



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: September 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 a Warranty Deed and Five Permanent Easements,  
Casca Village of Troy Site Condominium, Sidwell #88-20-04-100-085 & 086

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### **History**

As part of the proposed Casca Village of Troy Site Condominium development, the City of Troy received a warranty deed for right-of-way and five permanent easements for public utilities, emergency ingress and egress, sanitary sewers and sidewalk, storm sewers and surface drainage, and water mains from CV Development, LLC, owner of the properties having Sidwell #88-20-04-100-085 & 086.

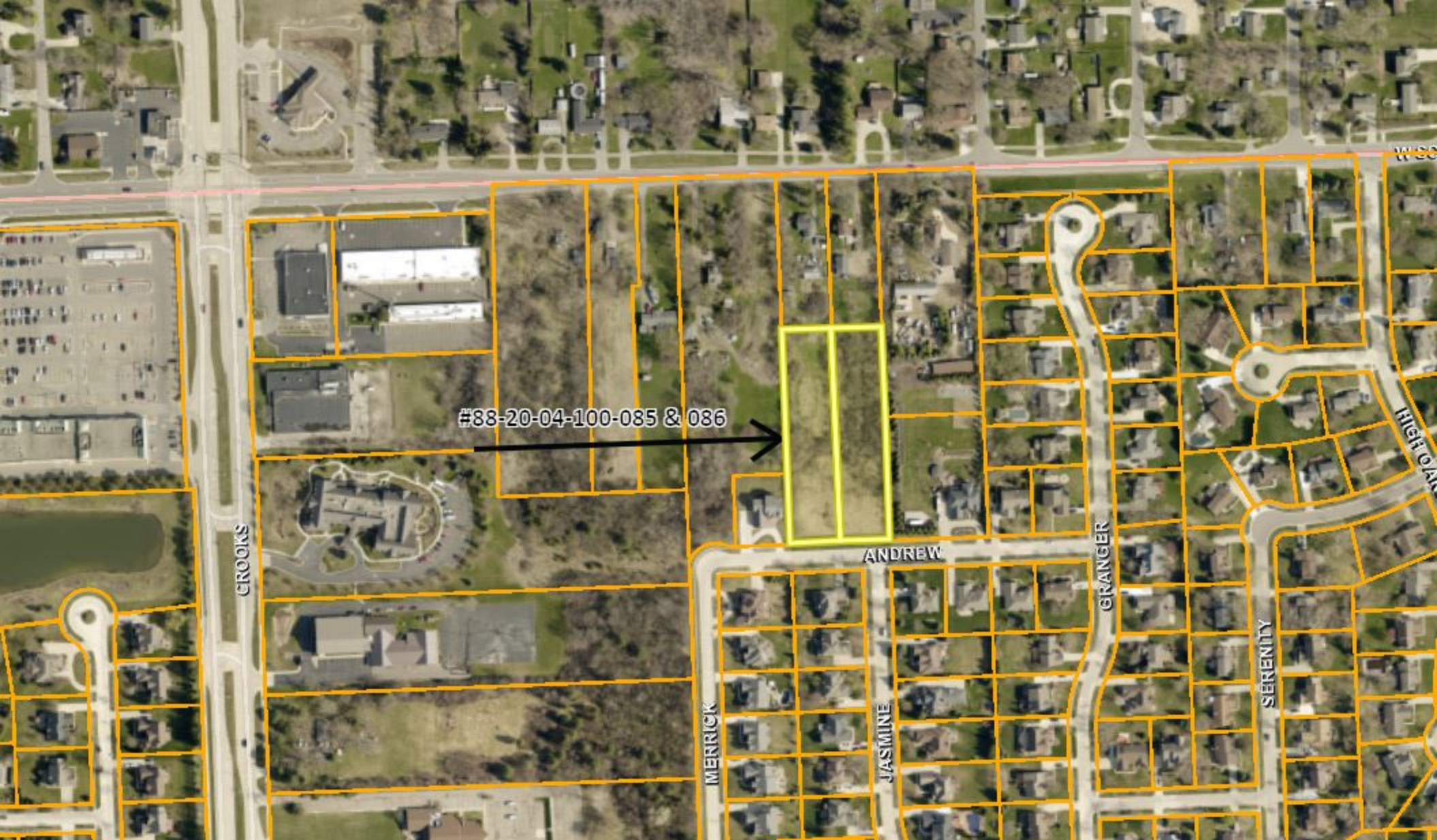
CV Development, LLC proposes a 4-unit single family residential site condominium located in the northwest quarter of Section 4, south of South Boulevard, extending north from Andrew Drive. City of Troy Planning Commission granted preliminary site plan approval on February 9, 2020.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



#88-20-04-100-085 & 086

ANDREW

CROOKS

MERRICK

JASMINE

GRANGER

SERENITY

HIGH OAK



WARRANTY DEED

Sidwell # 88-20-04-100-086 (part of)

The Grantor(s) **CV DEVELOPMENT, LLC**, a Michigan limited liability company, whose address is: 2617 Beacon Hill Drive, Auburn Hills, MI 48326 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI, 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to:

Dated this 8<sup>th</sup> day of September, 2022.

