



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: July 14, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
R. Brent Savidant, Community Development Director  
William J. Huotari, City Engineer

Subject: Request for Acceptance of Two Permanent Easements, Troy Westington, LLC,  
Sidwell #88-20-21-101-004 & 008

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### **History**

Troy Westington, LLC has proposed a three building multi-family development located in the northwest ¼ of Section 21 at Crooks and Wattles roads. The properties are currently zoned NN (Neighborhood Node "I") District.

Troy Planning Commission granted preliminary site plan approval at their December 8, 2020 meeting (Resolution #PC-2020-12-035).

The Engineering department received two permanent easements for sanitary sewers and water mains from Troy Westington, LLC, owner of the properties having Sidwell #88-20-21-101-004 & 008.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



PERMANENT EASEMENT  
FOR SANITARY SEWERS

Sidwell #88-20-21-101-004 & 008 (pt of)

TROY WESTINGTON, LLC., a Michigan limited liability company, Grantor(s), whose address is 1612 Muer, 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, 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 9 day of July A.D. 2021.

Troy Westington, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Safet Stafa  
Its Manager

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of July, 2021, by Safet Stafa, Manager of Troy Westington, 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

[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

LEGAL DESCRIPTIONS  
EXHIBIT 'A'

LEGAL DESCRIPTION  
(Per PEA Group)

OVERALL PARCEL

A parcel of land over part of the Northwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and being more particularly described as:

Commencing at the Northwest corner of said Section 21; thence along the north line of said Section 21, S89°58'00"E, 248.00 feet; thence S00°07'17"W, 60.00 feet to the south line of Wattles Road (120 foot width) and the POINT OF BEGINNING; thence along said south line, S89°58'00"E, 287.00 feet; thence S00°07'17"W, 336.00 feet; thence N89°58'00"W, 143.50 feet; thence S00°07'17"W, 363.00 feet to the north line of Barilane Street (25 foot wide private road); thence along said north line, N89°58'00"W, 143.50 feet; thence N00°07'17"E, 699.00 feet to the aforementioned south line of Wattles Road and the POINT OF BEGINNING.  
Containing 3.41 acres of land, more or less.

LEGAL DESCRIPTION  
(Per PEA Group)

20'WIDE SANITARY SEWER EASEMENT

A 20 foot wide sanitary sewer easement over part of the Northwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

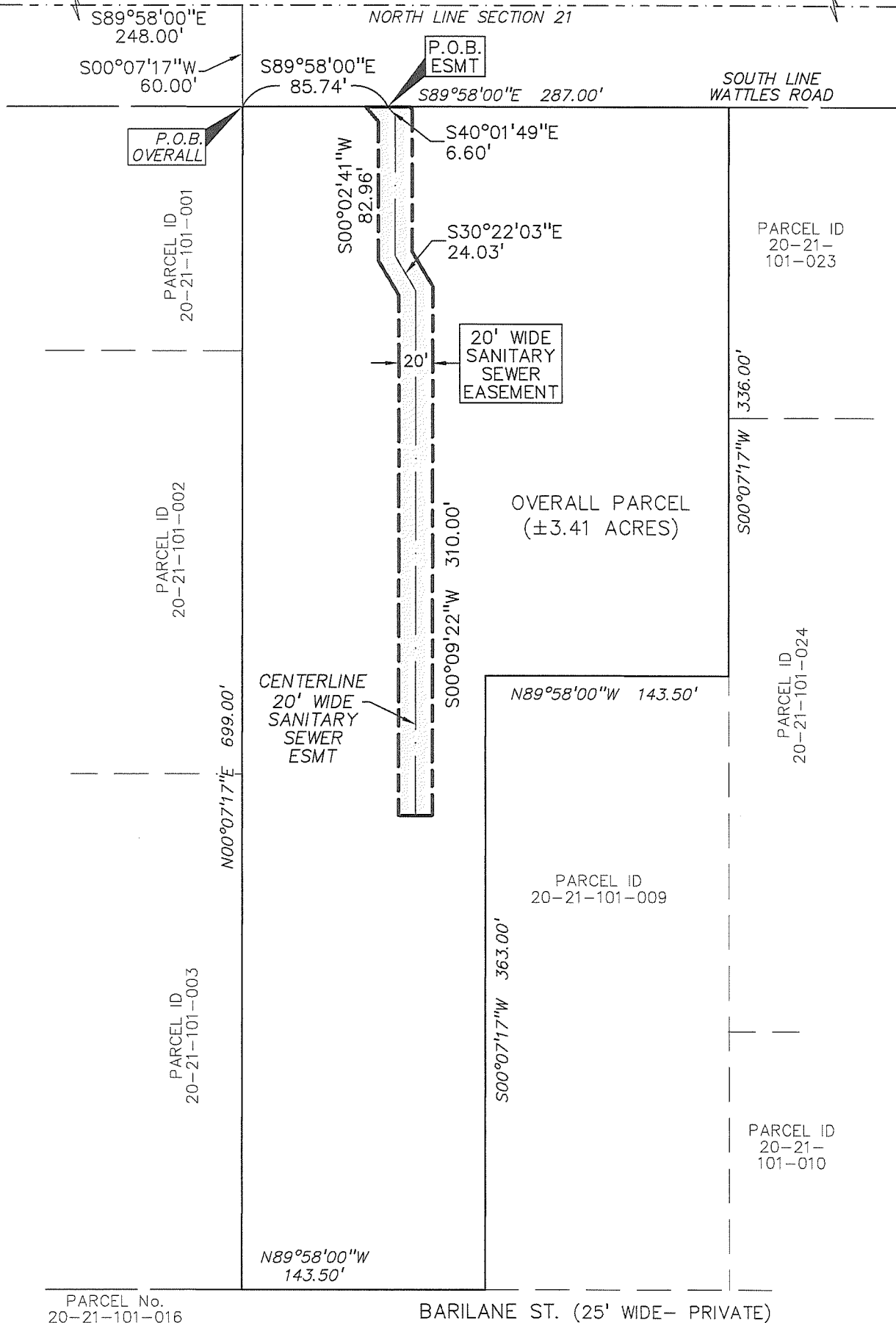
Commencing at the Northwest corner of said Section 21; thence along the north line of said Section 21, S89°58'00"E, 248.00 feet; thence S00°07'17"W, 60.00 feet to the south line of Wattles Road (120 foot width); thence along said south line, S89°58'00"E, 85.74 feet to the POINT OF BEGINNING; thence S40°01'49"E, 6.60 feet; thence S00°02'41"W, 82.96 feet; thence S30°22'03"E, 24.03 feet; thence S00°09'22"W, 310.00 feet to the POINT OF ENDING.

