



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: June 16

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 to Vacate a Permanent Easement and to Accept an Easement for
Public & Franchise Utilities, Meadows of Troy, Sidwell #88-20-01-300-016

History

As part of the proposed Meadows of Troy Cluster Site Condominium development, City Council accepted four permanent easements, from Robertson Meadows, LLC, owner of the property having Sidwell #88-20-01-300-016 (Resolution #2022-05-071-J-12). A further plan review shifts the placement of public and franchise utilities necessitating the vacation of an easement recorded in Liber 57827, Page 892.

The City of Troy will return its' interest in the easement to Robertson Meadows, LLC by a Quit Claim Deed executed by the Mayor and City Clerk.

The owners, Robertson Meadows, LLC, have granted a new permanent easement for public and franchise utilities.

Located in Section 1 on the north side of Square Lake Road, east of John R Road, Meadows of Troy is a 31 detached unit, one-family cluster project. Troy City Council gave preliminary site plan approval on June 14, 2021.

Financial

The consideration amount on this document is \$1.00.


Recommendation

Staff recommends that City Council vacate the permanent easement for public and franchise utilities previously accepted and recorded in Liber 57827, Page 892 by recording a Quit Claim Deed executed by the Mayor and City Clerk. Staff also recommends that City Council accept a new permanent easement for public and franchise utilities consistent with our policy of accepting easements for development and improvement purposes.



GIS Online

Legend:

 Tax Parcel



Notes:

Meadows of Troy Cluster Site
Condominium
Robertson Meadows, LLC

Map Scale: 1=428

Created: June 20, 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.

QUIT CLAIM DEED

Sidwell #88-20-01-300-016 (pt)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Robertson Meadows, LLC**, a Michigan limited liability company, Grantee, whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301, interest in land situated in the City of Troy, County of Oakland and State of Michigan, and previously recorded in a permanent easement for public and franchise utilities and recorded in Liber 57827, Page 892, Oakland County Register of Deeds:

SEE EXHIBITS "A, B & C" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar (\$ 1.00)

Dated this _____ day of June, 2022.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of June, 2022 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: Robertson Meadows, LLC 6905 Telegraph Road Suite 200 Bloomfield Hills, MI 48301	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # 88-20-01-300-016 (pt) Recording Fee _____ Transfer Tax _____

S89°59'21"E 857.91'

"CHESAPEAKE GROVE CONDO"
OCCP NO. 1827 (L.40338, P.751)

EAST LINE CHESAPEAKE
GROVE CONDO

N01°14'37"W
S01°14'37"E
96.56'

10' WIDE
FRANCHISE
UTILITY
ESMT

N00°07'29"E
S00°07'29"W
180.35

500°07'29"W 646.98'

PARCEL
20-01-300-008

P.O.B.
"A"

P.O.B.
ESMT

S88°30'57"
1310.47'

S88°30'57"E
175.23'

N01°14'37"W
60.07'

$N88^{\circ}30'57''W$ 843.21'

NORTH LINE E.
SQUARE LAKE

SOUTH LINE SECTION 1

E. SQUARE LAKE RD.
(120' R.O.W. - PUBLIC)

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

N88°30'57"W 2646.69'(M-TOTAL)

ROBERTSON BROTHERS CO.
6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301

0 75 150

SCALE: 1" = 150'

SHEET 1 OF 2
DEC. 2, 2021
2018-169

PEA
GROUP

t: 844.813.2949
www.peagroup.com

S:\PROJECTS\2018\2018-169 PRESERVES OF TROY-jb\SURVEY-DEPT\18169ESMT\DWG\18169-ESMT-FRAN UTIL.dwg; EH

EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A
PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S88°30'57"E ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND N01°14'37"W 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE CONTINUING N01°14'37"W, 625.45 FEET ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS; THENCE S89°59'21"E, 857.91 FEET; THENCE S00°07'29"W, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE ALONG SAID NORTH LINE, N88°30'57"W, 843.21 FEET TO THE POINT OF BEGINNING. CONTAINING: 12.42 ACRES MORE OR LESS

