

September 22, 2005

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 Easement for Sanitary Sewer, First American Title Insurance Company – Sidwell #88-20-20-476-054

In conjunction with a new retail development at the southwest corner of Crooks and Wilshire, the Real Estate & Development Department has received an easement for sanitary sewer from the property owners, First American Title Insurance Company. The consideration on this document is \$1.00.

Management recommends that City Council accept the attached easement.

PERMANENT EASEMENT

Sidwell #88-20-20-476-054

First American Title Insurance Company, a California Corporation, Grantors, whose address is 1 First American Way, Santa Ana, CA 92707 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 sanitary sewer, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A" for Parent Parcel description & easement description

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

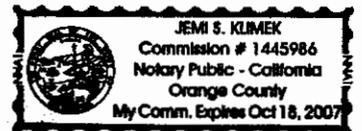
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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 her signature(s) this 19th day of September A.D. 2005

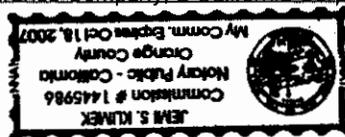
First American Title Insurance Company, a California Corporation

By Anne Nelson Lamphar (L.S.)  
\*Anne Nelson Lamphar  
Its: Vice President/Associate Senior Underwriter



STATE OF CALIFORNIA)  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19th day of SEPTEMBER, 2005, by Anne Nelson Lamphar, Vice President/Associate Senior Underwriter of First American Title Insurance Company, a California Corporation.



Jemi S. Klimek  
Notary Public, ORANGE County, California

My Commission Expires OCT 18, 2007

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

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

PARCEL 'A' (Parent Parcel)

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWN 2 NORTH, RANGE 11 EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, A DISTANCE OF 297.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 29 SECONDS EAST 102.01 FEET TO A POINT ON THE NORTHERLY LINE OF BIG BEAVER ROAD (204.00 FEET WIDE); THENCE WEST ALONG THE NORTHERLY LINE OF BIG BEAVER ROAD (204.00 FEET WIDE) 433.76 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 509.26 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST 193.07 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 24 SECONDS EAST 739.41 FEET; THENCE SOUTH 00 DEGREES 44 MINUTES 37 SECONDS WEST ALONG THE EAST LINE OF SECTION 20, 179.80 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 47 SECONDS WEST 737.08 FEET TO THE POINT OF BEGINNING. EXCEPT THE EAST 60 FEET FOR HIGHWAY.

SUBJECT TO AN EASEMENT FOR SANITARY SEWER PURPOSED BEING DESCRIBED AS:

A TWENTY (20) FEET WIDE SANITARY SEWER EASEMENT LYING TEN (10) FEET ON BOTH SIDE OF, PARALLEL WITH AND ADJACENT TO THE FOLLOWING DESCRIBED CENTERLINE:

PART OF THE SOUTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS : COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 20, TOWN 2 NORTH, RANGE 11 EAST; THENCE DUE WEST ALONG THE SOUTH LINE OF SAID SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, A DISTANCE OF 297.00 FEET; THENCE NORTH 00 DEGREES 44 MINUTES 29 SECONDS EAST, 102.01 FEET TO A POINT ON THE NORTHERLY LINE OF BIG BEAVER ROAD (204.00 FEET WIDE); THENCE DUE WEST ALONG THE NORTHERLY LINE OF BIG BEAVER ROAD, 433.76 FEET; THENCE NORTH 00 DEGREES 02 MINUTES 02 SECONDS EAST, 509.26 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 47 SECONDS EAST TO A POINT ON THE WESTERLY LINE OF CROOKS ROAD (120') A DISTANCE OF 677.08 FEET; THENCE ALONG SAID WESTERLY LINE OF CROOKS ROAD NORTH 00 DEGREES 44 MINUTES 37 SECONDS EAST A DISTANCE OF 173.05 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING NORTH 78 DEGREES 30 MINUTES 27 SECONDS WEST A DISTANCE OF 24.86 FEET; THENCE NORTH 89 DEGREES 15 MINUTES 31 SECONDS WEST A DISTANCE OF 324.55 FEET TO THE POINT OF ENDING.

