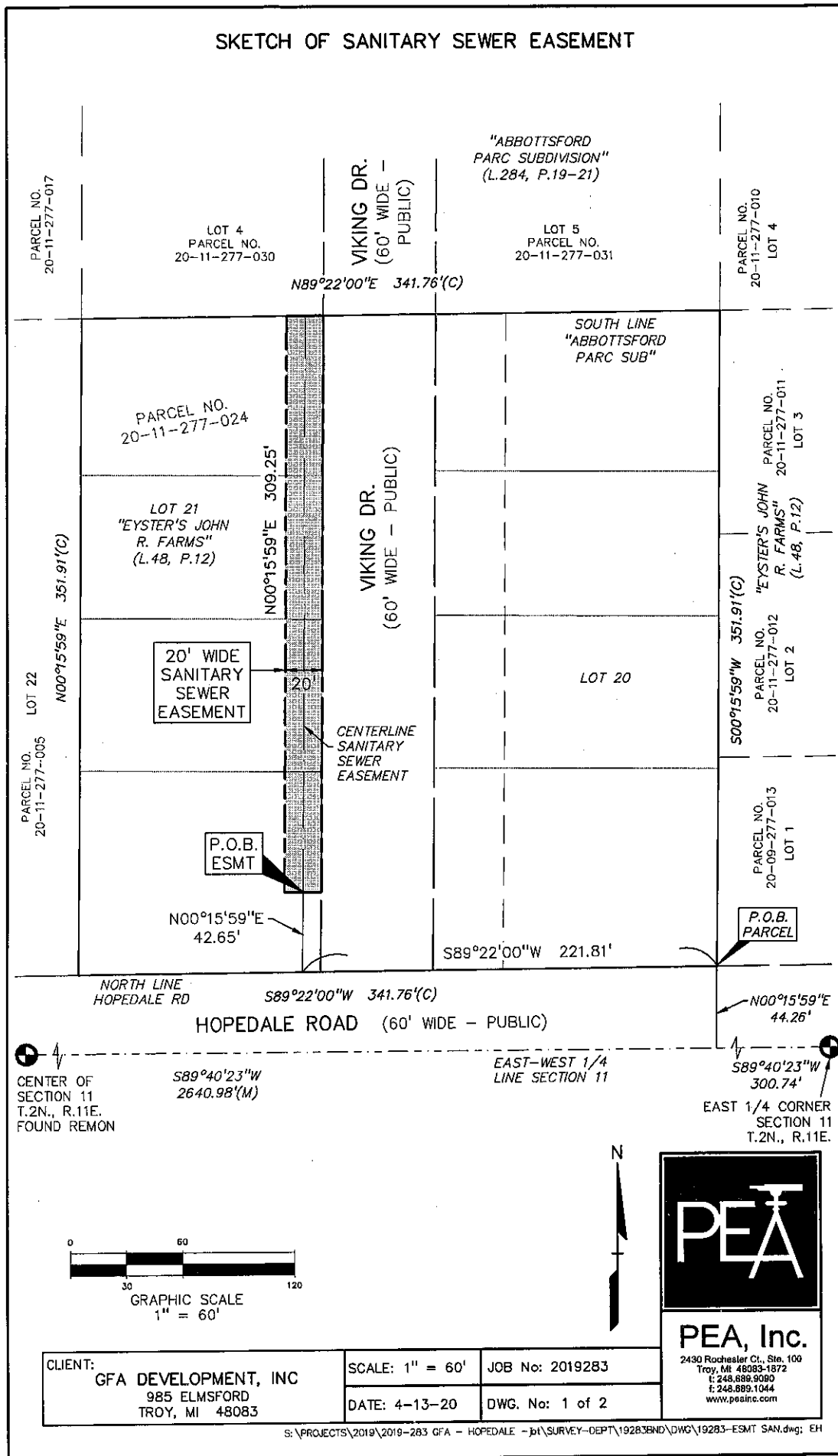
SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 2 of 2

# SKETCH OF SANITARY SEWER EASEMENT



<b>CLIENT:</b> <b>GFA DEVELOPMENT, INC</b> 985 ELMFORD TROY, MI 48083	<b>SCALE:</b> 1" = 60'	<b>JOB No:</b> 2019283
	<b>DATE:</b> 4-13-20	<b>DWG. No:</b> 1 of 2

S:\PROJECTS\2019\2019-283 GFA - HOPEDALE - JET\SURVEY-DEPT\19283BND\DWG\19283-ESMT SAN.dwg; EH



**PERMANENT EASEMENT  
FOR WATER MAINS**

Sidwell #88-20-11-277-024 (pt of)  
Resolution #

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor(s), whose address is 985 Elmsford, Troy, MI 48083, 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" & "B" 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.