CV DEVELOPMENT, LLC  
a Michigan limited liability company

By [Signature]  
Anthony F. Randazzo  
Its: Manager

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2022, by Anthony F. Randazzo, Manager of CV DEVELOPMENT, LLC, a Michigan limited liability company, on behalf of the company.



Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of OAKLAND

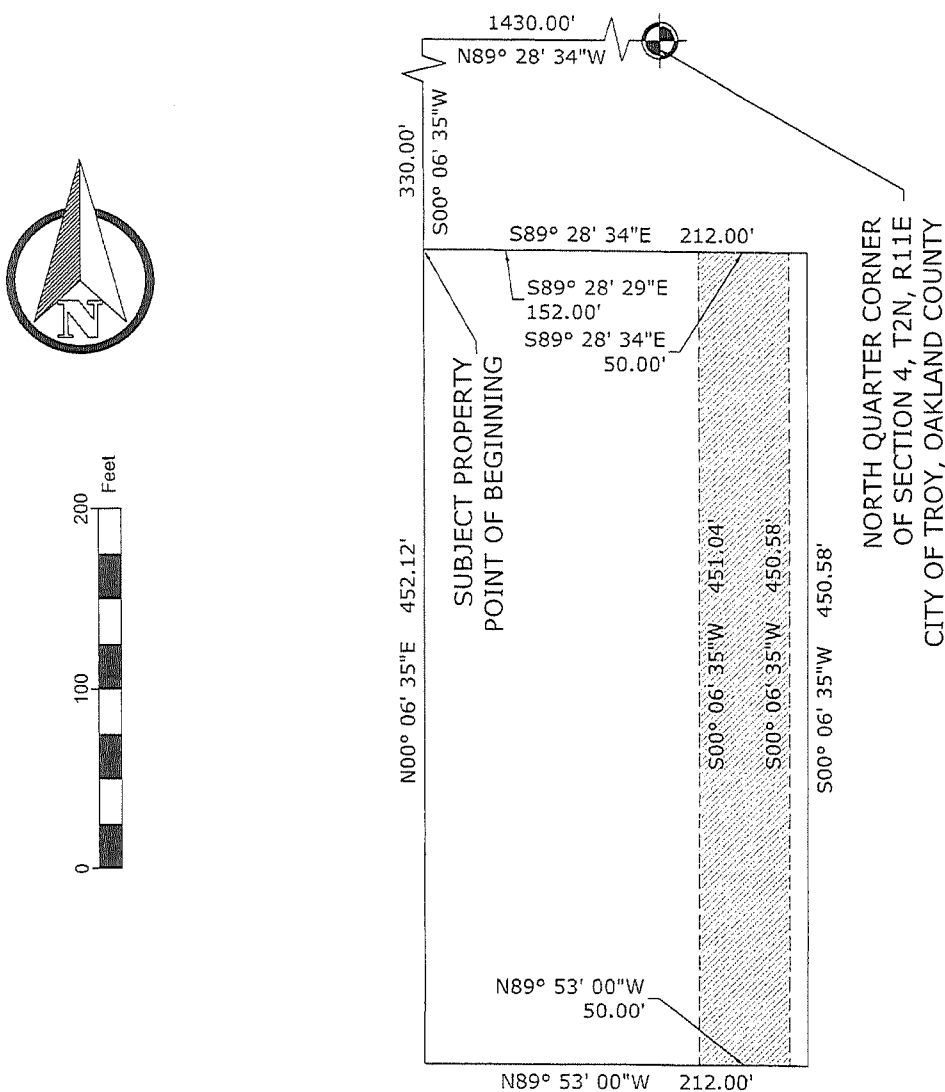
[Signature]  
FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, MI  
My commission expires: 7-15-24  
Acting OAKLAND County, MI

County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-04-100-086 (pt. of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"



RIGHT OF WAY EASEMENT DESCRIPTION

BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE NORTHWEST PROPERTY CORNER OF SUBJECT PROPERTY; THENCE ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 152.00' TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 50.00'; THENCE S00°06'35"W, 450.58' TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDREW DRIVE ALSO BEING THE NORTH LINE OF "ANDREW SUBDIVISION NO. 2" AS RECORDED IN LIBER 223 OF PLATS, PAGES 29,30,31 AND 32, OAKLAND COUNTY RECORDS; THENCE N89°53'00"W, 50.00'; THENCE N00°06'35"E, 451.04' TO THE POINT OF BEGINNING AND POINT ON NORTH PROPERTY LINE OF SUBJECT PROPERTY; CONTAINING 0.52 ACRES MORE OR LESS.

