



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: June 29, 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 a Permanent Easement, Troy Westington, LLC,
Sidwell #88-20-21-101-047

History

The Westington, located in Section 21 on the south side of Wattles, east of Crooks is a three-story multi-family development currently under construction. The property is 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).

City Council previously accepted water main and sanitary sewer easements at their July 26, 2021 meeting (Res #2021-07-116-J-7). Further review necessitates an additional easement for franchise utilities. The Engineering department received a permanent easement for public and franchise utilities from Troy Westington, LLC, owner of the property having Sidwell #88-20-21-101-047.

Financial

The consideration amount on this document is \$1.00.


Recommendation

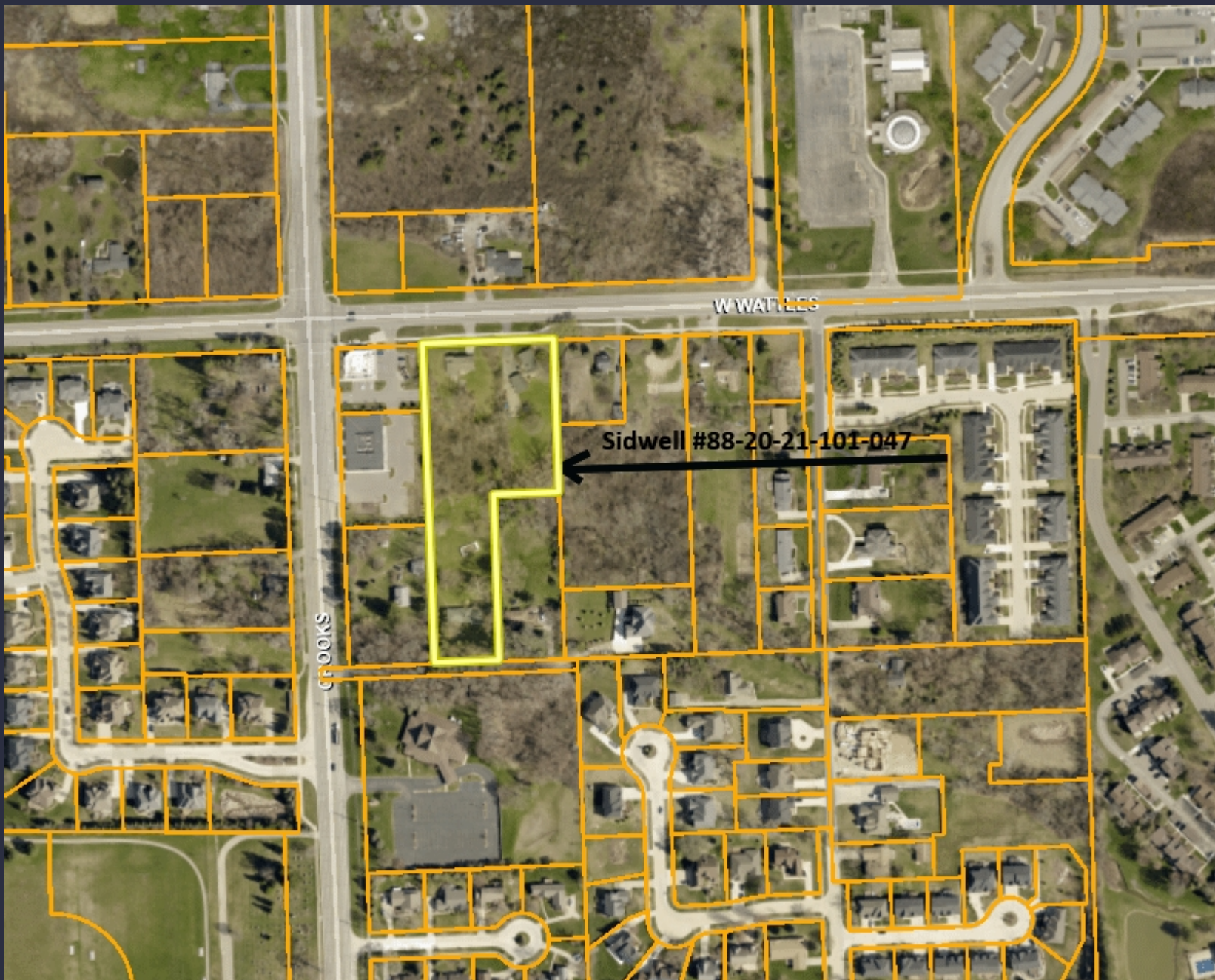
City Management recommends that City Council accept the permanent easement consistent with our policy of accepting easements for development and improvement purposes.



