



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: April 30, 2024

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
Megan E. Schubert, Assistant City Manager
Robert Maleszyk, Chief Financial Officer
Dee Anne Irby, Controller
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement, Rochester Road, Barclay to Trinway, Project No. 02.206.5, Sidwell #88-20-15-252-047, Fazilatun N. Hussain

History

In connection with the proposed improvements to Rochester Road, from Barclay to Trinway, Fazilatun N. Hussain, owner of the property identified by Sidwell #88-20-15-252-047, granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$6,500.00.

The property is an improved residential parcel zoned R-1C, One Family Residential. It is located in the northeast $\frac{1}{4}$ of Section 15, on the west side of Rochester Road, between Eckford and Longfellow.

Financial

An appraisal report was prepared by Andrew Boettcher, a State of Michigan Certified Real Estate Appraiser. The report was reviewed by Kimberly Harper, Deputy City Assessor and a State of Michigan Licensed Appraiser. Staff believes the amount of \$6,500.00 is a justifiable compensation amount for the permanent easement. Eighty percent of this cost will be reimbursed from Federal funds. The City of Troy share is available in the 2024 Capital Projects Fund, Account #401.449.202.989.022065-Public Works Construction Rochester from Barclay to Trinway.

Recommendation

Staff recommends that City Council accept the permanent easement with a compensation amount of \$6,500.00.

Legal Review

This item was submitted to the City Attorney for review pursuant to City Charter Section 3.17.



Notes:

Hussain, Fazilatun
88-20-15-252-047
RR #02.206.5



**PERMANENT EASEMENT
FOR PUBLIC UTILITIES &
PUBLIC SERVICE FACILITIES**

Sidwell #88-20-15-252-047
Resolution #

Fazilatun N. Hussain, a married woman, whose address is 4515 Rochester Road, Troy, MI 48085 for and in consideration of the sum of: Six Thousand, Five Hundred, and 00/100 Dollar (\$6,500) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 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 and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE UTILITY EASEMENT DESCRIPTIONS ON EXHIBITS "A" AND "B" 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, grading 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 HER signature(s)
this 27TH day of APRIL, 2024.

Fazilatun N. Hussain (L.S.)
* **Fazilatun N. Hussain**

_____(L.S.)
*

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27TH day of APRIL, 2024,
by Fazilatun N. Hussain, a married woman.

Patricia A. Petitto
* **PATRICIA A. PETITTO**
Notary Public, OAKLAND County, Michigan
My Commission Expires DECEMBER 31, 2026
Acting in OAKLAND County, Michigan

Prepared by: Patricia Petitto, SR/WA, RW-RAC
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

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

2/15/2023 11:58 AM

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Piggott, Robert

UTILITY EASEMENT

EXHIBIT "A"
PARCEL 93

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208606 AND DATED JUNE 22, 2022.

PARENT PROPERTY DESCRIPTION
PARCEL ID: 20-15-252-047


PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
SOUTH 26.28 FEET OF LOT 29, ALSO ALL OF LOT 30, ALSO THE NORTH 3.37 FEET OF LOT 31, EXCEPT THE EASTERLY 15 FEET OF EACH LOT TAKEN FOR ROCHESTER ROAD OF STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLAT, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

DESCRIPTION OF UTILITY EASEMENT
THE EAST 12 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
SOUTH 26.28 FEET OF LOT 29, ALSO ALL OF LOT 30, ALSO THE NORTH 3.37 FEET OF LOT 31, EXCEPT THE EASTERLY 15 FEET OF EACH LOT TAKEN FOR ROCHESTER ROAD OF STEPHENSON LAND COMPANY'S ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 48, PAGE 53 OF PLAT, OAKLAND COUNTY RECORDS.

CONTAINS 1,324 SQUARE FEET.