JOB NO.: 05-2005-10

DATE: APRIL 4, 2005

SCALE: 1"=100'

SHEET NO.: 2 OF 2

SANITARY SEWER EASEMENT



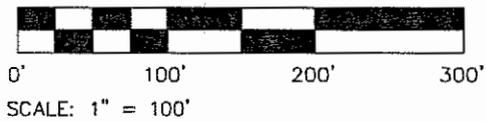
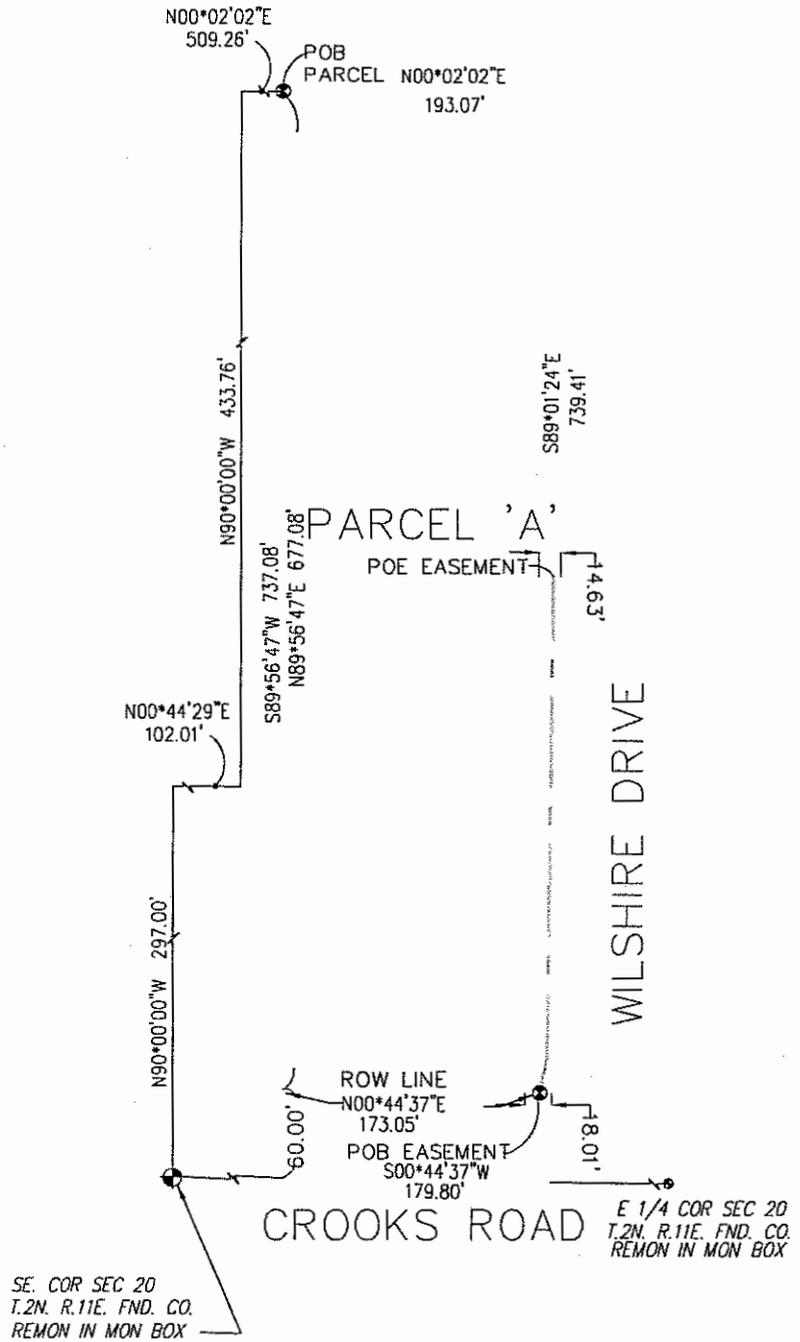
SSOE, INC.

ARCHITECTS ENGINEERS PLANNERS

1050 WILSHIRE DR. - SUITE #260

TROY, MICHIGAN 48084

TEL. 248-643-6222



05-2005-10

APRIL 4, 2005

1"=100'

1 OF 2

SANITARY SEWER EASEMENT