SUBJECT PROPERTY LEGAL DESCRIPTION (TAX I.D.#20-04-100-085 + 086)

PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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DATE: 11/10/2021

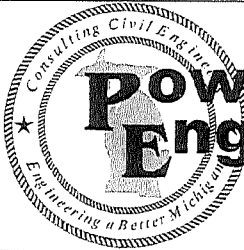


BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171

NOTES TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

ROAD DEDICATIONS  
EXHIBIT "A"

ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098



Consulting Civil Engineers  
"Engineering A Better  
Michigan"

**Powell Engineering**  
& Associates, LLC

4700 Cornerstone Dr.  
White Lake, MI 48383  
Office: 248.714.9895

Email: [help@powelleng.net](mailto:help@powelleng.net)

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	16-473
SCALE	1"=100'

**10F1**

**PERMANENT EASEMENT  
FOR PUBLIC UTILITIES**

Sidwell #88-20-04-100-086 (part of)

**CV DEVELOPMENT, LLC**, a Michigan limited liability company, Grantor(s), whose address is 2617 Beacon Hill Drive, Auburn Hills, MI 48326 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 utilities**, 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 8th day of SEPTEMBER A.D. 2022.



Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of oakland

**CV DEVELOPMENT, LLC**,  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Anthony F. Randazzo  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF oakland )

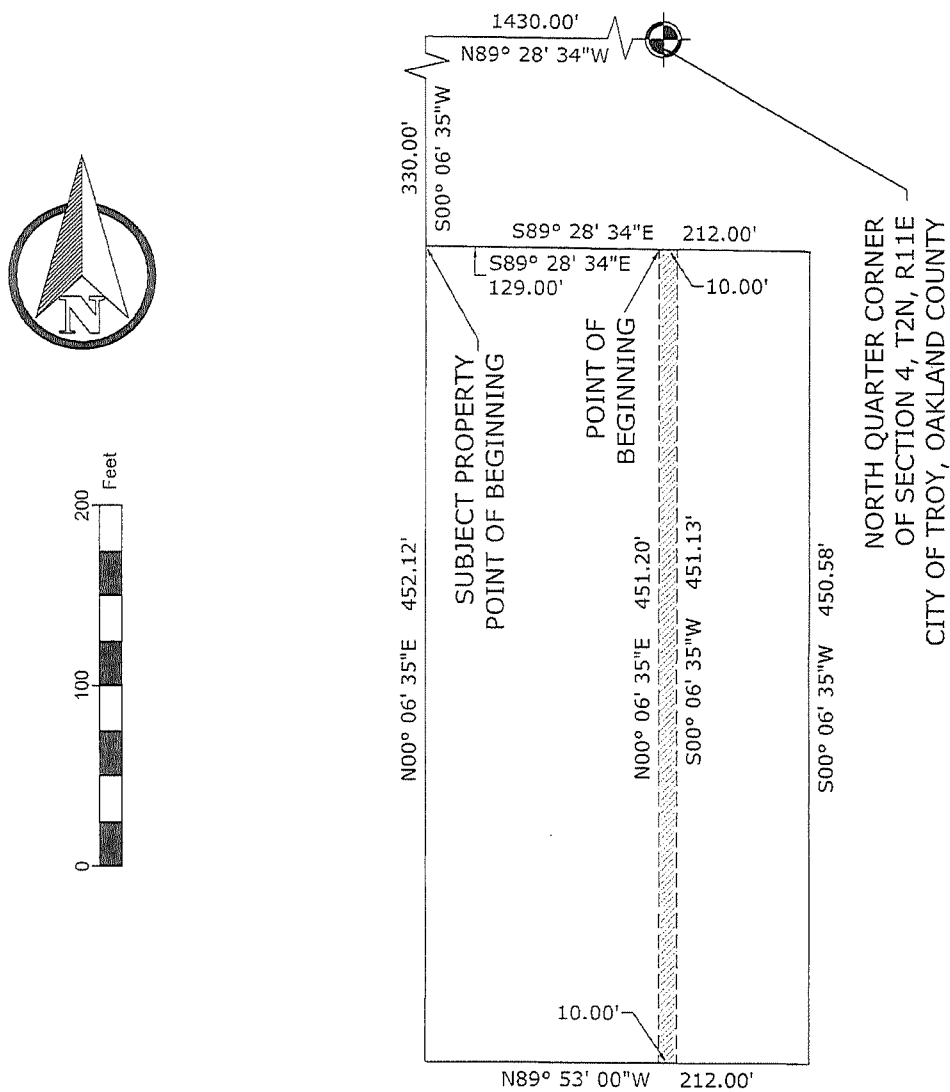
The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 2022, by Anthony F. Randazzo, Manager of CV Development, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

\*FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, Michigan  
My Commission Expires 7-15-24  
Acting in OAKLAND 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"



PUBLIC UTILITY EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE NORTHWEST CORNER OF SUBJECT PROPERTY; THENCE ALONG THE NORTH LINE PROPERTY LINE S89°28'34"E, 129.00' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 10.00'; THENCE S00°06'35"W, 451.13' TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDREW DRIVE ALSO BEING THE NORTH LINE OF "ANDREW SUBDIVISION NO. 2" AS RECORDED IN LIBER 223 OF PLATS, PAGES 29,30,31 AND 32, OAKLAND COUNTY RECORDS; THENCE N89°53'00"W, 10.00'; THENCE N00°06'35"E, 451.20' TO THE POINT OF BEGINNING AND POINT ON NORTH PROPERTY LINE OF SUBJECT PROPERTY; SAID UTILITY EASEMENT CONTAINING 0.10 ACRES MORE OR LESS.

