

July 13, 2006

TO: Phillip L. Nelson, City Manager

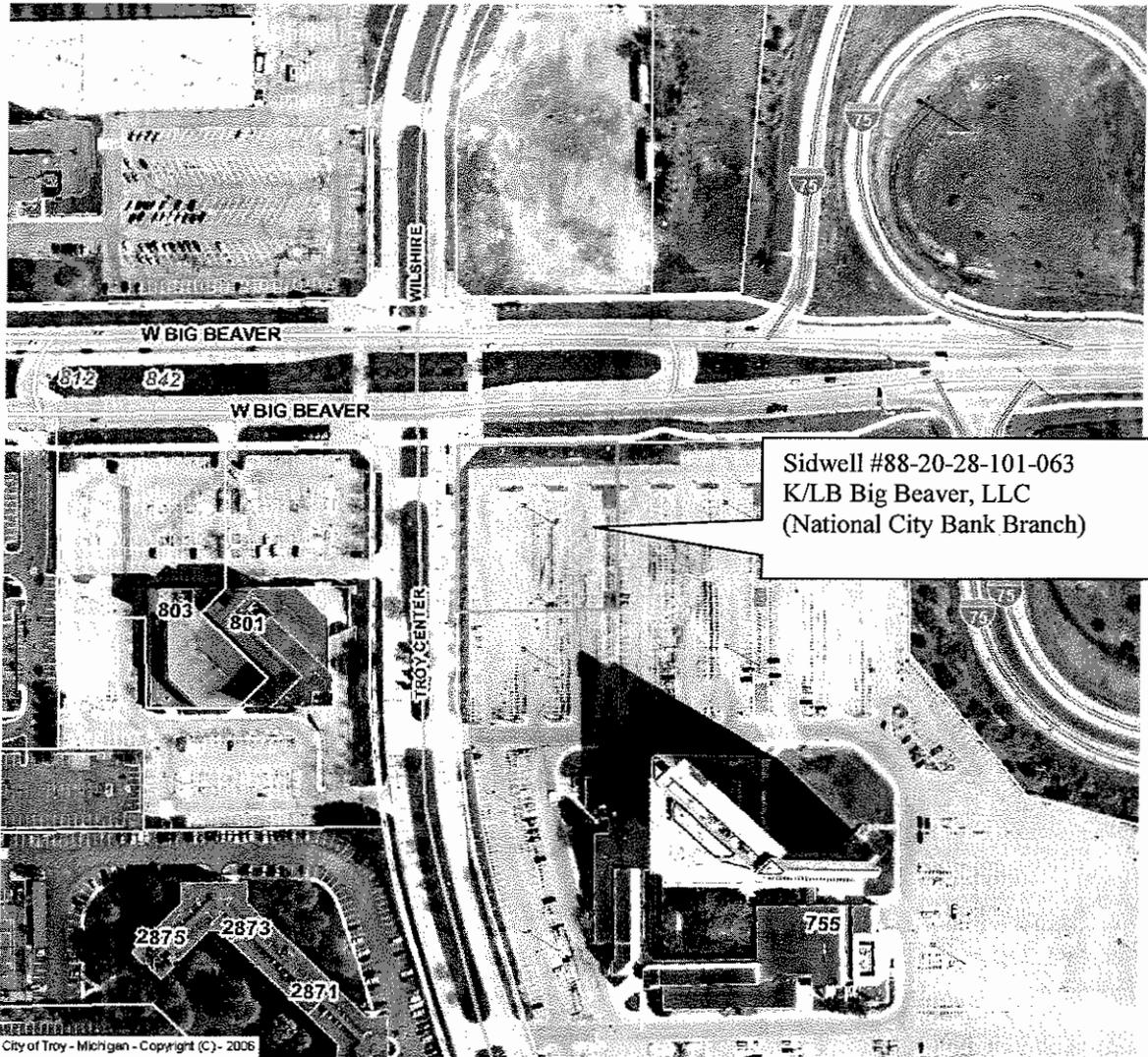
FROM: Brian P. Murphy, Assistant City Manager/Services

SUBJECT: AGENDA ITEM - Request for Acceptance of a Permanent Easements for Watermain & Sidewalk, K/LB Big Beaver, L.L.C. Sidwell # 88-20-28-101-063

In connection with the development of the northeast corner of Big Beaver and Town Center, Section 28, the Real Estate and Development Department has received 2 permanent easements for watermain and sidewalk from the property owner K/LB Big Beaver, L.L.C., having Sidwell #88-20-28-101-063. The site is being developed as a National City Bank branch. The consideration amount is \$1.00.

