



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: May 27, 2022

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 Vesta Homes, Inc.,  
Sidwell #88-20-25-352-071 & 072

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### **History**

As part of the development of two vacant parcels, the City of Troy received a permanent easement for storm sewers and surface drainage from Vesta Homes, Inc., owner of the parcels having Sidwell #88-20-25-352-071 & 072.

The parcels are located in the southwest  $\frac{1}{4}$  of Section 25 on the north side of Maple Road, east of John R.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

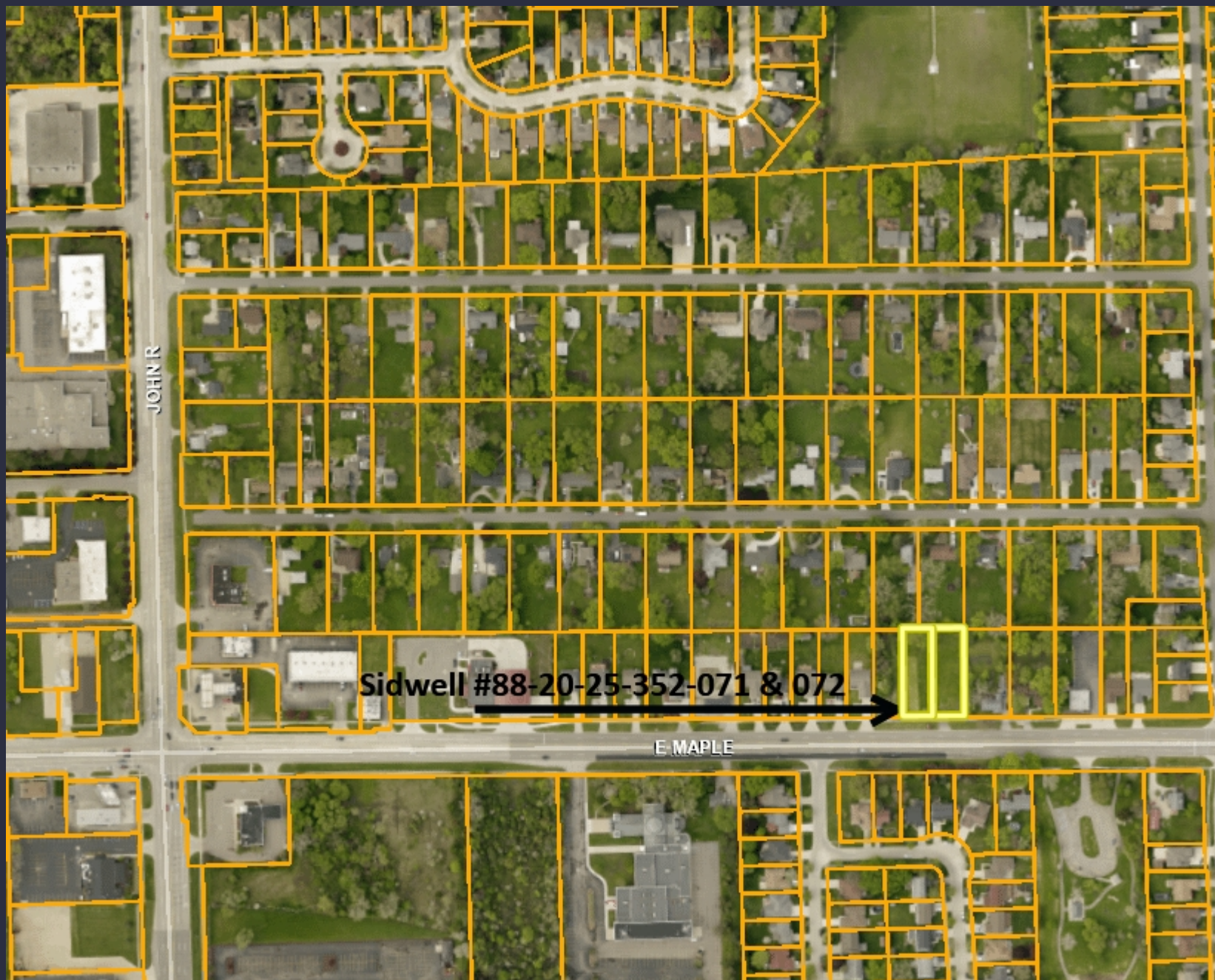
City Management recommends that City Council accept the attached permanent easement consistent with our policy of accepting easements for improvement and development purposes.



