

January 26, 2006

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services
Douglas Smith, Real Estate & Development Director 

RE: AGENDA ITEM – Request for Acceptance of
Permanent Easements for Storm Sewer and Public
Utilities, Woodward Common Land Company, L.L.C.
Sidwell #88-20-18-477-072

In conjunction with the development of property on the west side of Coolidge, north of Wattles Road in the southeast ¼ of Section 18, the Real Estate & Development Department has received the following documents from the property owner, Woodward Common Land Company, LLC:

Permanent Easement for Storm Sewer
Permanent Easement for Public Utilities

Management recommends that City Council accept the attached easements.

PERMANENT EASEMENT

Sidwell #88-20-18-477-072

Woodward Common Land, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 420 E. Frank, Birmingham, MI 48009 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace storm sewer, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 23rd day of January A.D. 2006

WOODWARD COMMOND LAND, LLC, a Michigan Limited Liability Company

By David Jensen (L.S.)
*David Jensen
Its: Member

STATE OF MICHIGAN)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 23 day of January, 2006 by David Jensen, Member, on behalf of Woodward Common Land, LLC, a Michigan Limited Liability Company.

JANICE UNDERWOOD
Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 10, 2011
Acting in the County of Oakland

Janice Underwood
*
Notary Public, _____ County, Michigan
My Commission Expires _____

Prepared by: Patricia A. Petitto
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

PERMANENT EASEMENT

Sidwell #88-20-18-477-072

Woodward Common Land Company, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 420 E. Frank, Birmingham, MI 48009 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 construct, operate, maintain, repair and/or replace public utilities, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 his signature(s) this 2nd day of August 2005.

WOODWARD COMMON LAND COMPANY, LLC,
A Michigan Limited Liability Company

By David Jensen (L.S.)
*David Jensen
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2 day of August, 2005, by David Jensen its Managing Member, on behalf of Woodward Common Land Company, L.L.C., a Michigan Limited Liability Company.

JANICE UNDERWOOD
Notary Public, State of Michigan
County of Wayne
My Commission Expires Aug. 10, 2008
Acting in the County of Oakland
Janice Underwood
Notary Public, _____ County, Michigan
Acting in _____ County, Michigan
My Commission Expires _____

Prepared by: Patricia A. Pelitto
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
City of Troy
500 W. Big Beaver Rd.
Troy, MI 48084

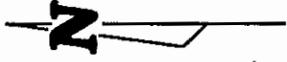
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

Section 18, Triangular Public Utility Easement
Parcel: 88-20-18-477-072

Description of Easement:

Part of the Southeast $\frac{1}{4}$ of Section 18, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southeast corner of Section 18; thence North 00 degrees 00 minutes 50 seconds East, 660.00 feet along the East Line of Section 18; thence North 89 degrees 39 minutes 20 seconds West 60.10 feet to the west right of way line of Coolidge Highway and the Point of Beginning; thence continuing North 89 degrees 39 minutes 20 seconds West 56.63 feet; thence North 51 degrees 38 minutes 22 seconds East 72.22 feet to the west right of way line of Coolidge Highway; thence South 00 degrees 00 minutes 23 seconds West, along said right of way line, 45.16 feet to the Point of Beginning. Containing 1,279 Square Feet or 0.029 Acres, more or less.



Parcel A
88-20-18-477-072

Sanitary Sewer Easement

Coolidge

660.00
60.0' 50" E

N89° 39' 20" W
60.10

SE Cor.
Sec. 18

50' 0" 23" W

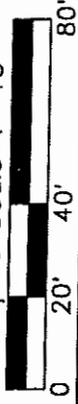
45' 16"

N51° 38' 22" E

56.63

N89° 39' 20" W

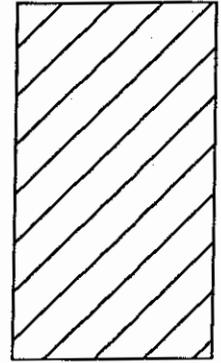
Graphic Scale: 1"=40'



CITY OF TROY
OAKLAND COUNTY, MICHIGAN

Public Utility Easement Sketch

SCALE	DRAWN BY	CHECKED	FILE
HOR. 1"=40'	NAME GJB III	NAME	See Above
VER.	DATE 3-28-05	DATE	VIEW #1
STEVEN J. VANDETTE			JOB No.
			SHEET No.
			1074



Proposed Public
Utility Easement
Area-1279 Sq.Ft.

DATE
REV.
CONTRACT No.

DOCUMENT PREPARED BY
George J. Ballard III
L.S.D. SURVEYOR