Staff recommends the acceptance of the attached easement.

K/LB BIG BEAVER, LLC
(National City Bank Branch)
Sidwell #88-20-28-101-063



Sidwell #88-20-28-101-063
K/LB Big Beaver, LLC
(National City Bank Branch)

PERMANENT EASEMENT

Sidwell No. 88-20-28-101-063

K/LB BIG BEAVER, L.L.C., a Michigan limited liability company (Grantor"), whose address is 39400 Woodward Avenue, Suite 250, Bloomfield Hills, Michigan 48304-5155, for and in consideration of the sum of One (\$1.00) Dollar paid by the CITY OF TROY, a Michigan municipal corporation ("Grantee"), whose address is 500 West Big Beaver Road, Troy, Michigan 48084, grants to Grantee the non-exclusive right to construct, operate, maintain, repair, and/or replace a water main in, on and under land situated in the City of Troy, Oakland County, Michigan, described as:

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

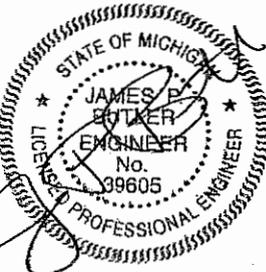
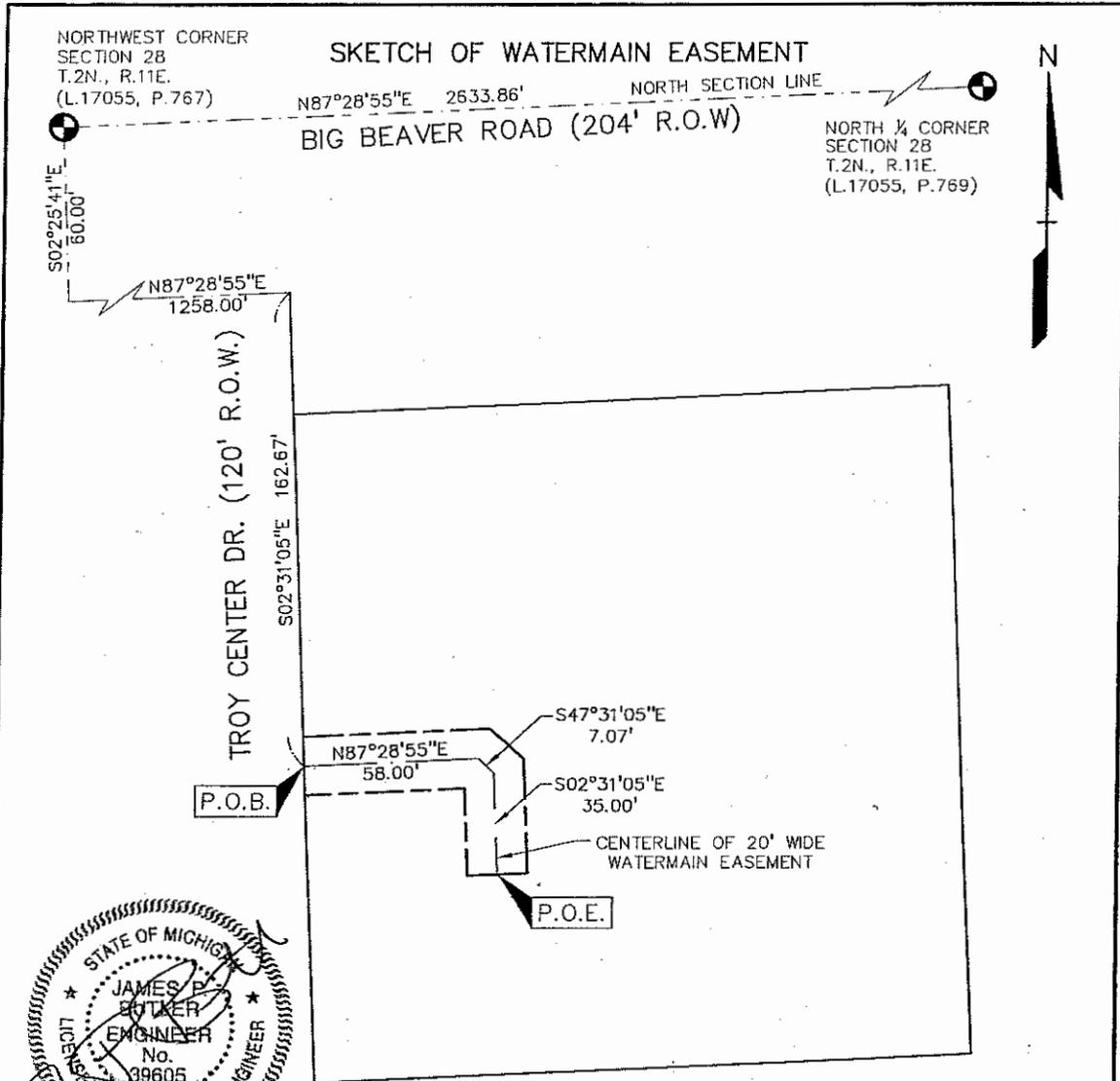
and to enter upon sufficient land adjacent to said improvements for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to the original condition by 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.

