



CITY COUNCIL AGENDA ITEM

Date: November 14, 2014

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Permanent Easement from Alan Group Properties, LLC,
Sidwell #88-20-26-428-031

History

As part of the development of a property located in the southeast $\frac{1}{4}$ of Section 26, at the southeast corner of Bellingham and Bristol roads, the Engineering department has received a permanent easement for roadway, sidewalk and public utilities from Alan Group Properties, LLC, owner of the property having Sidwell #88-20-26-428-031.

The format and content of this easement is consistent with easements previously accepted by City Council.

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 development and improvement purposes.



Sidwell #20-26-428-031 - ALAN GROUP PROPERTIES

540 0 270 540Feet



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.

PERMANENT EASEMENT

Sidwell #88-20-26-428-031 (part of)
Resolution #

ALAN GROUP PROPERTIES, LLC, a Michigan limited liability company, whose address is 32600 Stephenson Highway, Suite B, Madison Heights, MI 48071 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 **roadway, sidewalk and public utilities**, 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 HEREOF

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 centerline of any new street shall be aligned with the centerline of the existing street. Any new roadway construction will be limited to a maximum 30 feet width back of curb to back of curb.

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 30 day of July A.D. 2014.

ALAN GROUP PROPERTIES, LLC
a Michigan limited liability company

By  (L.S.)
Bradley Chojnacki
Its Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30 day of July, 2014, by Bradley Chojnacki, Managing Member of ALAN GROUP PROPERTIES, LLC, a Michigan limited liability company on behalf of said company.

RENAY ANN RYTLEWSKI
Notary Public, State of Michigan
County of Macomb
My Commission Expires Aug 28, 2017
Acting in the County of Oakland


Notary Public, Macomb County, Michigan
My Commission Expires 08/28/17
Acting in Oakland County, Michigan

Prepared by: Larysa Figol
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"