LEGAL DESCRIPTION
(BY PEA GROUP)

10' WIDE FRANCHISE UTILITY EASEMENT
A 10' wide franchise utility easement over part of the Southwest 1/4 of Section 1, 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 southwest corner of said Section 1; thence along the south line of said section, S88°30'57"E, 1310.47 feet; thence N01°14'37"W, 60.07 feet to the north line of E. Square Lake Road (120 feet wide); thence along said north line, S88°30'57"E, 175.23 feet to the POINT OF BEGINNING;
thence N01°14'37"W, 180.20 feet;
thence continuing N01°14'37"W, 96.56 feet;
thence S01°14'37"E, 96.56 feet;
thence S88°30'57"E, 497.23 feet;
thence N00°07'29"E, 180.35 feet;
thence S00°07'29"W, 180.35 feet;
thence continuing S00°07'29"W, 180.05 feet to the aforementioned north line of E. Square Lake Road and the POINT OF ENDING.

EXHIBIT "C"

392741 Liber 57827 Page 892 thru 895
6/7/2022 3:51:55 PM Receipt #000307271
\$21.00 Misc Recording
\$4.00 Remonumentation
\$5.00 Automation
\$0.00 Transfer Tax
PAID RECORDED - Oakland County, MI e-recorded
Lisa Brown, Clerk/Register of Deeds

PERMANENT EASEMENT
FOR PUBLIC AND FRANCHISE UTILITIES

Sidwell #88-20-01-300-019 (part of)
#88-20-01-300-020 (part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace **public and franchise utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "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.

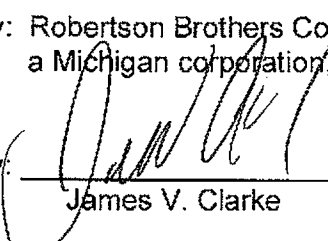
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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 his signature(s) this 18th day of May A.D. 2022.

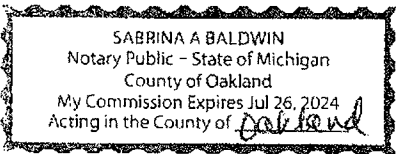
ROBERTSON MEADOWS, LLC,
a Michigan limited liability company

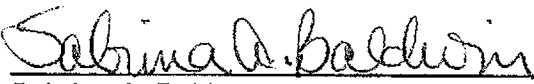
By: Robertson Brothers Co.,
a Michigan corporation, Manager

By: 
James V. Clarke
Its: President

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

On this 18th day of May, 2022, before me, personally appeared James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.




Sabrina A. Baldwin, Notary Public
Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires: July 26, 2024

