



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: April 12, 2022

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 Two Permanent Easements from Affinity 6 Investments, LLC – Sidwell #88-20-32-101-025

History

As part of the redevelopment of a commercial property zoned MR, Maple Road, the City of Troy received two permanent easements for sidewalks and water mains from Affinity 6 Investments, LLC, owner of the property having Sidwell #88-20-32-101-025.

The property is located in the northeast ¼ of Section 32, on the east side of Coolidge road, south of Maple. Redevelopment of the site will accommodate a new Panera Bread location.

Financial

The consideration amount on each document is \$1.00.


Recommendation

City Management recommends that City Council accept the attached quit claim deed consistent with our policy of accepting easements and right-of-way for public use.



GIS Online

Legend:

 Tax Parcel

Sidwell #88-20-32-101-025



COOLIDGE HWY

W MAPLE

Notes:

#88-20-32-101-025
Affinity 6 Investments, LLC
Easements

Map Scale: 1=424

Created: April 12, 2022



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 SIDEWALKS**

Sidwell #88-20-32-101-025 (pt of)

AFFINITY 6 INVESTMENTS, LLC, a Michigan limited liability company, Grantor, whose address 4512 South Shore Street, Waterford, MI 48328 , 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 **sidewalks** 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 30 day of March, 2022.

AFFINITY 6 INVESTMENTS, LLC, a Michigan
limited liability company

By Hamdoon Hannawa (L.S.)
Hamdoon Hannawa
Its: Member

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF MICHIGAN)

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 30 day of March, 2022,
by Hamdoon Hannawa, Member, of AFFINITY 6 INVESTMENTS, LLC, a Michigan limited liability
company, on behalf of the company.

Jack Berke
*
Notary Public, Jack Berke County, Oakland
My Commission Expires Jan 29, 2024
Acting in Oakland County, Hamdoon

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

JACK BERKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 29, 2024
ACTING IN COUNTY OF Oakland

Jack Berke

Exhibit A

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: SIDEWALK EASEMENT

Fifteen (15.00) foot wide sidewalk easement being described as: The West 15.00 feet of the following described parcel:

Part of Lot 18 and all of Lots 19 and 20, of Maple Coolidge Estates Subdivision. A division of part of the Northwest 1/4 of Section 32, Township 2 North, Range 11 East, City of Troy, Oakland County Michigan as recorded in Liber 47, Page 51, of Plats. More particularly described as beginning at a point distant S. 00° 20' 40" E. 589.87 feet and N. 89° 59' 00" E. 59.54 feet from the Northwest corner of said section 32; thence N. 00° 32' 41" W., 200.00 feet; thence N. 89° 59' 00" E., 378.32 feet; thence S. 00° 04' 36" E., 300.00 feet; thence S. 89° 59' 00" W., 124.00 feet; thence N. 00° 04' 36" W., 100.00 feet; thence S. 89° 59' 00" W., 252.69 feet to the point of beginning. Containing 87,901 square feet or 2.018 acres. And subject to easements of record.

LEGAL DESCRIPTION: PARCEL

Part of Lot 18 and all of Lots 19 and 20, of Maple Coolidge Estates Subdivision. A division of part of the Northwest 1/4 of Section 32, Township 2 North, Range 11 East, City of Troy, Oakland County Michigan as recorded in Liber 47, Page 51, of Plats. More particularly described as beginning at a point distant S. 00° 20' 40" E. 589.87 feet and N. 89° 59' 00" E. 59.54 feet from the Northwest corner of said section 32; thence N. 00° 32' 41" W., 200.00 feet; thence N. 89° 59' 00" E., 378.32 feet; thence S. 00° 04' 36" E., 300.00 feet; thence S. 89° 59' 00" W., 124.00 feet; thence N. 00° 04' 36" W., 100.00 feet; thence S. 89° 59' 00" W., 252.69 feet to the point of beginning. Containing 87,901 square feet or 2.018 acres. And subject to easements of record.