(Signature and Acknowledgment on following page)

"EXHIBIT "A"



LEGAL DESCRIPTION
Watermain Easement

A 20 foot wide easement for the construction, maintenance and repair of a watermain over part of the Northwest 1/4 of Section 28, T.2N., R.11E., City of Troy, Oakland County, Michigan, the centerline of which is described as commencing at the Northwest corner of Section 28, thence S 02°25'41"E, 60.00 feet; thence N 87°28'55" E, 1258.00 feet; thence S 02°31'05" E, 162.67 feet to the Point of Beginning; thence N 87°28'55" E, 58.00 feet; thence S 47°31'05" E, 7.07 feet; thence S 02°31'05" E, 35.00 feet to the Point of Ending of the centerline.

LEGEND

SECTION CORNER FOUND

GRAPHIC SCALE
1" = 50'

PROFESSIONAL ENGINEERING ASSOCIATES

CLIENT: YAMASAKI ASSOCIATES, INC. 900 TOWER DRIVE, PLAZA LEVEL TROY, MICHIGAN 48098	SCALE: 1" = 50'	JOB No: 2005134	2430 Rochester Ct. Suite 100 Troy, MI 48083-1872 (248) 689-9090
	DATE: 12-8-05	DWG. No: 1	

PERMANENT EASEMENT

Sidwell No. 88-20-28-101-063

K/LB BIG BEAVER, L.L.C., a Michigan limited liability company (Grantor"), whose address is 39400 Woodward Avenue, Suite 250, Bloomfield Hills, Michigan 48304-5155, for and in consideration of the sum of One (\$1.00) Dollar paid by the CITY OF TROY, a Michigan municipal corporation ("Grantee"), whose address is 500 West Big Beaver Road, Troy, Michigan 48084, grants to Grantee the non-exclusive right to construct, operate, maintain, repair, and/or replace a sidewalk in and on land situated in the City of Troy, Oakland County, Michigan, described as:

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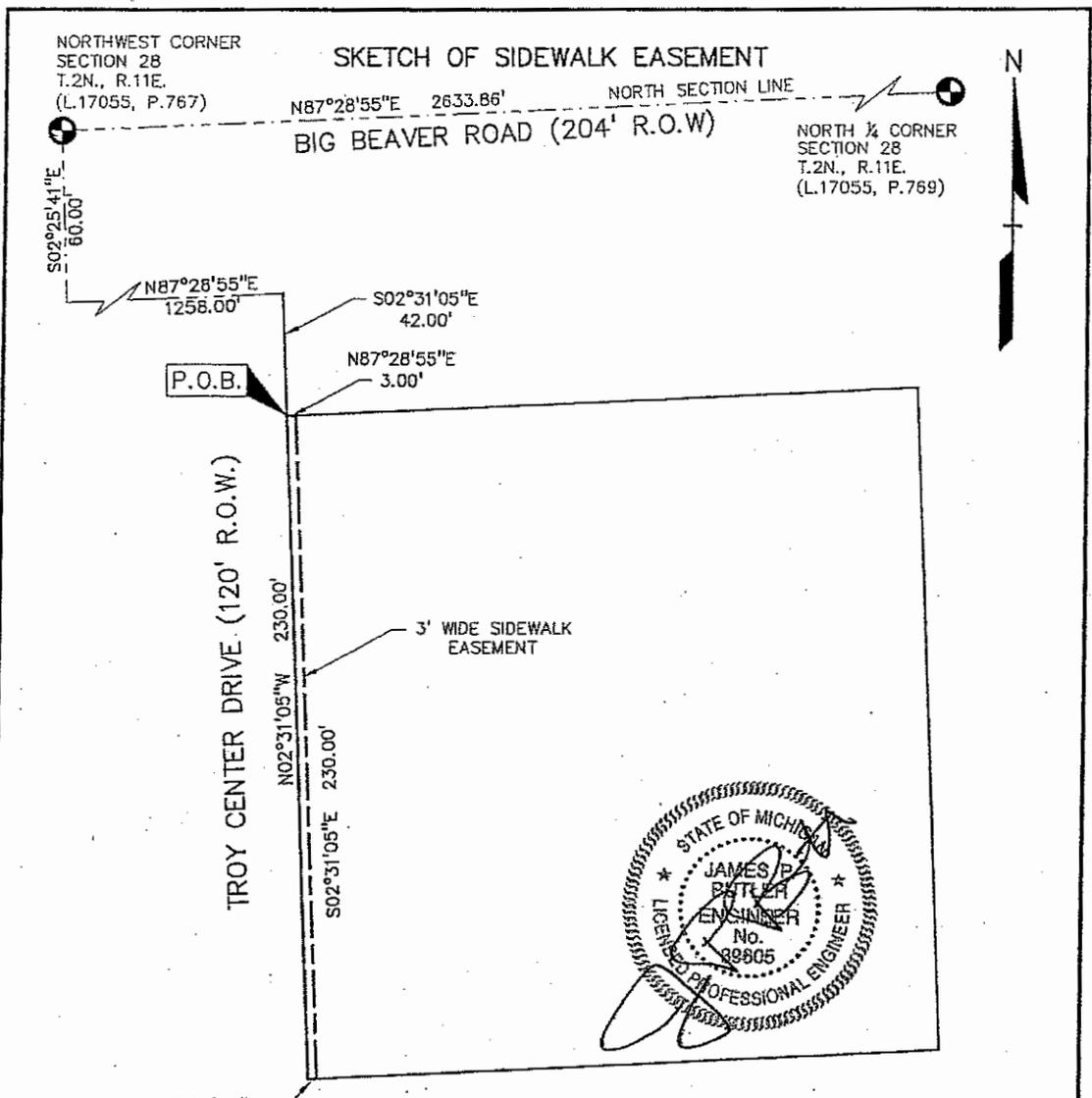
and to enter upon sufficient land adjacent to said improvements for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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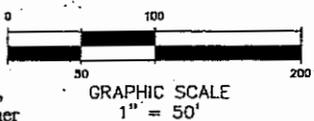


LEGAL DESCRIPTION
Sidewalk Easement

A 3 foot wide sidewalk easement over part of the Northwest 1/4 of Section 28, T.2N., R.11E., City of Troy, Oakland County, Michigan, commencing at the Northwest corner of Section 28; thence S02° 25' 41" E, 60.00 feet; thence N87° 28' 55" E, 1258.00 feet; thence S 02° 31' 05" E, 42.00 feet to the Point of Beginning; thence N 87° 28' 55" E, 3.00 feet; thence S02° 31' 05" E, 230.00 feet; thence S87° 28' 55" W, 3.00 feet; thence N02°31' 05" W, 230.00 feet to the Point of Beginning.

LEGEND

SECTION CORNER FOUND



PROFESSIONAL
 ENGINEERING
 ASSOCIATES

CLIENT: YAMASAKI ASSOCIATES, INC. 900 TOWER DRIVE, PLAZA LEVEL TROY, MICHIGAN 48098	SCALE: 1" = 50'	JOB No: 2005134	2430 Rochester CL Suite 100 Troy, MI 48063-1872 (248) 689-9080
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