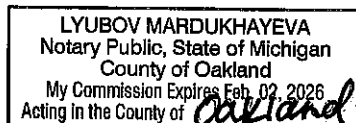
IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 18th day of May A.D. 2020.

GFA DEVELOPMENT, INC.,  
a Michigan corporation

By [Signature] (L.S.)  
\*Gary Abitheira  
Its: President

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 18th day of May, 2020, by Gary Abitheira, President GFA Development, Inc., a Michigan corporation, on behalf of the corporation.



\* [Signature]  
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

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION

(As surveyed by PEA, Inc.)

PARCEL NO. 20-11-277-024

Land in the City of Troy, Oakland County, Michigan, described as follows:

Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East and more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;

thence along said north line, S89°22'00"W, 341.76 feet to the west line of said Lot 21;

thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 341.76 feet to the aforementioned east line of Lot 20;

thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

Containing 2.76 acres of land, more or less.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### 2 FOOT WIDE WATER MAIN EASEMENT

A 2 foot wide water main easement over part of Lot 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide);

thence along said north line, S89°22'00"W, 150.80 feet to the POINT OF BEGINNING of said centerline of easement;

thence N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records and the POINT OF ENDING



**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.689.8080  
f: 248.689.1044  
www.peainc.com

CLIENT:  
GFA DEVELOPMENT, INC  
985 ELMSFORD  
TROY, MI 48083

SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 2 of 2

[illegible]

S:\PROJECTS\2019\2019-283 CFA - HCPEDALE - br\SURVEY-DEPT\9283END\DWG\9283-ESMT WM.dwg; EN

**PERMANENT EASEMENT  
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-11-277-024 (pt of)  
Resolution #

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor(s), whose address is 985 Elmsford, Troy, MI 48083, 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 **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" 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.

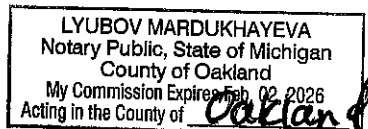
IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 18th day of May A.D. 2020.

GFA DEVELOPMENT, INC.,  
a Michigan corporation

By [Signature] (L.S.)  
\*Gary Abitheira  
Its: President

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 18th day of May, 2020, by Gary Abitheira, President GFA Development, Inc., a Michigan corporation, on behalf of the corporation.



\* [Signature]  
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

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION

(As surveyed by PEA, Inc.)

PARCEL NO. 20-11-277-024

Land in the City of Troy, Oakland County, Michigan, described as follows:

Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East and more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;

thence along said north line, S89°22'00"W, 341.76 feet to the west line of said Lot 21;

thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 341.76 feet to the aforementioned east line of Lot 20;

thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

Containing 2.76 acres of land, more or less.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### VARIABLE WIDTH STORM SEWER AND DRAINAGE EASEMENT "A"

A variable width storm sewer and drainage easement over part of Lot 20 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;

thence along said north line, S89°22'00"W, 12.00 feet;

thence N00°15'59"E, 293.10 feet;

thence N05°54'43"W, 59.05 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 18.36 feet to the aforementioned east line of said Lot 20;

thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### VARIABLE WIDTH STORM SEWER AND DRAINAGE EASEMENT "B"

A variable width storm sewer and drainage easement over part of Lot 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide); thence along said north line, S89°22'00"W, 329.76 feet to the POINT OF BEGINNING;

thence continuing S89°22'00"W, 12.00 feet to the west line of said Lot 21;

thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;

thence along said south line, N89°22'00"E, 19.35 feet;

thence S19°16'30"W, 22.55 feet;

thence S00°15'59"W, 330.70 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.