SUBJECT PROPERTY LEGAL DESCRIPTION (TAX I.D.#20-04-100-085 + 086)

PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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DATE: 11/15/2021



**BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-7171**

NOTE: TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

**PUBLIC UTILITY EASEMENT  
EXHIBIT "A"**

ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098



**powell  
Engineering  
& Associates, LLC**

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4700 Cornerstone Dr.  
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Office: 248.714.9895

Email: [help@powelleng.net](mailto:help@powelleng.net)

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	16-473
SCALE	1"=100'

**10F1**



**PERMANENT EASEMENT  
FOR EMERGENCY INGRESS & EGRESS**

Sidwell #88-20-04-100-085 & 086 (part of)

**CV DEVELOPMENT, LLC**, a Michigan limited liability company, Grantor(s), whose address is 2617 Beacon Hill Drive, Auburn Hills, MI 48326 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, Michigan, 48084 grants to the Grantee, **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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 8<sup>th</sup> day of SEPTEMBER A.D. 2022.

CV DEVELOPMENT, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\*Anthony F. Randazzo  
Its Manager

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day SEPTEMBER, 2022, by Anthony F. Randazzo, Manager of CV DEVELOPMENT, LLC, a Michigan limited liability company on behalf of the company.



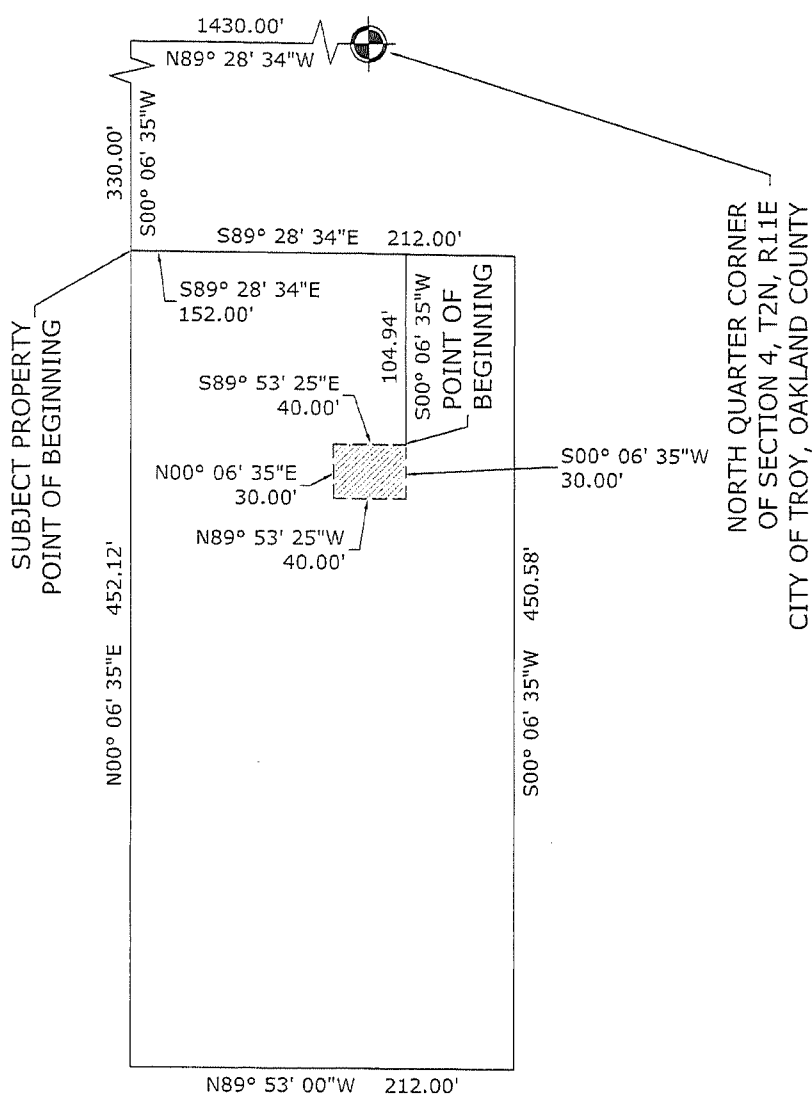
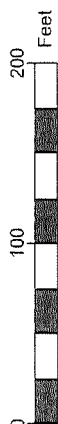
Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of Oakland

[Signature]  
\*FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, Michigan  
My Commission Expires on 7-15-24  
Acting in OAKLAND County, Michigan

Prepared by:  
Larysa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to:  
City Clerk  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

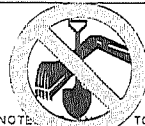


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PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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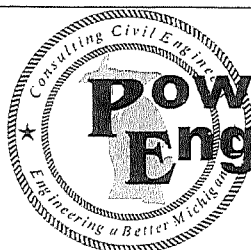
**DATE: 11/15/2021**



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**ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098**



**& Associates, LLC**

4700 Cornerstone Dr.  
White Lake, MI 48383  
Office: 248.714.9895

Email: [help@powelleng.net](mailto:help@powelleng.net)

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	16-473
SCALE	1"=100'

10F1



**PERMANENT EASEMENT  
FOR SANITARY SEWERS AND SIDEWALKS**

Sidwell #88-20-04-100-086 (part of)

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IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s)  
this 8<sup>th</sup> day of SEPTEMBER A.D. 2022.