Property Address: 1484 Coolidge Hwy., Troy, Michigan, 48084

Tax Parcel No.: 20-32-101-025

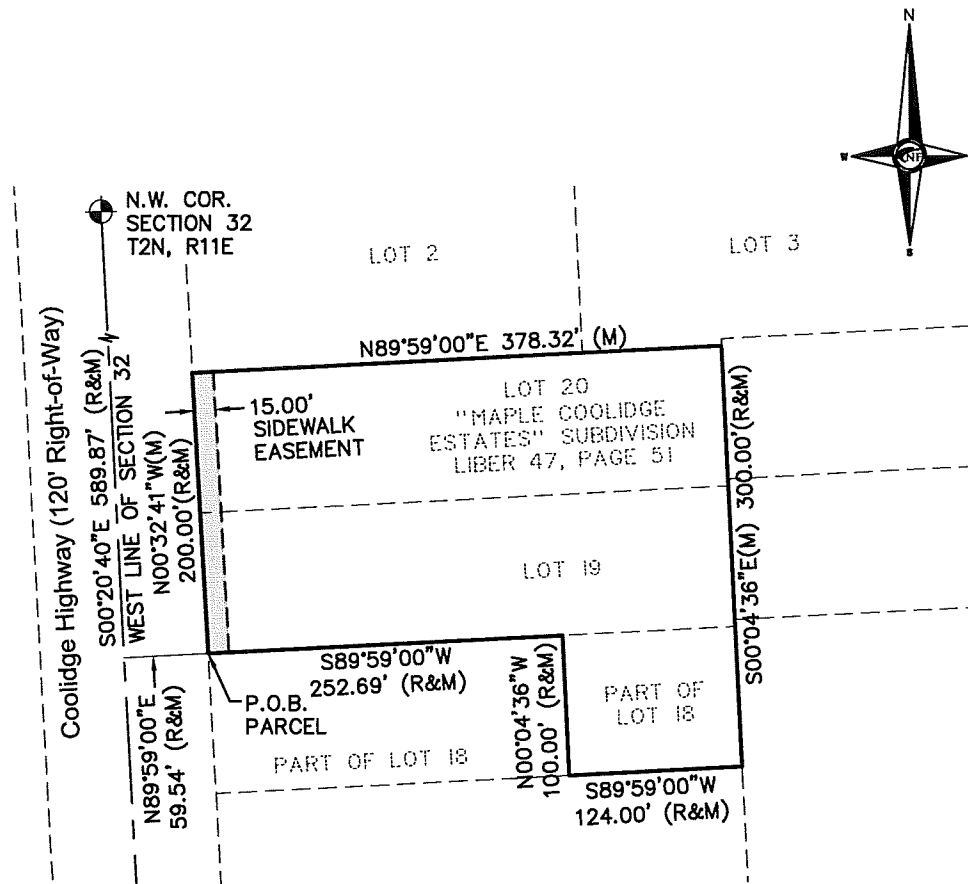


NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
	03-07-2022	N.N.	E156-03	2 of 2

Exhibit A

FIFTEEN (15.00) FOOT WIDE SIDEWALK EASEMENT



ENGINEERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL (248) 332-7931
 FAX (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	03-07-2022	N.N.	E156-03	1 of 2

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-32-101-025 (pt of)

AFFINITY 6 INVESTMENTS, LLC, a Michigan limited liability company, Grantor, whose address 4512 South Shore Street, Waterford, MI 48328 , 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 **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 30 day of March, 2022.

AFFINITY 6 INVESTMENTS, LLC, a Michigan
limited liability company

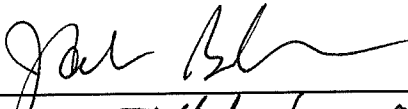
By  (L.S.)
Hamdoon Hannawa
Its: Member

[ACKNOWLEDGEMENT ON NEXT PAGE]

STATE OF MICHIGAN)

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 30 day of March, 2022,
by Hamdoon Hannawa, Member, of AFFINITY 6 INVESTMENTS, LLC, a Michigan limited liability
company, on behalf of the company.


* Notary Public, Jack Berke County, Oakland
My Commission Expires Jan 29, 2024
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

JACK BERKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Jan 29, 2024
ACTING IN COUNTY OF Oakland

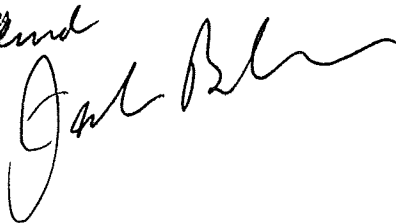


Exhibit A

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION: WATERMAIN EASEMENT

The centerline of a twenty (20.00) foot wide watermain easement being part of Lots 19 and 20, of Maple Coolidge Estates Subdivision, part of the Northwest 1/4 of Section 32, T. 2 N., R. 11 E., City of Troy, Oakland County Michigan as recorded in Liber 47, Page 51, of Plats. More particularly described as: Beginning at a point distant S. 00° 20' 40" E. 589.87 feet and N. 89° 59' 00" E. 71.54 feet from the Northwest corner of said section 32; thence N. 00° 32' 41" W., 95.20 feet; thence N. 89° 27' 19" E., 31.23 feet; thence S. 89° 27' 19" W., 31.23 feet; thence N. 00° 32' 41" W., 104.81 feet to the point of ending.