SKETCH OF SANITARY  
SEWER EASEMENT

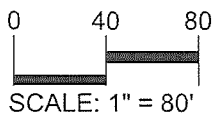
NORTHWEST  
CORNER  
SECTION 21,  
T.2N., R.11E.

NORTH 1/4  
CORNER  
SECTION 21,  
T.2N., R.11E.

WEST WATTLES ROAD  
(120' WIDE - PUBLIC)



TROY WESTINGTON LLC  
1612 MUER RD  
TROY, MI 48084



SHEET 1 OF 2  
MAY 20, 2021  
2019-268

PEA  
GROUP

t: 844.813.2949  
www.peagroup.com

PERMANENT EASEMENT  
FOR WATER MAINS

Sidwell #88-20-21-101-004 & 008 (pt of)

TROY WESTINGTON, LLC., a Michigan limited liability company, Grantor(s), whose address is 1612 Muer, 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, 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.

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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 9 day of July A.D. 2021.

Troy Westington, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Safet Stafa  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 9th day of July, 2021, by Safet Stafa, Manager of Troy Westington, 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

[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

LEGAL DESCRIPTIONS  
EXHIBIT "A"

LEGAL DESCRIPTION  
(Per PEA Group)

OVERALL PARCEL (PARCEL ID 20-21-101-004, -101-005 & 101-008)

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Containing 3.41 acres of land, more or less.

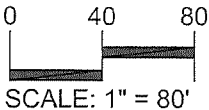
LEGAL DESCRIPTION  
(Per PEA Group)

20'WIDE WATER MAIN EASEMENT

A 20 foot wide water main easement over part of the Northwest 1/4 of Section 21, 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 Northwest corner of said Section 21; thence along the north line of said Section 21, S89°58'00"E, 248.00 feet; thence S00°07'17"W, 60.00 feet to the south line of Wattles Road (120 foot width); thence along said south line, S89°58'00"E, 211.21 feet to the POINT OF BEGINNING; thence S45°01'10"E, 9.77 feet; thence S00°01'10"E, 74.62 feet; thence S45°01'06"W, 14.13 feet; thence N89°56'39"W, 109.97 feet; thence S45°06'32"W, 11.32 feet; thence S00°09'43"W, 33.01 feet; thence S89°50'17"E, 13.37 feet; thence N89°50'17"W, 13.37 feet; thence S00°09'43"W, 228.49 feet; thence N89°50'17"W, 13.98 feet; thence S89°50'17"E, 13.98 feet; thence S00°09'43"W, 259.83 feet; thence S89°50'17"E, 13.49 feet; thence N89°50'17"W, 13.49 feet; thence S00°09'43"W, 78.20 feet to the Point of Ending.