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

EXHIBIT "A"
SKETCH OF 10' WIDE PUBLIC &
FRANCHISE UTILITY EASEMENT

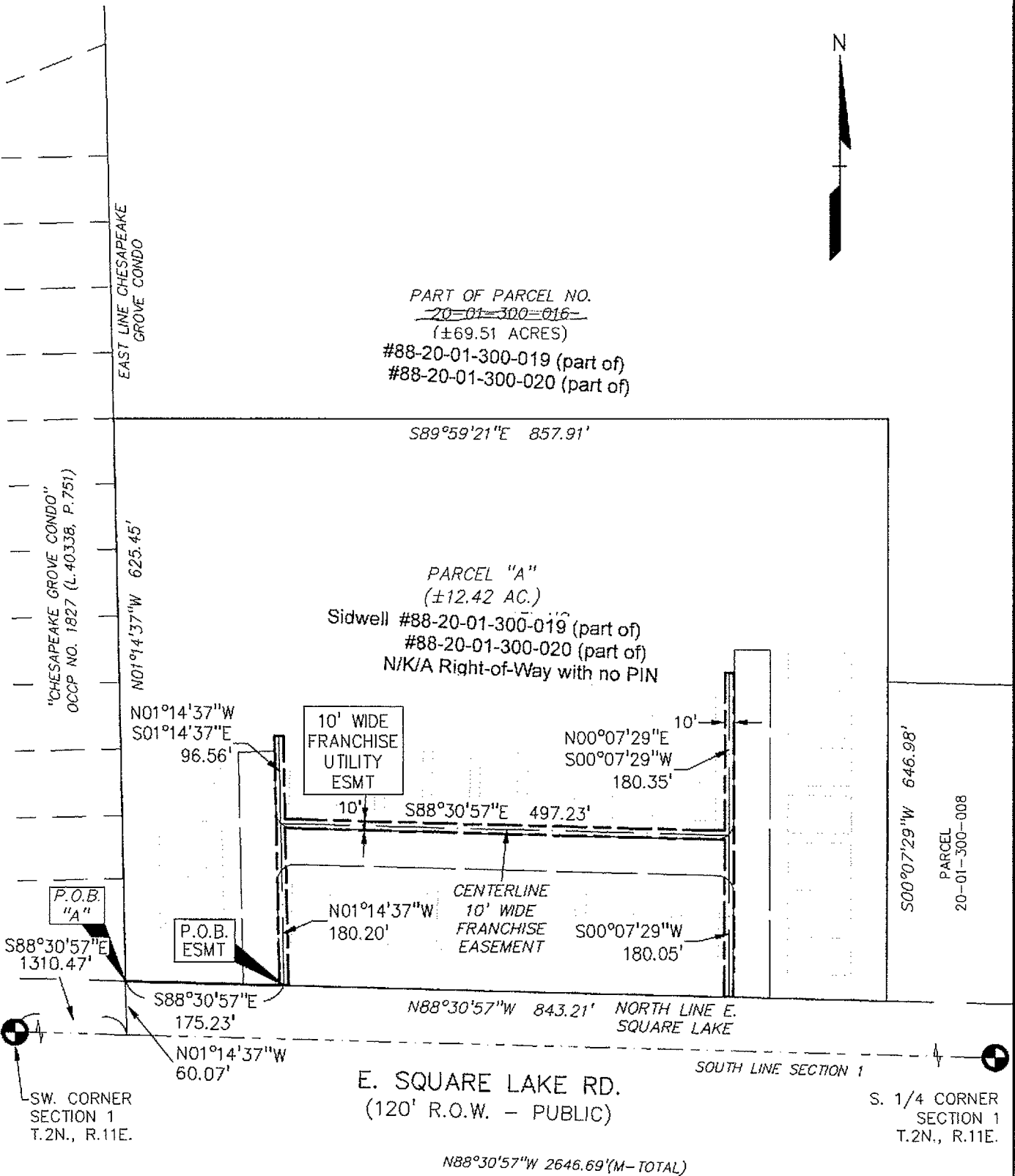


EXHIBIT "B"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(BY PEA GROUP)

PARCEL A

PART OF THE SOUTHWEST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 1; THENCE S88°30'57"E ALONG THE SOUTH LINE OF SAID SECTION 1, 1310.47 FEET AND N01°14'37"W 60.07 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF E. SQUARE LAKE ROAD (120' WIDE); THENCE CONTINUING N01°14'37"W, 625.45 FEET ALONG THE EAST LINE OF CHESAPEAKE GROVE, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1827, AS RECORDED IN LIBER 40338, PAGE 751, OAKLAND COUNTY RECORDS; THENCE S89°59'21"E, 857.91 FEET; THENCE S00°07'29"W, 646.98 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID E. SQUARE LAKE ROAD; THENCE ALONG SAID NORTH LINE, N88°30'57"W, 843.21 FEET TO THE POINT OF BEGINNING. CONTAINING: 12.42 ACRES MORE OR LESS

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thence N01°14'37"W, 180.20 feet;

thence continuing N01°14'37"W, 96.56 feet;

thence S01°14'37"E, 96.56 feet;

thence S88°30'57"E, 497.23 feet;

thence N00°07'29"E, 180.35 feet;

thence S00°07'29"W, 180.35 feet;

thence continuing S00°07'29"W, 180.05 feet to the aforementioned north line of E. Square Lake Road and the POINT OF ENDING.