# GIS Online

Legend:

 Tax Parcel



Notes:

#88-20-352-071 & 072  
Vesta Homes, Inc  
Storm Sewers & Surface  
Drainage

Map Scale: 1=424  
Created: May 27, 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 STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-25-352-071 & 072 (pt of)

**VESTA HOMES, INC.**, a Michigan corporation, Grantor, whose address 31400 Kendall, Fraser, MI 48026 , 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 **storm sewers and surface drainage** 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 \_\_\_\_\_ signature(s)  
this 26 day of May, 2022.

VESTA HOMES, INC., a Michigan corporation

By  (L.S.)  
Michele Mattera  
Its: President

STATE OF MICHIGAN )  
COUNTY OF Oakland )  
Macomb

The foregoing instrument was acknowledged before me this 26 day of May, 2022,  
by Michele Mattera, President of Vesta Homes, Inc., a Michigan corporation, on behalf of the corporation.

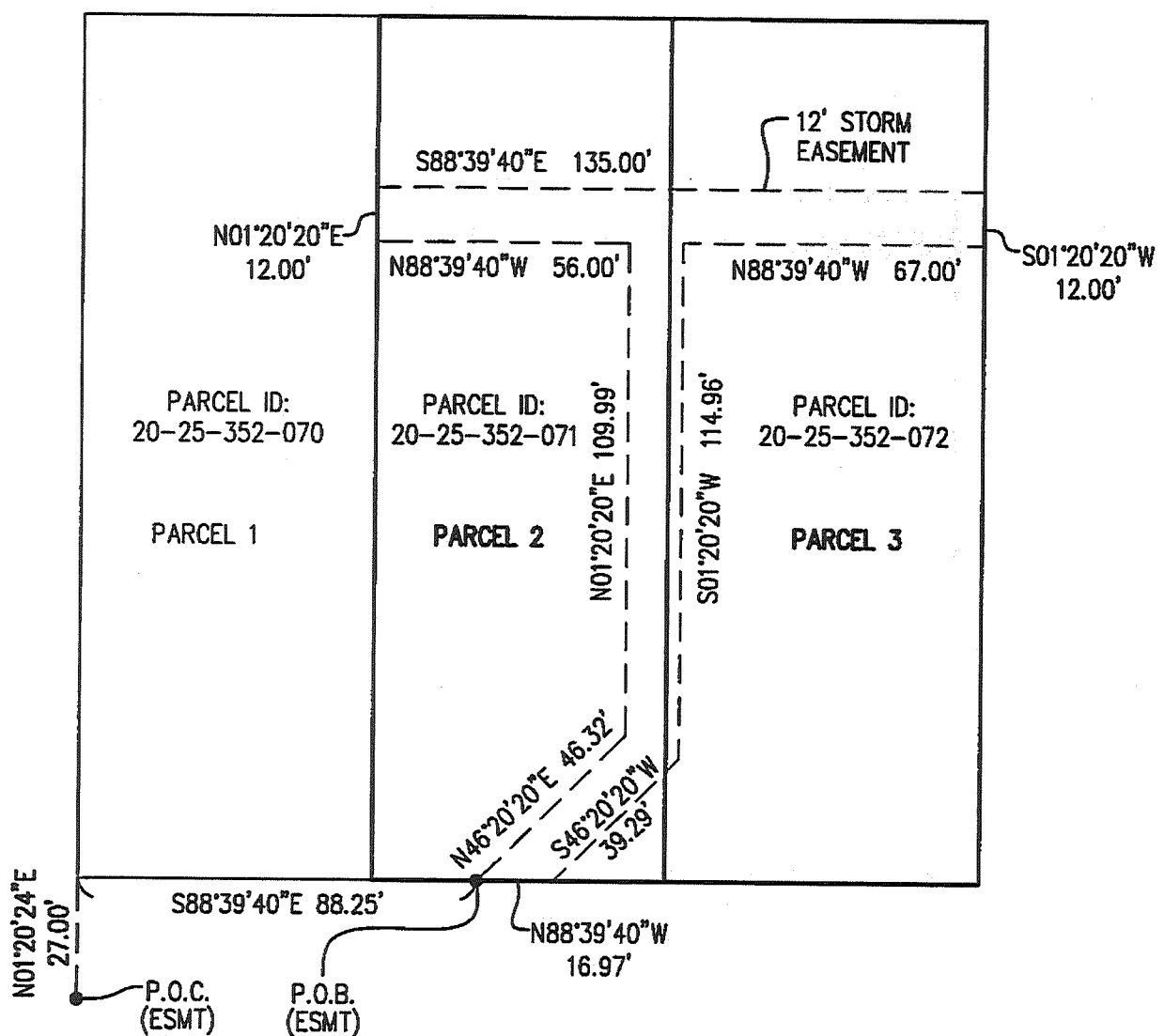
  
\* Iolanda McManus  
Notary Public, Macomb County, MI  
My Commission Expires 1-19-2024  
Acting in Macomb County, MI

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

## 12' STORM SEWER EASEMENT

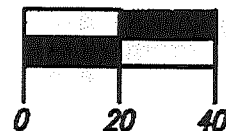


### LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT

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SCALE: 1" = 40'



W-22-652  
SHEET 1 OF 2

CLIENT: VESTA HOMES  
PROJECT: MAPLE ACRES (PARCELS 2 & 3), S.W. 1/4 SEC. 25,  
TROY  
DATE: 05/24/2022 (am)



5805 24 MILE RD. SUITE B  
SHELBY TWP, MI 48316  
T (586) 677 - 4081

