



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: April 11, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
Robert Maleszyk, Chief Financial Officer  
Kyle Vieth, Controller  
G. Scott Finlay, City Engineer  
Larysa A. Figol, Sr. Right of Way Representative

Subject: Acceptance of a Permanent Easement and Approval for Compensation, TAP Pathways Project 2025C0108, Parcel #88-20-02-451-007

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### **History**

The City of Troy received federal funding for the Transportation Alternative Program (TAP) to improve non-motorized transportation. Staff identified several areas within the City to address sidewalk and pathway gaps.

The City received a permanent easement for public roadways, public utilities and sidewalks, and a temporary grading permit from Steven Isakovic, owner of the property located on the north side of Square Lake Road, west of John R, and identified by Sidwell #88-20-02-451-007.

### **Financial**

As required by Federal Regulations, an appraisal report was prepared by Susan P. Shipman, MAI, and reviewed by Michael T. Williams, MAI, both Michigan Certified General Appraisers. The total compensation amount is \$5,760.00 and itemized below:

Type	Compensation Amount
Permanent Easement	\$4,800.00
Temporary Grading Permit	\$960.00
<b>TOTAL FOR #88-20-02-451-007</b>	<b>\$5,760.00</b>

Funds are budgeted for and available in the Capital Projects Fund, Project Code 2025C0108, Account #401.444.989.246035.

### **Recommendation**

Staff recommend that City Council accept the permanent easement and approve a compensation amount of \$5,760.00 for the permanent easement and temporary grading permit. Staff also requests approval for closing and recording costs not to exceed \$500.00.

### **Legal Review**

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



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.



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### Acceptance of Offer

The undersigned accept(s) the City of Troy's offer of \$5,760.00 for the property rights described in the City of Troy's offer letter dated March 12, 2025

Signature: [Signature] Signed Date: 4/6/25

Signatory Name: Stevan Isakovic

Signatory Title: Property Owner

Witness Signature: [Signature] Witness Date: 4/6/25

Witness Name: Peter Saballa-Davis

**PERMANENT EASEMENT  
FOR ROADWAYS, PUBLIC UTILITIES, & SIDEWALKS**

Sidwell #88-20-02-451-007 (pt)

Steven Isakovic, Grantor, whose address is 45524 Wakefield St., Shelby Twp., Michigan 48317, for and in consideration of the sum of: Four Thousand Eight Hundred and no/100 Dollars (\$4,800.00) 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, as part of the TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace roadways, public utilities, and sidewalks, 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 condition prior to Project construction by the Grantee.

Grantor agrees not to build or to convey to others permission to build any permanent structures on, over, across, in, through, or under the above-described easement, except upon the City of Troy's approval and provided the proposed improvements do not interfere with the use, operation, maintenance, repair and replacement of the roadways, public utilities, and sidewalks in the easement area shown on the attached Exhibit A.

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 6 day of April A.D. 2025.

By: [Signature]  
Signature

By: Steven Isakovic  
Printed Name

STATE OF MICHIGAN     }  
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of APRIL, 2025, by STEVEN ISAKOVIC

[Signature]  
Notary Public, OAKLAND County, Michigan  
Acting in OAKLAND County, Michigan  
My Commission Expires 8/26/2027

Prepared by:  
Andrew Ketchum, Right of Way Specialist  
Egis – Consultant for the City of Troy  
48797 Alpha Drive, Suite 130  
Wixom, MI 48393

When Recorded Return To:  
City Clerk, City of Troy  
500 West Big Beaver  
Troy, MI 48084



# EASEMENT SKETCH

Exhibit "A"

S 00°39'21" W 594.23'

88-20-02-451-007  
STEVAN ISAKOVIC  
45524 WAKEFIELD ST.  
SHELBY TOWNSHIP, MI 48317

EX. 33' ROW

43'

300'

53'

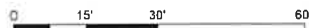
N 89°11'34" W 300.00'

SQUARE LAKE RD.

10' TEMP. GRADING ESMT.

10' PERMANENT PATHWAY ESMT.

N 00°39'21" E 347.09'



SCALE: 1" = 30'

## LEGEND

- ROW RIGHT-OF-WAY
- PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- PERM. PATH EASEMENT
- TEMP. GRADING EASEMENT

## EASEMENT SKETCH

PART OF THE W 1/2 OF THE SE 1/4 SECTION 2  
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.  
PARCEL ID #88-20-02-451-007

DATE  
03/04/2025

CITY OF TROY

0128-24-0030

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## EASEMENT DESCRIPTIONS

Exhibit "A"

### PARCEL DESCRIPTION (88-20-02-451-007)

A parcel of land being a part of the W 1/2 of the SE 1/4 of Section 2, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

Commencing at the S 1/4 of said Section 2; thence S 89°11'34" E 221.00 feet to the Point of Beginning; thence N 00°39'21" E 347.90 feet; thence N 51°21'21" E 387.66 feet; thence S 00°39'21" W 594.23 feet to the South line of said Section 2; thence N 89°11'34" W 300.00 feet to the Point of Beginning.

### PERMANENT PATHWAY EASEMENT

A parcel of land being a part of the W 1/2 of the SE 1/4 of Section 2, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

The North 10.0 feet of the South 43.0 feet of the above described parcel.

Contains 3000.0 square feet or 0.069 acres of land, more or less. Subject to all easements and restrictions of record, if any.

### TEMPORARY GRADING EASEMENT

A parcel of land being a part of the W 1/2 of the SE 1/4 of Section 2, Town 2 North, Range 11 East, City Of Troy, Oakland County, Michigan, more particularly described as follows:

The North 10.0 feet of the South 53.0 feet of the above described parcel.

Contains 3000.0 square feet or 0.069 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>EASEMENT DESCRIPTION</b>		SCALE
PART OF THE S 1/2 OF THE SE 1/4 SECTION 2		SHEET
TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICH.		6
PARCEL ID #88-20-02-451-007		OF 6
DATE	CITY	0128-24-0030
03/04/2023	CITY OF TROY	
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
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**TEMPORARY GRADING EASEMENT**

Sidwell # 88-20-02-451-007 (pt)

Steven Isakovic, Grantor(s), whose address is: 45524 Wakefield St. Shelby Twp., MI 48317, for and in consideration of the sum of Nine Hundred Sixty and no/100 Dollars (\$960.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, hereinafter called the Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, hereby grants to the Grantee, during the construction of and for a period of six (6) Months after completion of TAP Pathway - Square Lake - Rochester to John R - 24.603.5 project ("Project"), a temporary grading easement and the right to move workers, equipment, and materials on and through, and to store equipment, materials, and excavated matter on the following described property, located in the City of Troy, to-wit:

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

IN FURTHER CONSIDERATION, premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its condition prior to Project construction by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representative, successors, and assigns and the covenants contained herein shall run with the land.


IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 6 day of April, 2025.

By:   
Signature

By: Steven Isakovic  
Printed Name

STATE OF MICHIGAN     }  
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of APRIL, 2025, by STEVEN ISAKOVIC

  
Notary Public, OAKLAND County, Michigan  
Acting in OAKLAND County, Michigan  
My Commission Expires 8/26/2027

Prepared by:  
Andrew Ketchum, Right of Way Specialist  
Egis – Consultant for the City of Troy  
48797 Alpha Drive, Suite 130  
Wixom, MI 48393

Return to:  
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N 00°39'21" E 347.09'



0 15' 30' 60'

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PARCEL ID #88-20-02-451-007

SCALE  
H: 1"=30'  
SHEET  
5  
OF 5

DATE: 03/04/2025 DRAFT CITY OF TROY JOB# 0128-24-0030  
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