ROBERTSON BROTHERS CO.
6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301

0 75 150
SCALE: 1" = 150'

SHEET 2 OF 2
DEC. 2, 2021
2018-169

PEA
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T 844.813.2949
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**PERMANENT EASEMENT
FOR PUBLIC AND FRANCHISE UTILITIES**

Sidwell #88-20-01-300-016 (part of)

ROBERTSON MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 6905 Telegraph Road, Suite 200, Bloomfield Hills, Michigan 48301 for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace **public and franchise utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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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 his signature(s)
this 9th day of June A.D. 2022.

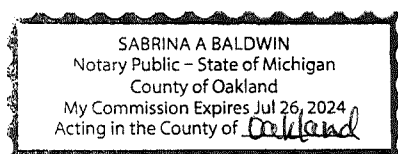
Robertson Meadows, LLC,
a Michigan limited liability company

By: Robertson Brothers Co.,
a Michigan corporation, Manager

By [Signature] (L.S.)
* James V. Clarke
Its: President

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 9th day of June, 2022, by James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Meadows, LLC, a Michigan limited liability company, on behalf of the corporation and company.



Sabrina A. Baldwin
*
Notary Public, Oakland County, Michigan
My Commission Expires July 26, 2024
Acting in Oakland County, Michigan

Prepared by: Larysa Figol, SRWA, 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

SKETCH OF 10' WIDE FRANCHISE
UTILITY EASEMENT
EXHIBIT "A"



PART OF PARCEL NO.
20-01-300-016
(±69.51 ACRES)

S89°59'21"E 857.91'

PARCEL "A"
(±12.42 AC.)
PART OF PARCEL NO.
20-01-300-016

"CHESAPEAKE GROVE CONDO"
OCCP NO. 1827 (L.40338, P.751)

EAST LINE CHESAPEAKE
GROVE CONDO

N01°14'37"W 625.45'

646.98'

PARCEL
20-01-300-008

10' WIDE
FRANCHISE
UTILITY
ESMT

10'

S88°14'37"W
N88°14'37"E
65.00'

S88°30'57"E
116.42'

S88°30'57"E
271.83'

N00°07'29"E
S00°07'29"W
120.24'

S00°07'29"W
55.76'

S89°52'31"E
N89°52'31"W
65.00'

S00°07'29"W
124.29'

P.O.B.
"A"

P.O.B.
ESMT

S88°30'57"E
1310.47'

S88°30'57"E
175.23'

N01°14'37"W
60.07'

N88°30'57"W 843.21'

SOUTH LINE SECTION 1

E. SQUARE LAKE RD.
(120' R.O.W. - PUBLIC)

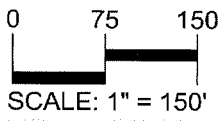
CENTERLINE
10' WIDE
FRANCHISE
EASEMENT

NORTH LINE E.
SQUARE LAKE

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

N88°30'57"W 2646.69'(M-TOTAL)

ROBERTSON BROTHERS CO.
6905 TELEGRAPH RD, SUITE 200
BLOOMFIELD HILLS, MI 48301



SHEET 1 OF 2
FEBRUARY 10, 2022
2018-169

PEA
GROUP

t: 844.813.2949
www.peagroup.com

LEGAL DESCRIPTIONS
EXHIBIT "B"

LEGAL DESCRIPTION
(BY PEA GROUP)

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thence N01°14'37"W, 180.20 feet;
thence S88°14'37"W, 65.00 feet;
thence N88°14'37"E, 65.00 feet;
thence S88°30'57"E, 116.42 feet;
thence S01°29'03"W, 65.00 feet;
thence N01°29'03"E, 65.00 feet;
thence S88°30'57"E, 271.83 feet;
thence S01°29'03"W, 65.00 feet;
thence N01°29'03"E, 65.00 feet;
thence S88°30'57"E, 108.98 feet;
thence N00°07'29"E, 120.24 feet;
thence S00°07'29"W, 120.24 feet;
thence continuing S00°07'29"W, 55.76 feet;
thence S89°52'31"E, 65.00 feet;
thence N89°52'31"W, 65.00 feet;
thence S00°07'29"W, 124.29 feet to the aforementioned north line of E. Square Lake Road and the POINT OF ENDING.