CV DEVELOPMENT, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Anthony F. Randazzo  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

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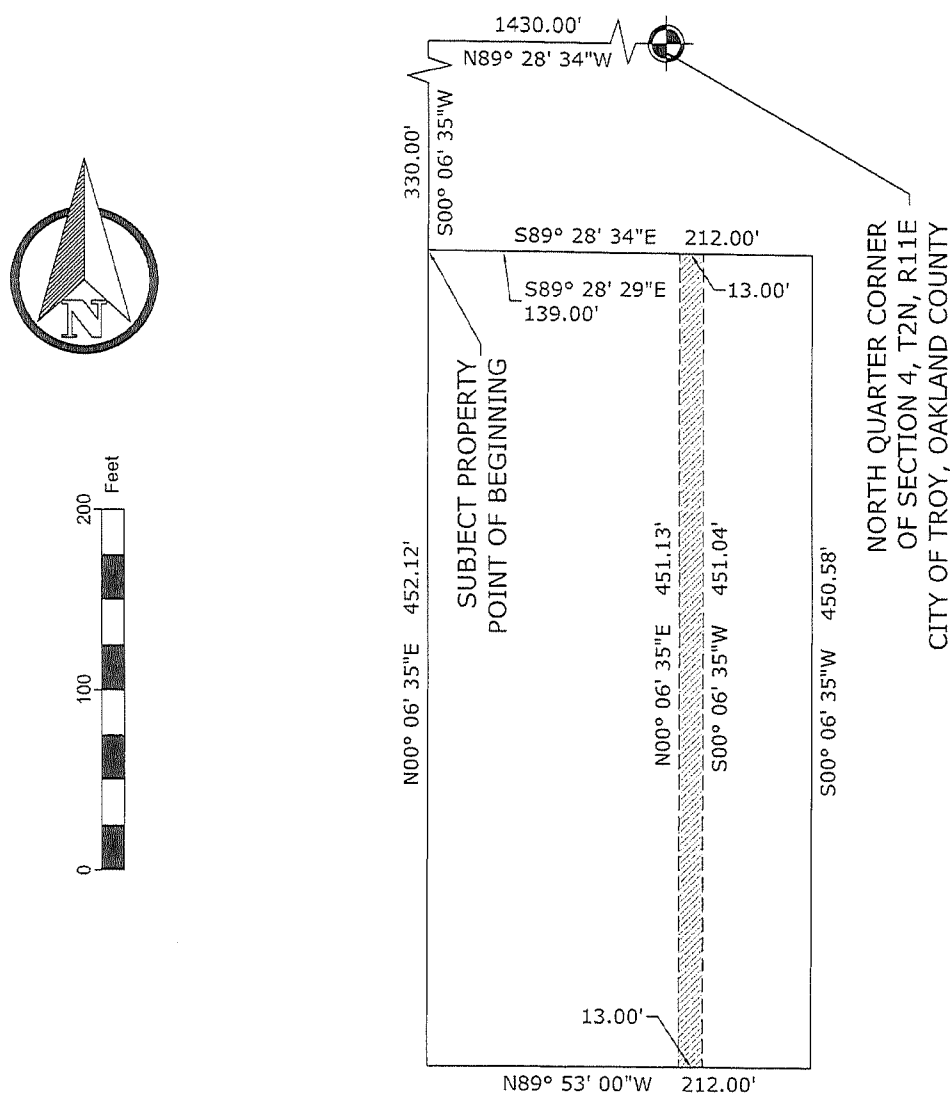


Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of Oakland

[Signature]  
\* FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, Michigan  
My Commission Expires 7-15-24  
Acting in OAKLAND 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"



SANITARY SEWER AND SIDEWALK EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT AND SIDEWALK EASEMENT BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE NORTHWEST CORNER OF SUBJECT PROPERTY; THENCE ALONG THE NORTH LINE PROPERTY LINE S89°28'34"E, 139.00' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 13.00'; THENCE S00°06'35"W, 451.04' TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDREW DRIVE ALSO BEING THE NORTH LINE OF "ANDREW SUBDIVISION NO. 2" AS RECORDED IN LIBER 223 OF PLATS, PAGES 29,30,31 AND 32, OAKLAND COUNTY RECORDS; ; THENCE N89°53'00"W, 13.00'; THENCE N00°06'35"E, 451.13' TO THE POINT OF BEGINNING AND POINT ON NORTH PROPERTY LINE OF SUBJECT PROPERTY; SAID UTILITY EASEMENT CONTAINING 0.13 ACRES MORE OR LESS.

