



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 #88-20-15-252-048, Syed Ahmed and Fazilatun N. Hussain

History

In connection with the proposed improvements to Rochester Road, from Barclay to Trinway, Syed Ahmed and Fazilatun N. Hussain, owners of the property identified by Sidwell #88-20-15-252-048, granted a Permanent Easement for Public Utilities and Public Service Facilities. The compensation amount is \$10,996.00.

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 \$10,996.00 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

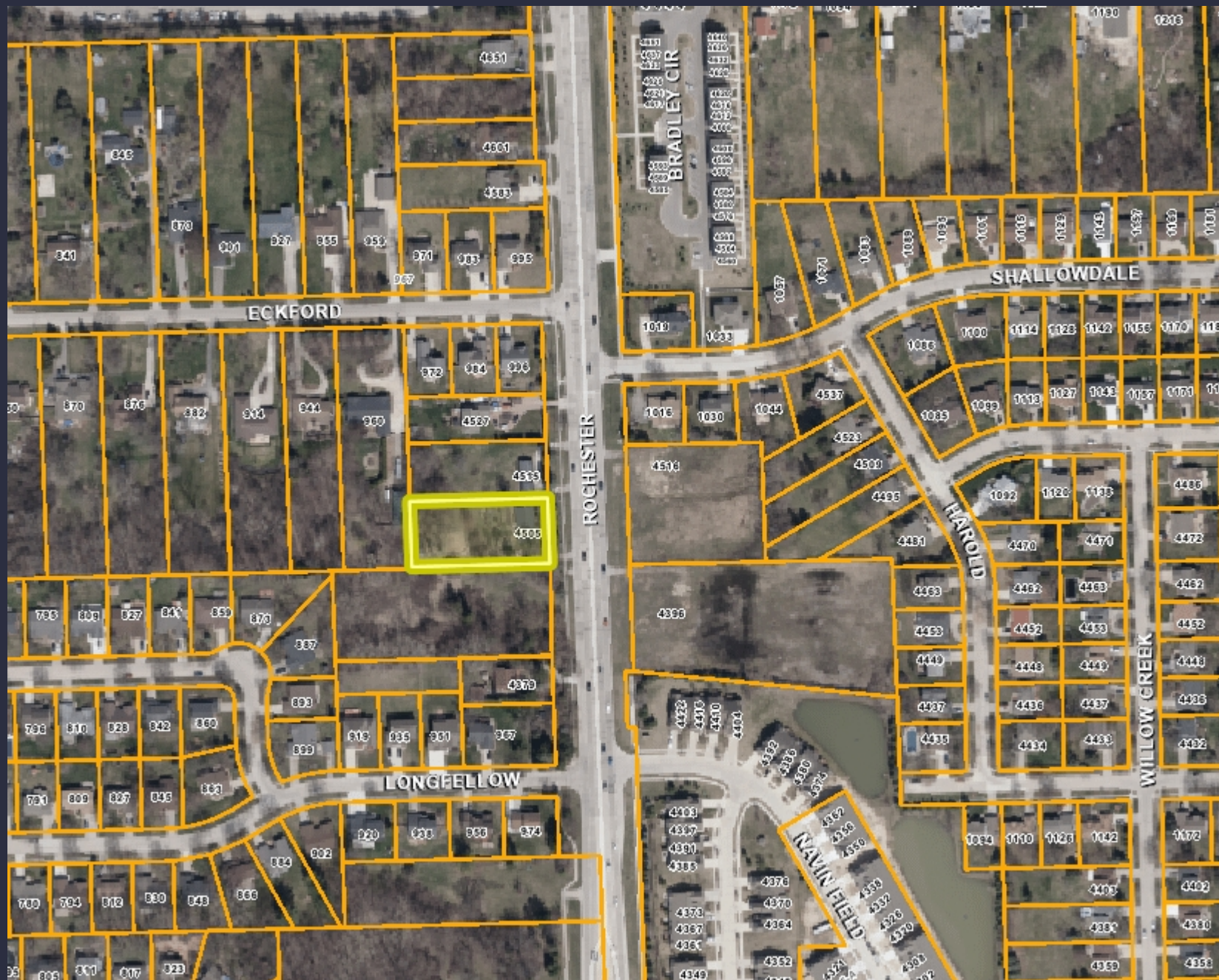
Staff recommends that City Council accept the permanent easement with a compensation amount of \$10,996.00.

Legal Review

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



Legend:



Notes:

Syed Ahmed & Fazilatun
Hussain
#88-20-15-252-048
RR #02.206.5

Map Scale: 1=356

Created: May 7, 2024



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 UTILITIES &
PUBLIC SERVICE FACILITIES**

Sidwell #88-20-15-252-048
Resolution #

Syed Ahmed and Fazilatun N. Hussain, husband and wife, whose address is 4505 Rochester Road, Troy, MI 48085 for and in consideration of the sum of: Ten Thousand, Nine Hundred, Ninety-Six and 00/100 Dollar (\$10,996) 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

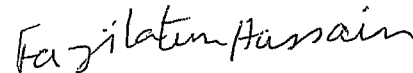
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair, grading and/or replacement thereof.

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.

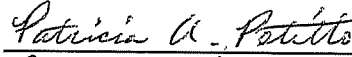
IN WITNESS WHEREOF, the undersigned hereunto affixed THEIR signature(s)
this 27TH day of APRIL, 2024.