TROY WESTINGTON LLC  
1612 MUER RD  
TROY, MI 48064



SHEET 2 OF 2  
JULY 7, 2021  
2019-268

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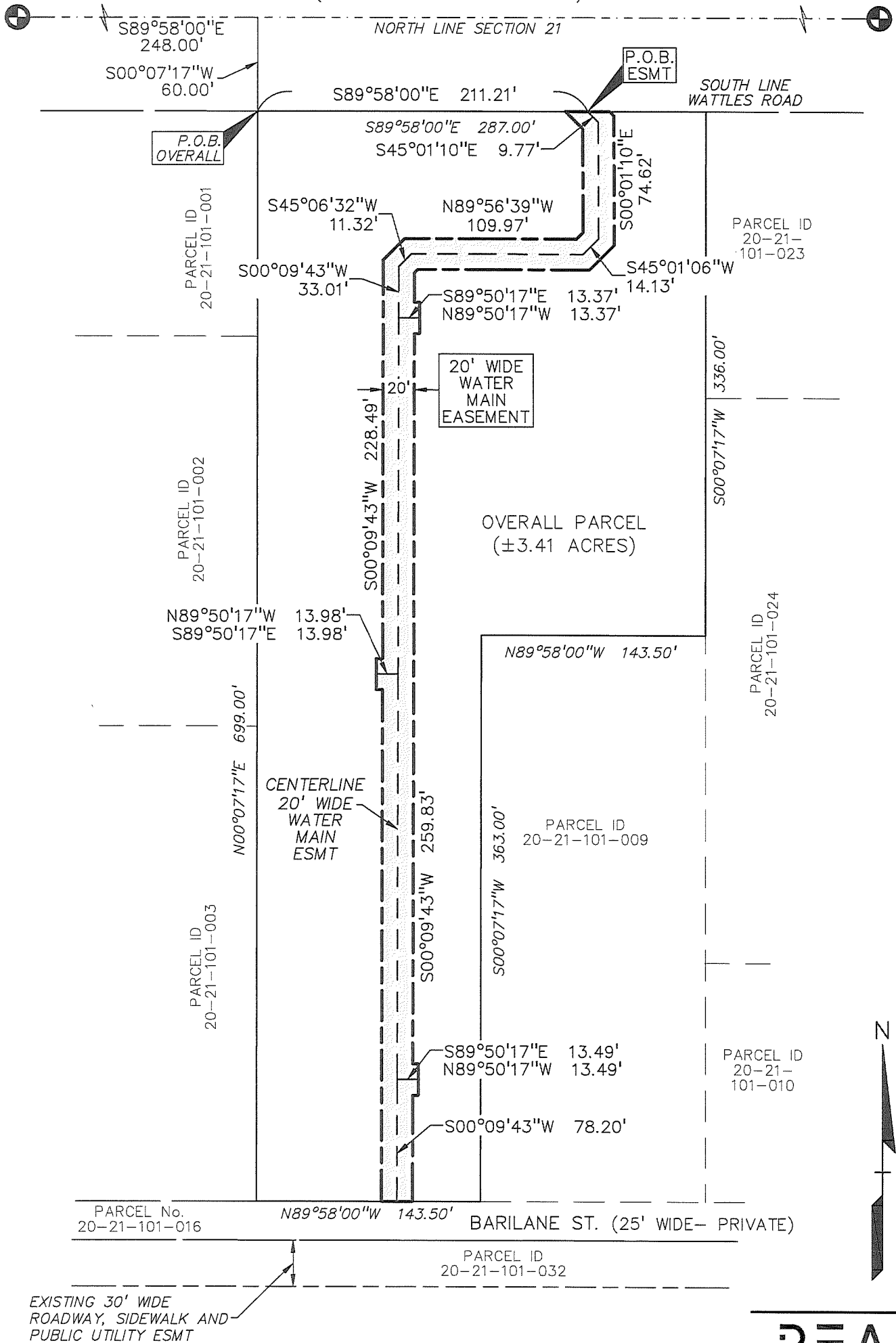
t: 844.813.2949  
www.peagroup.com

SKETCH OF WATER  
MAIN EASEMENT

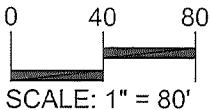
WEST WATTLES ROAD  
(120' WIDE - PUBLIC)

NORTHWEST  
CORNER  
SECTION 21,  
T.2N., R.11E.

NORTH 1/4  
CORNER  
SECTION 21,  
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SHEET 1 OF 2  
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