SUBJECT PROPERTY LEGAL DESCRIPTION (TAX ID.#20-04-100-085 + 086)

PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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DATE: 10/31/2021

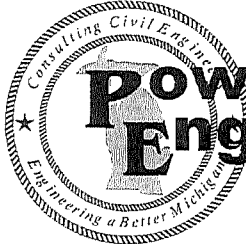


BEFORE YOU DIG  
CALL MISS DIG  
1-800-482-717

NOTES TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

SANITARY SEWER EASEMENT  
EXHIBIT "A"

ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098



Consulting Civil Engineers  
"Engineering A Better  
Michigan"

**Powell  
Engineering  
& Associates, LLC**

4700 Cornerstone Dr.  
White Lake, MI 48383  
Office: 248.714.9895

Email: help@powelleng.net

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	16-473
SCALE	1"=100'

**10F1**

**PERMANENT EASEMENT  
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-04-100-085 & 086 (part of)

**CV DEVELOPMENT, LLC**, a Michigan limited liability company, Grantor(s), whose address is 2617 Beacon Hill Drive, Auburn Hills, MI 48326 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 **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 1 signature(s)  
this 8th day of SEPTEMBER A.D. 2022.

CV DEVELOPMENT, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Anthony F. Randazzo  
Its Manager

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 2022, by Anthony F. Randazzo, Manager of CV Development, LLC, a Michigan limited liability company, on behalf of the company.



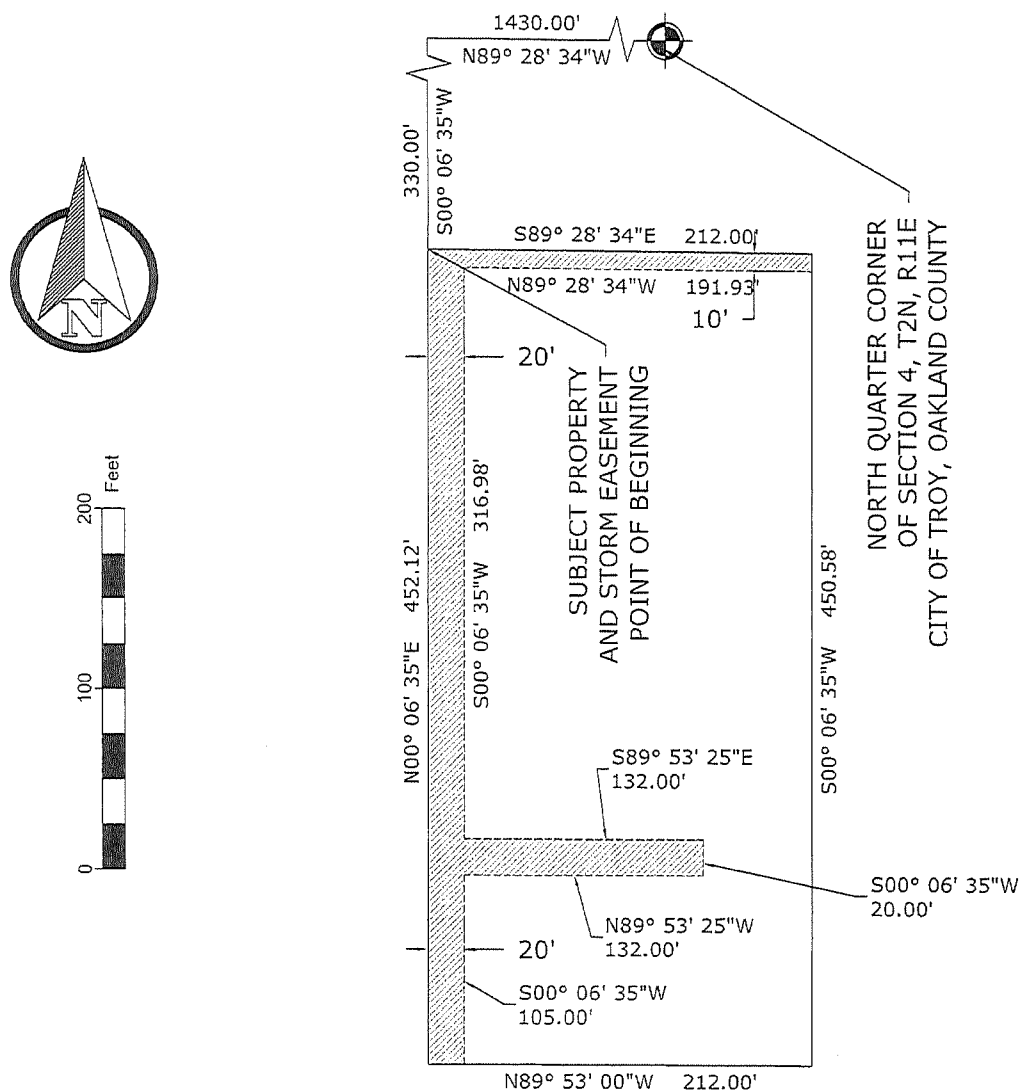
Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of OAKLAND

[Signature]  
\*FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, Michigan  
My Commission Expires 7-15-24  
Acting in OAKLAND 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"



