



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: November 29, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
William J. Huotari, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Big Tom Properties, LLC, Sidwell #88-20-28-304-030

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### **History**

The City of Troy received a permanent easement for sanitary sewers from Big Tom Properties, LLC, owner of the property having Sidwell #88-20-28-304-030. The owners are also in possession of a vacant parcel to the north and are upgrading their sewer connections for potential future development of the vacant parcel.

### **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

Legend:

 Tax Parcel



Sidwell #88-20-28-304-030

Notes:

Big Tom Properties, LLC  
Sidwell #88-20-28-304-030-  
780 W. Maple  
Sanitary Sewer Easement

Map Scale: 1=214

Created: November 29, 2021



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 SANITARY SEWERS**

Sidwell #88-20-28-304-030 (part of)

**Big Tom Properties, LLC**, a Michigan limited liability company, Grantor, whose address 700 North Old Woodward Avenue, Ste. 300, Birmingham, MI 48009, 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 **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 29 day of November A.D. 2021.

Big Tom Properties, LLC, a Michigan limited liability company

By [Signature] (L.S.)  
Kevin P. Denha  
Its: Member

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 29 day of November, 2021, by Kevin P. Denha, Member of Big Tom Properties, LLC, a Michigan limited liability company on behalf of the company.

CLARA REID  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-17-2027  
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 W. Big Beaver Road  
Troy, MI 48084

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



**EXHIBIT "A"**  
**SANITARY SEWER**  
**EASEMENT**

**LEGAL DESCRIPTION**

PARCEL 20-28-304-030

Land in a part of the Southwest 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan more particularly described as:

Commencing at the Southwest corner of said Section 28; thence South 89 degrees 02 minutes 00 seconds East 1336.66 feet along south line of said Section 28; thence continuing along said south line South 88 degrees 39 minutes 00 seconds East 762.55 feet; thence North 01 degrees 03 minutes 00 seconds East 60.00 feet to the intersection of the north line of Maple Road (120 feet wide) and east line of Barrett Drive (60 feet wide) and the POINT OF BEGINNING; thence continuing along said east line of Barrett Drive, North 01 degree 03 minutes 00 seconds East 329.90 feet; thence South 88 degrees 57 minutes 03 seconds East 164.98 feet; thence South 01 degree 03 minutes 00 seconds West 330.76 feet to the north line of said Maple Road; thence along said north line, North 88 degrees 39 minutes 00 seconds West 165.00 feet to the POINT OF BEGINNING.