GIS Online

Legend:

 Tax Parcel



Notes:

Troy Westington, LLC
88-20-21-101-047
PU & Franchise Easement

Map Scale: 1=424
Created: June 30, 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 PUBLIC AND FRANCHISE UTILITIES**

Sidwell #88-20-21-101-047 (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 public and franchise utilities, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "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 1 signature(s)
this 28 day of June A.D. 2022.

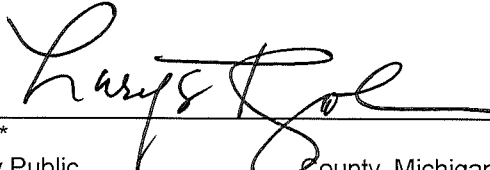
Troy Westington, LLC
a Michigan limited liability company

By  (L.S.)
* Safet Stafa
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of June, 2022, 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


*
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

EXHIBIT A
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION
(Per PEA Group)

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

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)

10' WIDE FRANCHISE UTILITY EASEMENT 'A'

A 10' wide franchise utility easement extending to and terminating at the property lines over the previously described parcel of land situated in the Northwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as follows:

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 PARCEL POINT OF BEGINNING; thence S89°58'00"E 2.87' to the POINT OF BEGINNING of the centerline of said easement; thence the following twelve (12) courses and distances:

L1) S00°01'59"W 0.86'; L2) S87°54'27"E 83.72'; L3) S00°27'17"W 350.80'; L4) N89°52'43"W 72.31'; L5) S00°03'33"W 41.15'; L6) N63°36'29"E 145.37'; L7) S89°58'00"E 71.44'; L8) N00°15'05"E 208.99'; L9) N08°41'07"W 52.01'; L10) N00°01'59"E 67.10'; L11) N89°57'48"W 18.48'; L12) N72°21'12"W 11.57' to the POINT OF ENDING.

LEGAL DESCRIPTION
(Per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT 'B'

A 10' wide franchise utility easement extending to and terminating at the property lines over the previously described parcel of land situated in the Northwest 1/4 of Section 21, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as follows:

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 PARCEL POINT OF BEGINNING; thence S89°58'00"E 264.36' to the POINT OF BEGINNING of the centerline of said easement; thence the following three (3) courses and distances:

L13) S83°56'43"E 9.53'; L14) S00°02'00"W 146.49'; L15) S89°12'44"E 12.93' to the POINT OF ENDING.

Line Table		
Line #	Direction	Length
L1	S00°01'59"W	0.86'
L2	S87°54'27"E	83.72'
L3	S00°27'17"W	350.80'
L4	N89°52'43"W	72.31'
L5	S00°03'33"W	41.15'
L6	N63°36'29"E	145.37'

Line Table		
Line #	Direction	Length
L7	S89°58'00"E	71.44'
L8	N00°15'05"E	208.99'
L9	N08°41'07"W	52.01'
L10	N00°01'59"E	67.10'
L11	N89°57'48"W	18.48'
L12	N72°21'12"W	11.57'

Line Table		
Line #	Direction	Length
L13	S83°56'43"E	9.53'
L14	S00°02'00"W	146.49'
L15	S89°12'44"E	12.93'