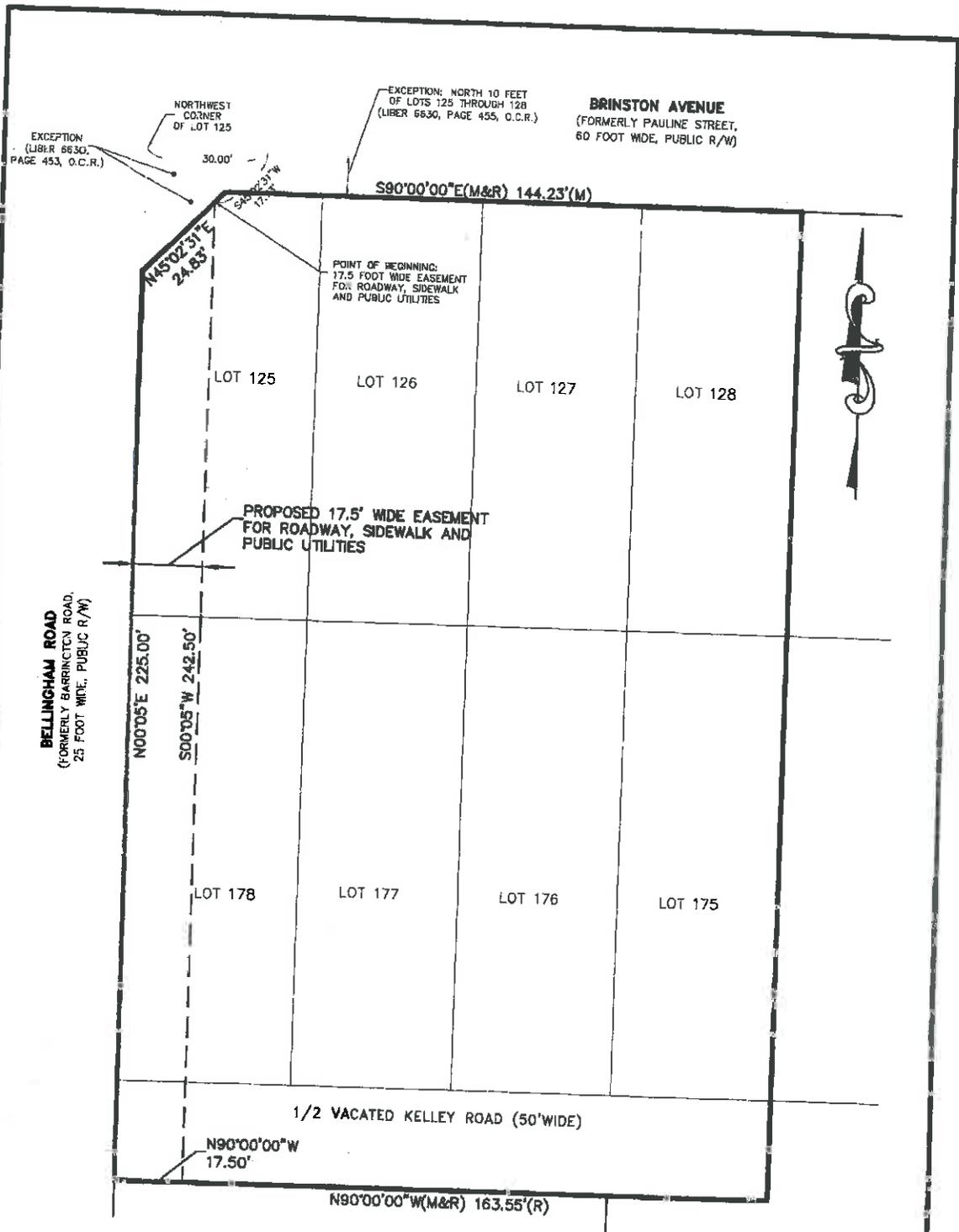
EASEMENT FOR ROADWAY SIDEWALK AND PUBLIC UTILITIES

AN EASEMENT FOR ROADWAY, SIDEWALK AND PUBLIC UTILITIES OVER AND ABOVE THE FOLLOWING DESCRIBED LAND:

LOTS 125, 126, 127, 128; LOTS 175, 176, 177 AND 178, JOHN R GARDEN SUBDIVISION, AS RECORDED IN LIBER 31 OF PLATS, PAGE 8, OAKLAND COUNTY, MICHIGAN RECORDS, EXCEPT THE NORTH 10 FEET OF LOTS 125 THROUGH 128, BOTH INCLUSIVE, DEEDED TO THE CITY OF TROY IN QUIT CLAIM DEED RECORDED IN LIBER 6630, PAGE 455, AND EXCEPT PART OF LOT 125 DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 125; THENCE DUE EAST 30.00 FEET ALONG THE SOUTH LINE OF BRINSTON STREET (50 FEET WIDE); THENCE SOUTH 45 DEGREES 02 MINUTES 31 SECONDS WEST 42.46 FEET TO A POINT ON THE EAST LINE OF BELLINGHAM; THENCE NORTH 00 DEGREES 05 MINUTES 00 SECONDS EAST 30.00 FEET TO THE POINT OF BEGINNING, DEEDED TO THE CITY OF TROY IN LIBER 6630, PAGE 453. ALSO INCLUDING 1/2 OF VACATED KELLEY STREET ADJACENT TO LOTS 175 THROUGH 178, BOTH INCLUSIVE.

SAID EASEMENT PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DUE EAST 30.00 FEET ALONG THE SOUTH LINE OF BRINSTON STREET (50 FEET WIDE), AND SOUTH 45 DEGREES 02 MINUTES 31 SECONDS WEST 17.73 FEET ON THE EAST LINE OF BELLINGHAM FROM THE NORTHWEST CORNER OF SAID LOT 125; THENCE FROM SAID POINT OF BEGINNING, SOUTH 00 DEGREES 05 MINUTES WEST 242.50 FEET; THENCE WEST 90 DEGREES 00 MINUTES 00 SECNDS WEST 17.50 FEET TO A POINT ALONG THE EASTERLY RIGHT OF WAY LINE OF BELLINGHAM ROAD; THENCE NORTH 00 DEGREES 05 MINUTES EAST, 225.00 FEET; THENCE NORTH 45 DEGREES 02 MINUTES 31 SECONDS EAST 24.83 FEET TO THE POINT OF BEGINNING.



GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:	THE ALAN GROUP	DATE: 4-10-2014
	EASEMENT	DRAWN BY: DJL
	THE ALAN GROUP OFFICE BUILDING	CHECKED BY: DJL
SECTION: 26	TOWNSHIP: 2 N. RANGE: 11 E.	0 15 30
CITY OF TROY	OAKLAND COUNTY	FBK: --
MICHIGAN		1
		13-269
		SCALE HOR 1"=30 FT. VER 1"=--- FT.