STORM SEWER AND DRAINAGE EASEMENT DESCRIPTION

A PERMANENT STORM SEWER AND DRAINAGE EASEMENT IN PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE NORTHWEST PROPERTY CORNER AND THE POINT OF BEGINNING FOR SAID EASEMENT; THENCE ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 212.00' TO THE EAST PROPERTY LINE OF SUBJECT PROPERTY; THENCE ALONG THE EAST PROPERTY LINE OF SUBJECT PROPERTY S00°06'35"W, 10.00'; THENCE N89°28'34"W, 191.93'; THENCE S00°06'35"W, 316.98'; THENCE S89°53'25"E, 132.00'; THENCE S00°06'35"W, 20.00'; THENCE N89°53'25"W, 132.00'; THENCE S00°06'35"W, 105.00' TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY AND THE NORTH RIGHT OF WAY LINE OF ANDREW DRIVE ALSO BEING THE NORTH LINE OF "ANDREW SUBDIVISION NO. 2" AS RECORDED IN LIBER 223 OF PLATS, PAGES 29,30,31 AND 32, OAKLAND COUNTY RECORDS; THENCE ALONG SUBJECT PROPERTY LINE N89°53'00"W, 20.00' TO THE WEST PROPERTY LINE OF SUBJECT PROPERTY; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 0.31 ACRES MORE OR LESS.

SUBJECT PROPERTY LEGAL DESCRIPTION (TAX I.D.#20-04-100-085 + 086)

PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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DATE: 10/31/2021

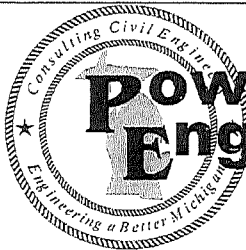


BEFORE YOU DIG  
CALL MISS DIG  
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NOTE: TO THE CONTRACTOR VARIOUS UTILITIES AND UNDERGROUND STRUCTURES ARE SHOWN ON THESE PLANS AND PROFILES. ALL INFORMATION CONCERNING ALL UTILITIES SHOWN ON THE PLANS AND PROFILES IS TAKEN FROM FIELD TOPO AND/OR AVAILABLE RECORDS, BUT THE OWNER AND ENGINEER DOES NOT GUARANTEE THEIR LOCATION/ELEVATION, OR THAT ADDITIONAL UNDERGROUND STRUCTURES OR UTILITIES MAY NOT BE ENCOUNTERED. IF THE CONTRACTOR DOES ENCOUNTER A PREVIOUSLY UNIDENTIFIED UTILITY AND/OR STRUCTURE, OR DETERMINES THAT ONE OF THE UTILITIES / STRUCTURES SHOWN ON THESE PLANS IS INCORRECTLY LOCATED, THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE OWNER AND ENGINEER FOR DIRECTION ON HOW TO PROCEED. THE CONTRACTOR WILL BE RESPONSIBLE FOR ALL DAMAGE TO EXISTING UTILITIES. NOTIFY "MISS DIG" AT 1-800-482-7171, 72 HOURS PRIOR TO THE START OF ANY CONSTRUCTION.

STORM SEWER & DRAINAGE EASEMENT  
EXHIBIT "A"

ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098



Consulting Civil Engineers  
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Email: help@powelleng.net

DRAWN	MCS
DESIGNED	MCS
APPROVED	MCP
P.E. JOB No.	16-473
SCALE	1"=100'

**10F1**

**PERMANENT EASEMENT  
FOR WATER MAINS**

Sidwell #88-20-04-100-086 (part of)

**CV DEVELOPMENT, LLC**, a Michigan limited liability company, Grantor(s), whose address is 2617 Beacon Hill Drive, Auburn Hills, MI 48326 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 **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 8th day of SEPTEMBER A.D. 2022.

CV DEVELOPMENT, LLC,  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Anthony F. Randazzo  
Its Manager

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 8th day of SEPTEMBER, 2022, by Anthony F. Randazzo, Manager of CV DEVELOPMENT, LLC, a Michigan limited liability company, on behalf of the company.