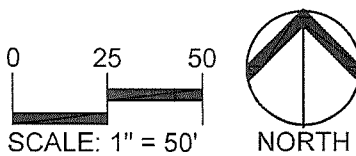
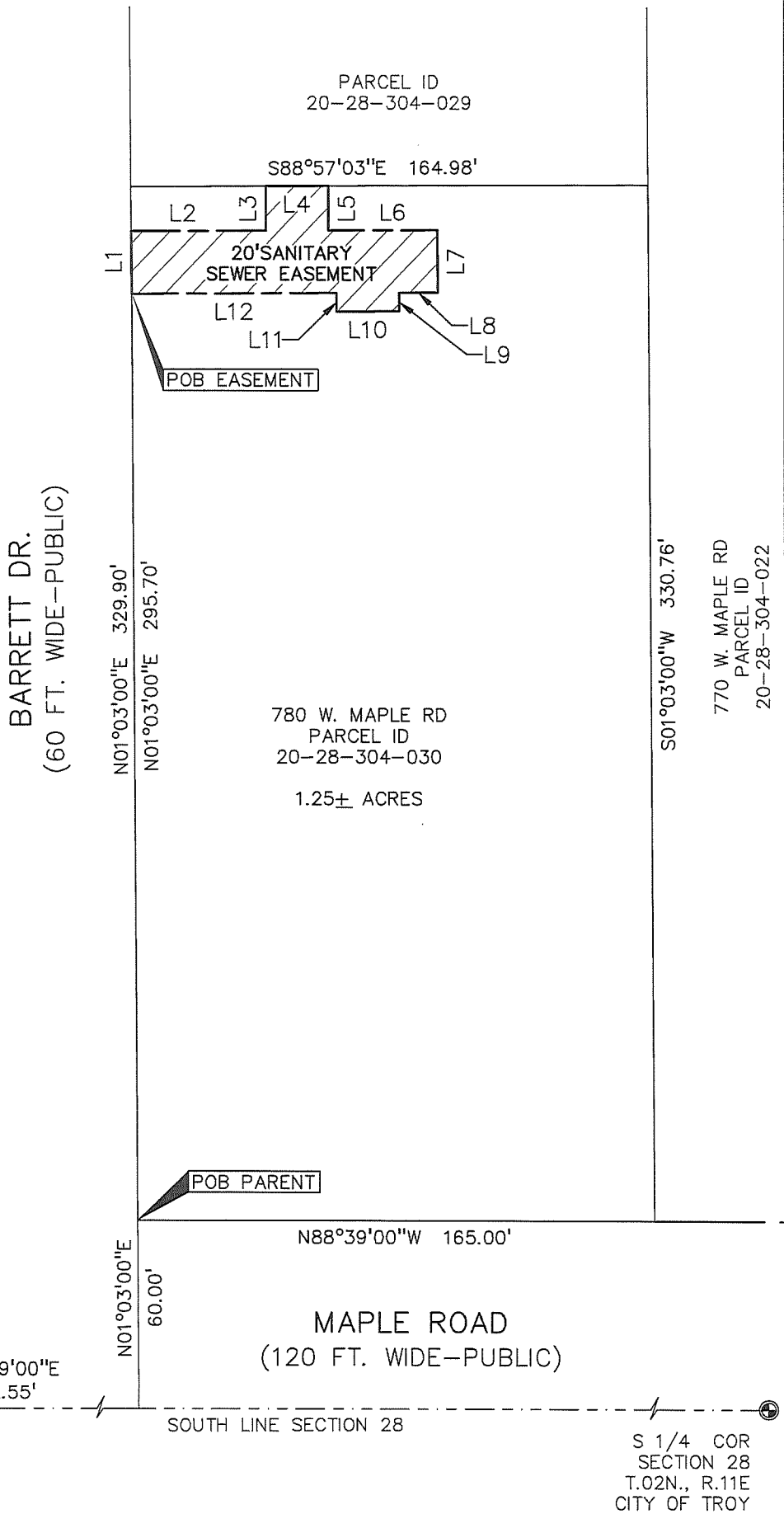
**SANITARY SEWER EASEMENT**

A 20-foot wide easement for sanitary sewer in a part of the Southwest 1/4 of Section 28, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan more particularly described as:

Commencing at the Southwest corner of said Section 28; thence South 89 degrees 02 minutes 00 seconds East 1336.66 feet along south line of said Section 28; thence continuing along said south line South 88 degrees 39 minutes 00 seconds East 762.55 feet; thence North 01 degrees 03 minutes 00 seconds East 60.00 feet to the intersection of the north line of Maple Road (120 feet wide) and east line of Barrett Drive (60 feet wide); thence continuing along said east line of Barrett Drive, North 01 degree 03 minutes 00 seconds East 295.70 feet to the POINT OF BEGINNING for this sanitary sewer easement; thence continuing along said east line N01°03'00"E, 20.00 feet; thence S88°57'03"E, 42.92 feet; thence N01°27'02"E, 14.20 feet to the north line of Parcel 20-28-304-030; thence along said north line S88°57'03"E, 20.00 feet; thence S01°27'02"W, 14.20 feet; thence S88°57'03"E, 34.79 feet; thence S01°03'00"W, 20.00 feet; thence N88°57'03"W, 12.33 feet; thence S01°27'02"W, 5.93 feet; thence N88°57'00"W, 20.00 feet; thence N01°27'02"E, 5.93 feet; thence N88°57'00"W, 65.39 feet to the POINT OF BEGINNING.

# SANITARY SEWER EASEMENT

Line Table		
Line #	Direction	Length
L1	N01°03'00"E	20.00'
L2	S88°57'03"E	42.92'
L3	N01°27'02"E	14.20'
L4	S88°57'03"E	20.00'
L5	S01°27'02"W	14.20'
L6	S88°57'03"E	34.79'
L7	S01°03'00"W	20.00'
L8	N88°57'03"W	12.33'
L9	S01°27'02"W	5.93'
L10	N88°57'03"W	20.00'
L11	N01°27'02"E	5.93'
L12	N88°57'03"W	65.39'



REVISÉD 11-22-21

**BIG TOM PROPERTIES, LLC**  
700 NORTH OLD WOODWARD, SUITE 300  
BIRMINGHAM, MICHIGAN 48009

**SHEET 1 OF 2**  
NOVEMBER 18, 2021  
2021-0159

**PEA GROUP**

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