CLIENT
TROY WESTINGTON LLC
1612 MUER RD.
TROY, MI 48084

SHEET 1 OF 2
FEBRUARY 23, 2022
2019-268

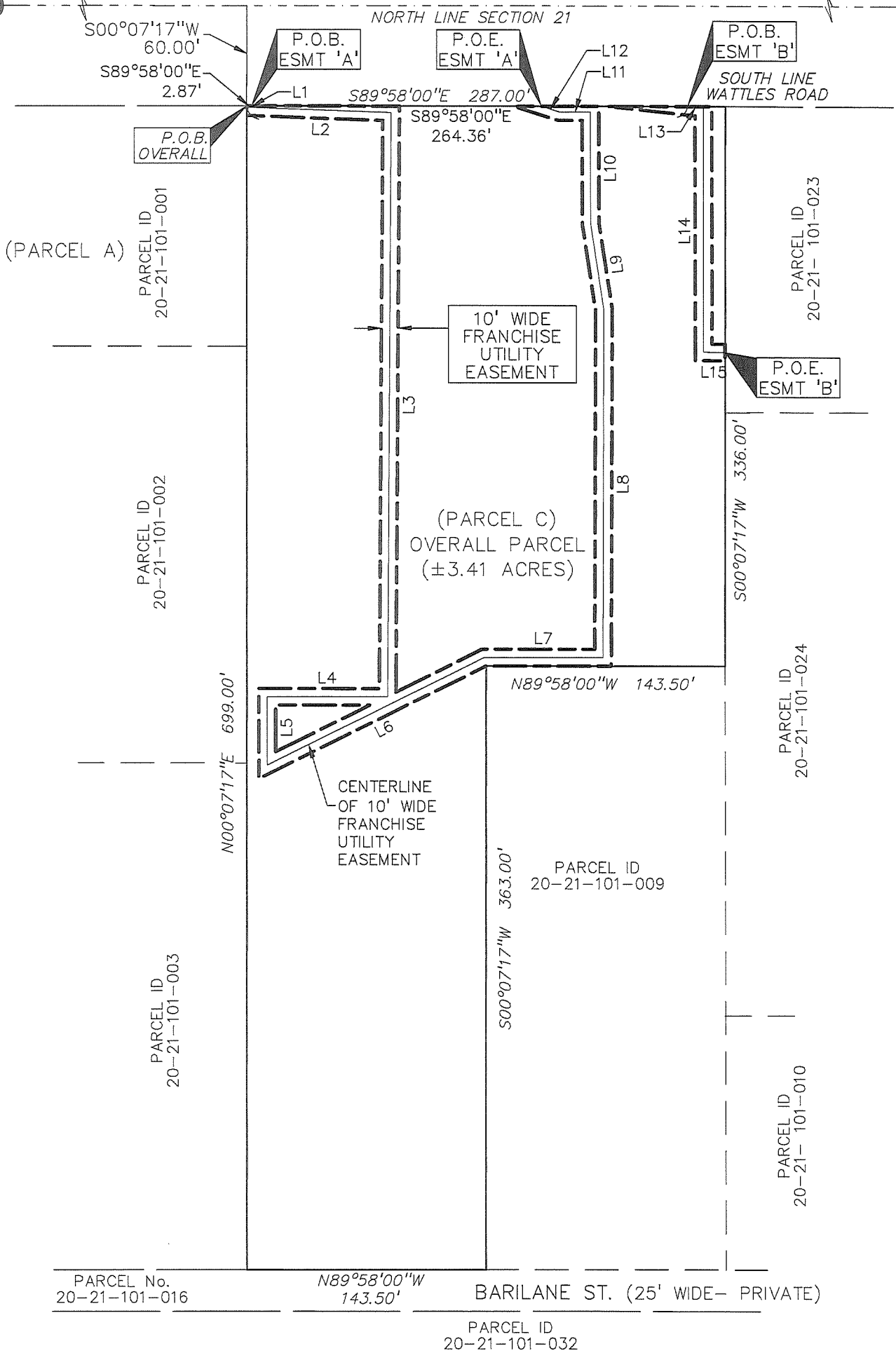
PEA
GROUP

t: 844.813.2949
www.peagroup.com

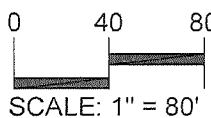
EXHIBIT B
FRANCHISE UTILITY
EASEMENT
WEST WATTLES ROAD
(120' WIDE - PUBLIC)

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

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



CLIENT
TROY WESTINGTON LLC
1612 MUER RD.
TROY, MI 48064



SHEET 2 OF 2
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