**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
t: 248.689.9080  
f: 248.689.1044  
www.peainc.com

CLIENT:  
GFA DEVELOPMENT, INC  
985 ELMSFORD  
TROY, MI 48083

SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 2 of 2

# SKETCH OF STORM SEWER & DRAINAGE EASEMENTS

**ABBOTTSFORD PARC SUBDIVISION**  
(L.284, P.19-21)

**LOT 5**  
PARCEL NO. 20-11-277-031

**LOT 4**  
PARCEL NO. 20-11-277-030

**LOT 22**  
PARCEL NO. 20-11-277-005

**LOT 21**  
"EYSTER'S JOHN R. FARMS"  
(L.48, P.12)

**LOT 20**

**LOT 2**  
PARCEL NO. 20-11-277-012

**LOT 1**  
PARCEL NO. 20-09-277-013

**LOT 3**  
PARCEL NO. 20-11-277-011

**LOT 4**  
PARCEL NO. 20-11-277-010

**VIKING DR.**  
(60' WIDE - PUBLIC)

**HOPEDALE ROAD**  
(60' WIDE - PUBLIC)

**VARIABLE WIDTH STORM SEWER & DRAINAGE ESMT "B"**

**VARIABLE WIDTH STORM SEWER & DRAINAGE ESMT "A"**

**P.O.B. ESMT "B"**

**P.O.B. ESMT "A"**

**P.O.B. PARCEL**

**GRAPHIC SCALE**  
1" = 60'

**PEA, Inc.**  
2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.689.9050  
F: 248.689.1044  
www.peainc.com

CLIENT: <b>GFA DEVELOPMENT, INC</b> 985 ELMFORD TROY, MI 48083	SCALE: 1" = 60'	JOB No: 2019283
	DATE: 4-13-20	DWG. No: 1 of 2

CLIENT: GFA DEVELOPMENT, INC  
985 ELMSFORD  
TROY, MI 48083

SCALE: 1" = 60'

JOB No: 2019283

DATE: 4-13-20

DWG. No: 1 of 2

PEA, Inc.

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

S:\PROJECTS\2019\2019-283 GFA - HOPDALE - pt\SURVEY-DEPT\19283END\DWG\19283-ESMT STORM.dwg; EN



**PERMANENT EASEMENT  
FOR RAIN GARDENS**

Sidwell #88-20-11-277-024 (pt of)  
Resolution #

**GFA DEVELOPMENT, INC.**, a Michigan corporation, Grantor(s), whose address is 985 Elmsford, Troy, MI 48083, 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, maintain, repair and/or replace drainage structures and piping of the **rain gardens**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" 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 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. Grantor retains the responsibility of general landscaping including but not limited to mowing, planting and seeding in the easement area.

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 18th day of May A.D. 2020.

GFA DEVELOPMENT, INC.,  
a Michigan corporation

By \_\_\_\_\_ (L.S.)  
\*Gary Abitheira  
Its: President

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 18th day of May, 2020, by Gary Abitheira, President GFA Development, Inc., a Michigan corporation, on behalf of the corporation.

LYUBOV MARDUKHAYEVA  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Feb. 02, 2026  
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 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

## LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION

(As surveyed by PEA, Inc.)

PARCEL NO. 20-11-277-024

Land in the City of Troy, Oakland County, Michigan, described as follows:

Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East and more particularly described as:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide) and the POINT OF BEGINNING;  
thence along said north line, S89°22'00"W, 341.76 feet to the west line of said Lot 21;  
thence along said west line, N00°15'59"E, 351.91 feet to the south line of "Abbottsford Parc Subdivision", as recorded in Liber 284, Page 19-21, Oakland County Records;  
thence along said south line, N89°22'00"E, 341.76 feet to the aforementioned east line of Lot 20;  
thence along said east line, S00°15'59"W, 351.91 feet to the aforementioned north line of Hopedale and the POINT OF BEGINNING.  
Containing 2.76 acres of land, more or less.

### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### 32 FOOT WIDE RAIN GARDEN EASEMENT "A"

A 32 foot wide rain garden easement over part of Lots 20 and 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of said Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide); thence continuing N00°15'59"E, 16.00 feet to the POINT OF BEGINNING of said centerline of easement;  
thence S89°22'00"W, 151.80 feet to the POINT OF ENDING.

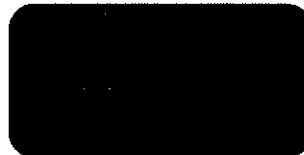
### LEGAL DESCRIPTION

(Per PEA, Inc.)

#### 32 FOOT WIDE RAIN GARDEN EASEMENT "B"

A 32 foot wide rain garden easement over part of Lot 21 of "Eyster's John R Farms Subdivision", as recorded in Liber 48, Page 12 of plats, Oakland County Records, being part of the Northeast 1/4 of Section 11, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 11; thence along the east-west 1/4 line of said section, S89°40'23"W, 300.74 feet to the extension of the east line of Lot 20; thence along said extension, N00°15'59"E, 44.26 feet to the north line of Hopedale Road (60 feet wide); thence along said north line, S89°22'00"W, 211.81 feet; thence N00°15'59"E, 16.00 feet to the POINT OF BEGINNING of said centerline of easement;  
thence S89°22'00"W, 129.95 feet to the west line of said Lot 21 and the POINT OF ENDING.

