



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: July 30, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Troy KS Development, LLC, Sidwell #88-20-28-103-004

History

As part of the continued redevelopment and improvement of the southeast corner of Livernois and Crooks roads, the City of Troy received a permanent easement for stormwater sewers from Troy KS Development, LLC, owner of the property having Sidwell #88-20-28-103-004.

The existing building at 2690 Crooks Road is undergoing extensive renovation for proposed multi-family apartments. New utility plans require additional storm sewers to extend to a connection on the property to the north of the apartment parcel. Troy Planning Commission approved this project at their March 14, 2023 meeting.

Financial

The consideration amount on this document is \$1.00.

Recommendation

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



Notes:

Troy KD Development, LLC
Stormwater Sewer Easement
#88-20-28-103-004



PERMANENT EASEMENT
FOR STORMWATER SEWERS

103-004
Sidwell #88-20-28-101-047 (pt)

Troy KS Development, LLC, a Michigan limited liability company, Grantor, whose address is 4036 Telegraph Road, Suite 201, Bloomfield Hills, MI 48302 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, MI, 48084 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **stormwater sewers**, 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 27 day of June A.D. 2024.

Troy KS Development, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Jordan Jonna
Its: Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27 day of June, 2024, by Jordan Jonna, Manager of Troy KS Development, LLC, a Michigan limited liability company, on behalf of the company.

FLORA PETROUS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 07-08-2027
Acting in the County of Oakland
*
[Signature]
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

Prepared by: Larysa Figol, SR/WA
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

EXHIBIT "A"

PROPERTY DESCRIPTION (20-28-101-003):

THE LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

THE EAST 484 FEET OF THE WEST 544 FEET OF THE SOUTH 400 FEET OF THE NORTH 1/2 OF THE NORTHWEST 1/4 CORNER OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

PROPERTY DESCRIPTION (20-28-101-047):

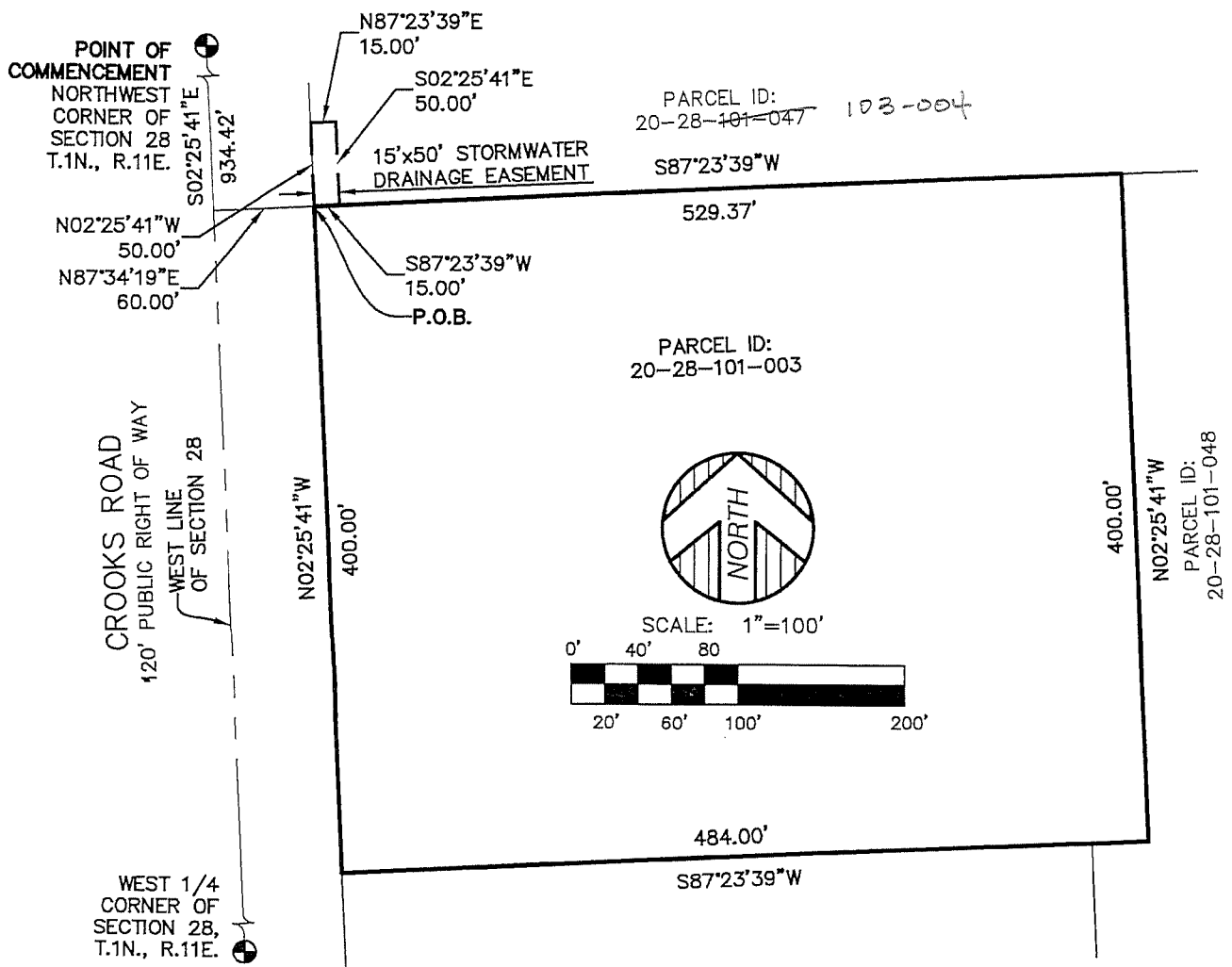
THE LAND SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:


A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF CROOKS ROAD (120 FEET WIDE) DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 626.91 FEET AND NORTH 87 DEGREES 34 MINUTES 19 SECONDS EAST 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 87 DEGREES 28 MINUTES 55 SECONDS EAST 528.89 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 05 SECONDS EAST 306.70 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 39 SECONDS WEST 529.37 FEET TO A POINT ON THE EAST LINE OF CROOKS ROAD; THENCE ALONG SAID EAST LINE OF CROOKS ROAD NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST 307.51 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION:

A 15'x50' STORMWATER DRAINAGE EASEMENT SITUATED IN THE CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

A PART OF THE NORTHWEST 1/4 OF SECTION 28, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF CROOKS ROAD (120 FEET WIDE) DISTANT SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST 934.42 FEET AND NORTH 87 DEGREES 34 MINUTES 19 SECONDS EAST 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 28; THENCE NORTH 02 DEGREES 25 MINUTES 41 SECONDS WEST, ALONG THE EAST LINE OF SAID CROOKS ROAD, 50.00 FEET; THENCE NORTH 87 DEGREES 23 MINUTES 39 SECONDS EAST, 15.00 FEET; THENCE SOUTH 02 DEGREES 25 MINUTES 41 SECONDS EAST, 50.00 FEET; THENCE SOUTH 87 DEGREES 23 MINUTES 39 SECONDS WEST, 15.00 FEET TO THE POINT OF BEGINNING.





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PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN	
FIELD SURVEY: N/A	DATE: APRIL 17, 2024
DRAWN BY: MRJ	SHEET: 1 OF 1
SCALE: 1" = 100'	JOB NO.: 19-03820