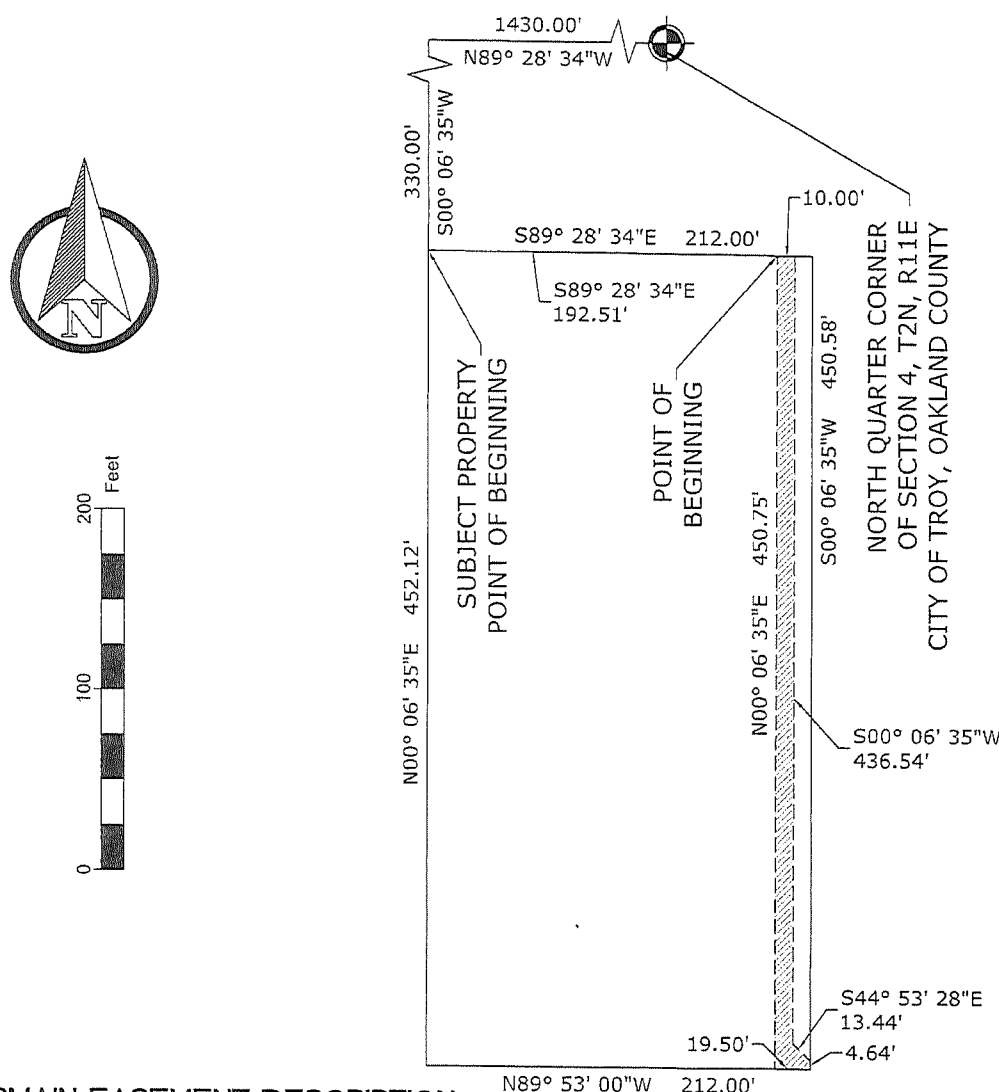


Frances Patricia Tabbi  
NOTARY PUBLIC - STATE OF MICHIGAN  
County of Macomb  
My Commission Expires 7/15/2024  
Acting in the County of OAKLAND

[Signature]  
\* FRANCES PATRICIA TABBI  
Notary Public, MACOMB County, Michigan  
My Commission Expires 7-15-24  
Acting in OAKLAND 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"



WATERMAIN EASEMENT DESCRIPTION

A PERMANENT UTILITY EASEMENT BEING PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE NORTHWEST PROPERTY CORNER OF SUBJECT PROPERTY; THENCE ALONG THE NORTH LINE PROPERTY LINE S89°28'34"E, 192.51' TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING ALONG THE NORTH PROPERTY LINE OF SUBJECT PROPERTY S89°28'34"E, 10.00'; THENCE S00°06'35"W, 436.54'; THENCE S44°53'28"E, 13.44' TO THE EAST PROPERTY LINE OF SUBJECT PROPERTY; THENCE ALONG THE EAST PROPERTY LINE S00°06'35"W 4.64' TO THE SOUTH PROPERTY LINE OF SUBJECT PROPERTY ALSO BEING THE NORTH RIGHT OF WAY LINE OF ANDREW DRIVE ALSO BEING THE NORTH LINE OF "ANDREW SUBDIVISION NO. 2" AS RECORDED IN LIBER 223 OF PLATS, PAGES 29,30,31 AND 32, OAKLAND COUNTY RECORDS; THENCE N89°53'00"W, 19.50'; THENCE N00°06'35"E, 450.75' TO THE POINT OF BEGINNING AND POINT ON NORTH PROPERTY LINE OF SUBJECT PROPERTY; SAID UTILITY EASEMENT CONTAINING 0.11 ACRES MORE OR LESS.

SUBJECT PROPERTY LEGAL DESCRIPTION (TAX I.D.#20-04-100-085 + 086)

PART OF THE NORTHWEST QUARTER OF SECTION 4, T2N, R11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 4; THENCE ALONG THE NORTH LINE OF SECTION 4, N89°28'34"W, 1430.00'; THENCE S00°06'35"W, 330.00' TO THE POINT OF BEGINNING; THENCE S89°28'34"E, 212.00'; THENCE S00°06'35"W, 450.58'; THENCE ALONG THE NORTH LINE OF "ANDREW FARMS SUB. NO. 2", AS RECORDED IN LIBER 223 OF PLATS, PAGES 29, 30, 31, AND 32, OAKLAND COUNTY RECORDS, AND ALONG THE NORTH LINE OF ANDREW DRIVE, 60.00 FEET WIDE, N89°53'00"W 212.00'; THENCE N00°06'35"E, 452.12' TO THE POINT OF BEGINNING. CONTAINS 2.197 ACRES. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

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DATE: 10/31/2021

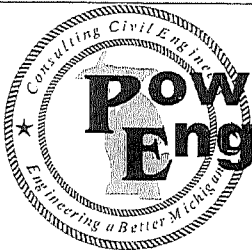


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WATERMAIN EASEMENT  
EXHIBIT "A"

ANDREW DRIVE, CITY OF TROY, OAKLAND COUNTY, MI 48098



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