_____(L.S.)
* Syed Ahmed


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

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27TH day of APRIL, 2024,
by Syed Ahmed and Fazilatun N. Hussain, husband and wife.



*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

UTILITY EASEMENT

EXHIBIT "A" PARCEL 92

DESCRIPTION TAKEN FROM TITLE WORK FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2208605 AND DATED JUNE 22, 2022.

PARENT PROPERTY DESCRIPTION PARCEL ID: 20-15-252-048

PROPERTY LOCATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN
LOT 31, EXCEPT THE NORTH 3.37 FEET, ALSO EXCEPT THE EASTERLY 15 FEET 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
LOT 31, EXCEPT THE NORTH 3.37 FEET, ALSO EXCEPT THE EASTERLY 15 FEET 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 1,443 SQUARE FEET.

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

UTILITY EASEMENT

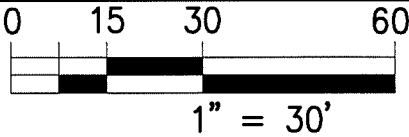
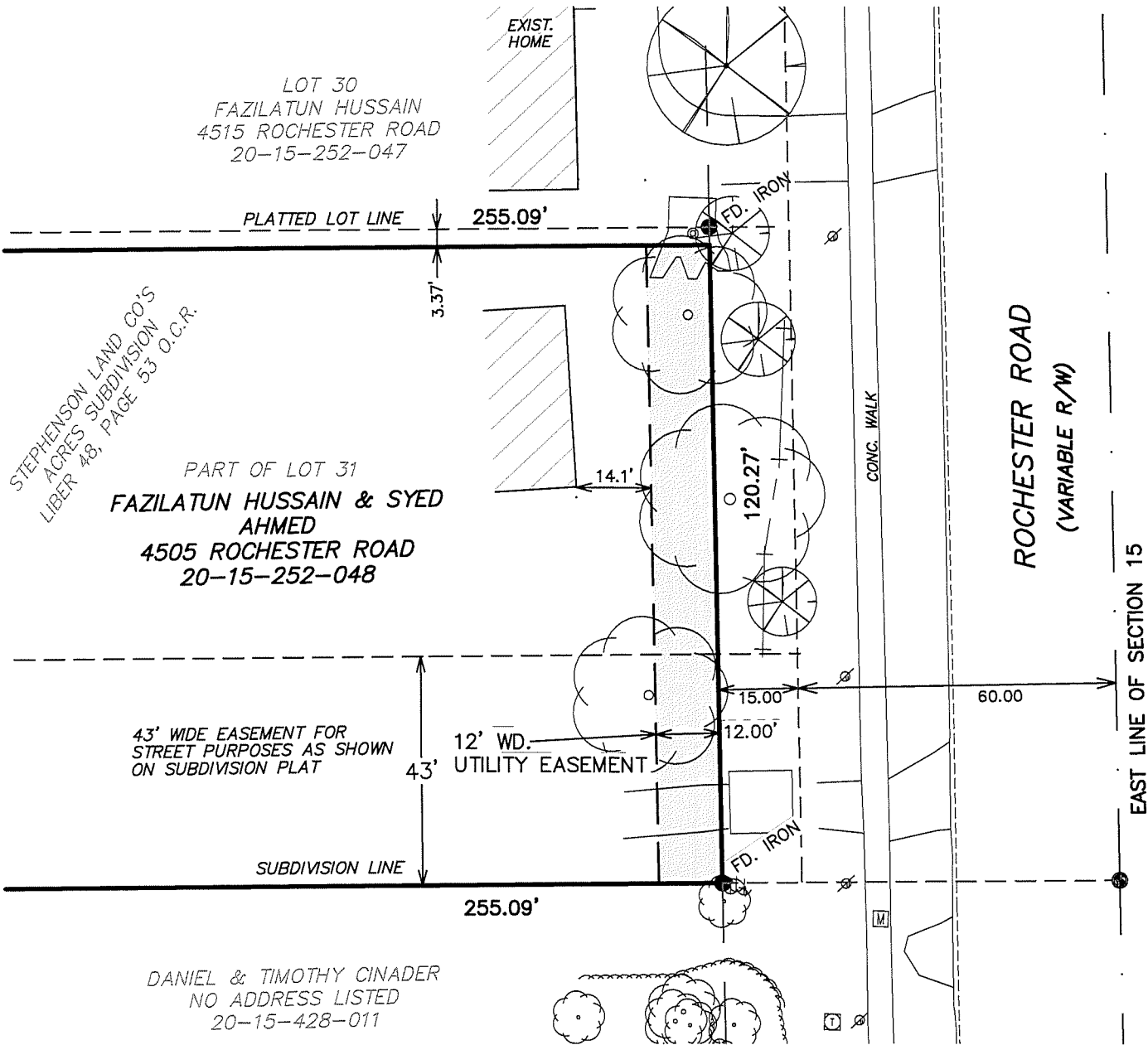


EXHIBIT "B"
PARCEL 92



NOTE:
ENTIRE PROPERTY IS NOT SHOWN.



TOTAL PROPERTY = 30,679.6+- SQ. FT.
UTILITY EASEMENT = 1,443 SQ. FT.

LEGEND:
UTILITY EASEMENT

JOB NO.
20160715
DATE
02/15/23

HRC
HUBBELL, ROTH & CLARK, INC
CONSULTING ENGINEERS SINCE 1915

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SHEET NO.
2
OF 2