LEGAL DESCRIPTION: PARCEL

Part of Lot 18 and all of Lots 19 and 20, of Maple Coolidge Estates Subdivision. A division of part of the Northwest 1/4 of Section 32, Township 2 North, Range 11 East, City of Troy, Oakland County Michigan as recorded in Liber 47, Page 51, of Plats. More particularly described as beginning at a point distant S. 00° 20' 40" E. 589.87 feet and N. 89° 59' 00" E. 59.54 feet from the Northwest corner of said section 32; thence N. 00° 32' 41" W., 200.00 feet; thence N. 89° 59' 00" E., 378.32 feet; thence S. 00° 04' 36" E., 300.00 feet; thence S. 89° 59' 00" W., 124.00 feet; thence N. 00° 04' 36" W., 100.00 feet; thence S. 89° 59' 00" W., 252.69 feet to the point of beginning. Containing 87,901 square feet or 2.018 acres. And subject to easements of record.

Property Address: 1484 Coolidge Hwy., Troy, Michigan, 48084

Tax Parcel No.: 20-32-101-025

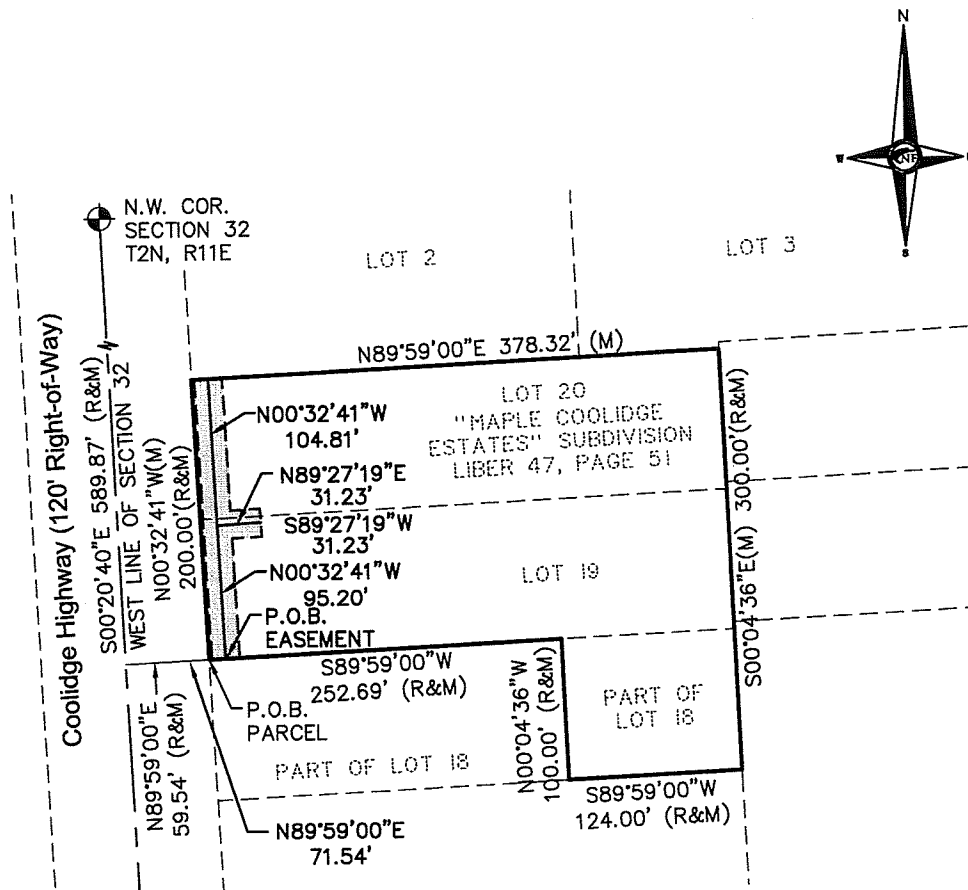


NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
	03-07-2022	N.N.	E156-03	2 of 2

Exhibit A

TWENTY (20.00) FOOT WIDE WATERMAIN EASEMENT



NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	03-07-2022	N.N.	E156-03	1 of 2