JOB NO. 20160715	 HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH. 48303 - 0824 PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	P.O. BOX 824 48303 - 0824	SHEET NO. 1 OF 2
DATE 02/15/23				

2/15/2023 11:58 AM

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Piggott, Robert

UTILITY EASEMENT

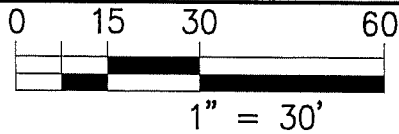
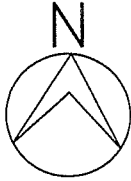
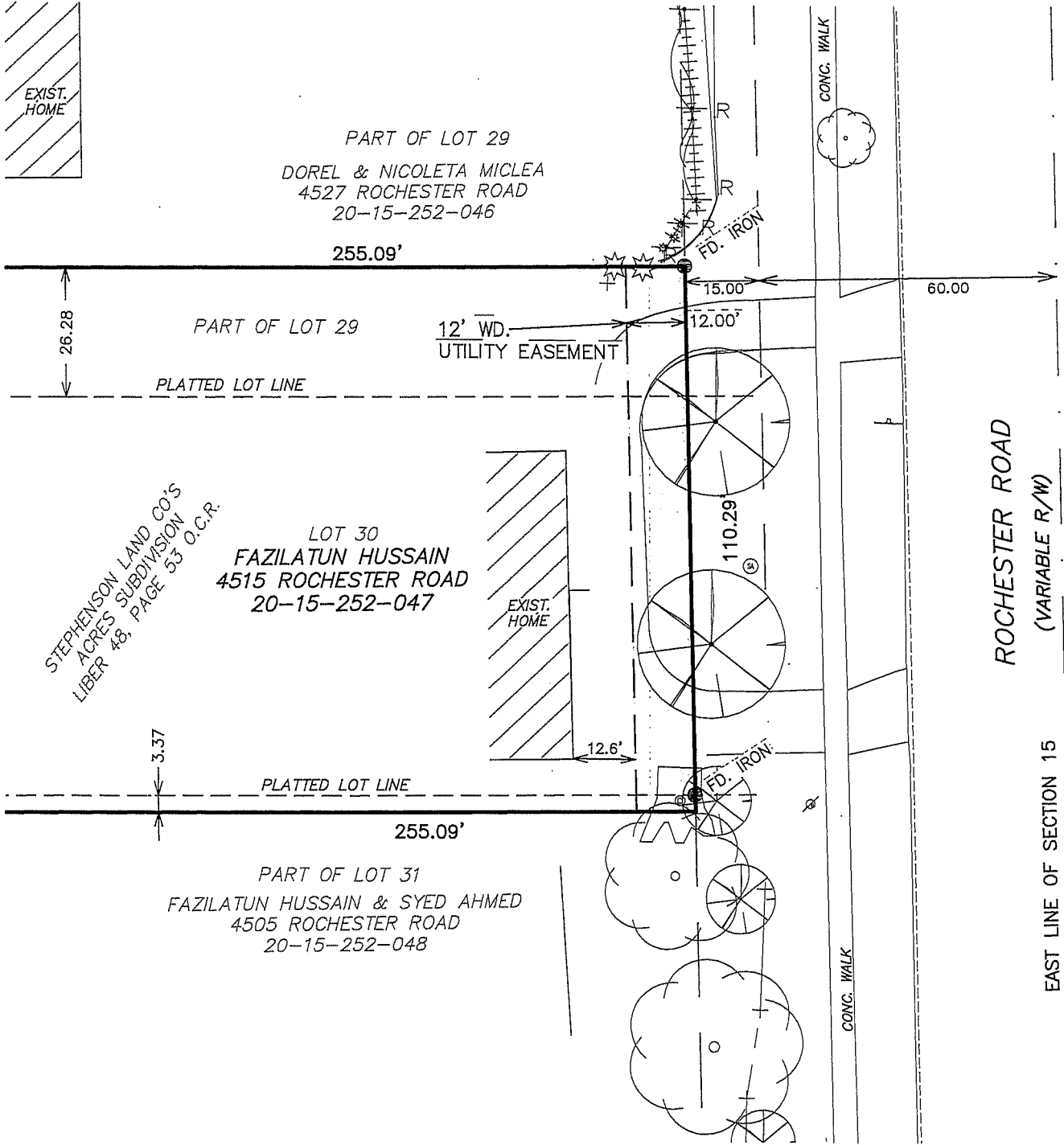


EXHIBIT "B"
PARCEL 93



NOTE:
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 28,133.8+- SQ. FT.
UTILITY EASEMENT = 1,324 SQ. FT.

LEGEND:

UTILITY EASEMENT

JOB NO.	20160715
DATE	02/15/23


HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE
BLOOMFIELD HILLS, MICH.
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SHEET NO.
2
OF 2