# EXHIBIT A

## 12' STORM SEWER EASEMENT

### PROPERTY DESCRIPTIONS

#### LEGAL DESCRIPTION (PARCEL 2: 20-25-352-071):

THE EASTERLY 35 FEET OF LOT 24 AND THE WESTERLY 30 FEET OF LOT 25, EXCEPT THE SOUTHERLY 27 FEET TAKEN FOR ROAD PURPOSES, SUPERVISOR'S PLAT OF MAPLE ACRES, AS RECORDED IN LIBER 48, PAGE 57, OAKLAND COUNTY RECORDS. CONTAINING 12,544.94 SQUARE FEET ---- 0.288 ACRES

#### LEGAL DESCRIPTION (PARCEL 3: 20-25-352-072):

THE EASTERLY 70 FEET OF LOT 25, EXCEPT THE SOUTHERLY 27 FEET TAKEN FOR ROAD PURPOSES, SUPERVISOR'S PLAT OF MAPLE ACRES, AS RECORDED IN LIBER 48, PAGE 57, OAKLAND COUNTY RECORDS. CONTAINING 13,509.93 SQUARE FEET ---- 0.310 ACRES

#### LEGAL DESCRIPTION: 12' STORM SEWER EASEMENT

PART OF LOT 24 AND 25 OF "SUPERVISOR'S PLAT OF MAPLE ACRES", AS RECORDED IN LIBER 48, PAGE 57, OAKLAND COUNTY RECORDS. COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 24; THENCE N01°20'24"E 27.00' AND S88°39'40"E 88.25' TO THE POINT OF BEGINNING; THENCE N46°20'20"E 46.32'; THENCE N01°20'20"E 109.99'; THENCE N88°39'40"W 56.00'; THENCE N01°20'20"E 12.00'; THENCE S88°39'40"E 135.00'; THENCE S01°20'20"W 12.00'; THENCE N88°39'40"W 67.00'; THENCE S01°20'20"W 114.96'; THENCE S46°20'20"W 39.29'; THENCE N88°39'40"W 16.97' TO THE POINT OF BEGINNING.

CONTAINING 3,483 SQUARE FEET ---- 0.080 ACRES

W-22-652  
SHEET 2 OF 2

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CLIENT: VESTA HOMES  
PROJECT: MAPLE ACRES (PARCELS 2 & 3), S.W. 1/4 SEC. 25,  
TROY  
DATE: 05/24/2022 (REV)



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