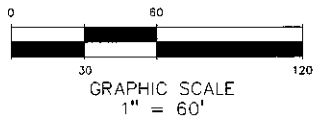
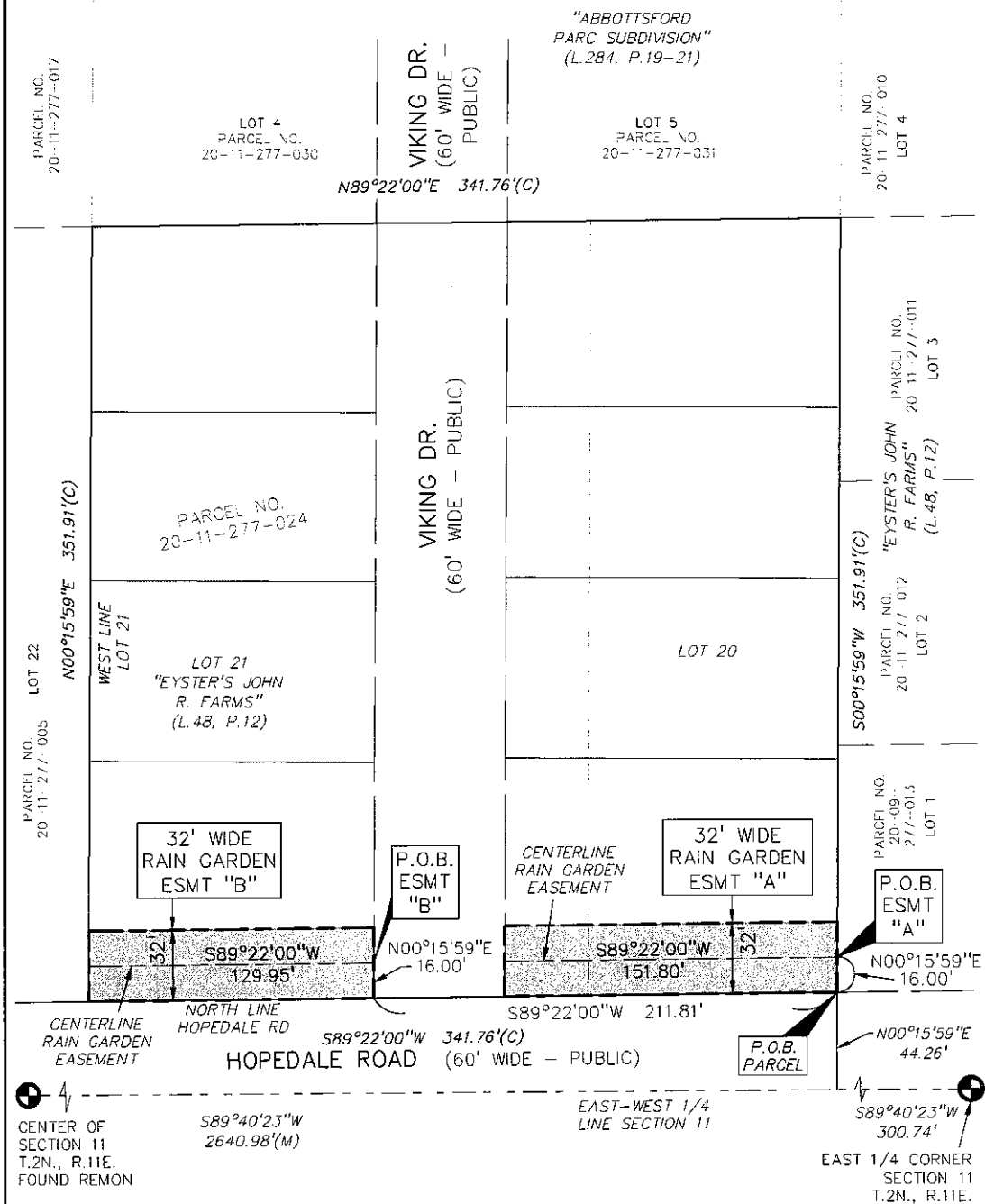


**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1672  
T: 248.689.9090  
F: 248.689.1044  
www.peainc.com

CLIENT: GFA DEVELOPMENT, INC 985 ELMSFORD TROY, MI 48083	SCALE: 1" = 60'	JOB No: 2019283
	DATE: 4-13-20	DWG. No: 2 of 2

# SKETCH OF RAIN GARDEN EASEMENTS



**PEA, Inc.**

2430 Rochester Ct., Ste. 100  
Troy, MI 48063-1872  
T: 248.889.9090  
F: 248.889.1044  
www.peainc.com

CLIENT: GFA DEVELOPMENT, INC 985 ELMFORD TROY, MI 48083	SCALE: 1" = 60'	JOB No: 2019283
	DATE: 4-13-20	DWG. No: 1 of 2