



CITY COUNCIL AGENDA ITEM

Date: July 9, 2015

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 Two Permanent Easements from Troy Market Homes, LLC,
Sidwell #88-20-27-180-030

History

As part of the redevelopment of a property located in the northwest ¼ of Section 27, on Starr at Kirkton Street, the Engineering department has received two permanent easements for sidewalks and storm sewers & surface drainage from Troy Market Homes, LLC, owner of the property having Sidwell #88-20-27-180-030.

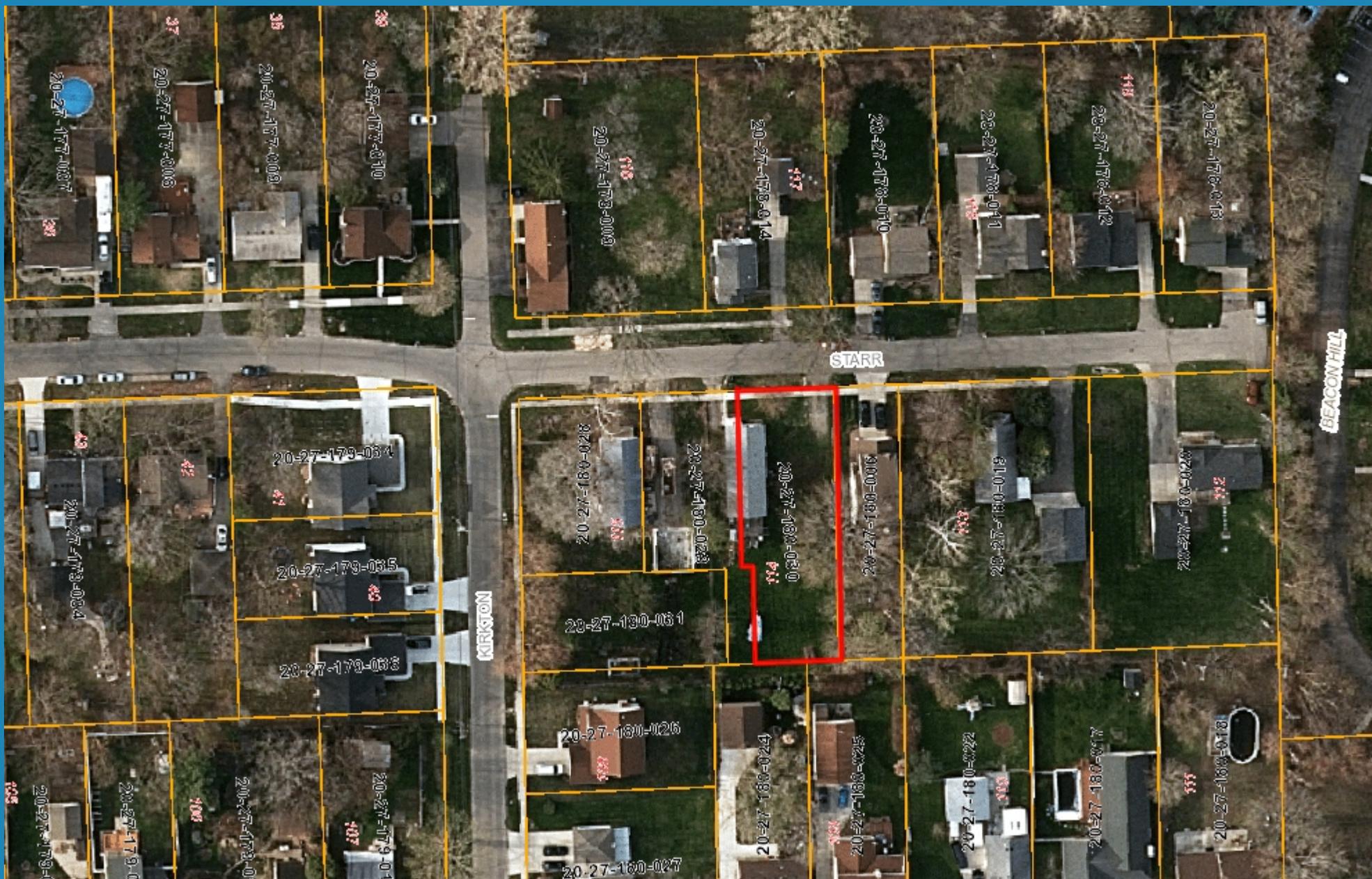
The format and content of these easements is consistent with easements previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached permanent easements consistent with our policy of accepting easements for development and improvement purposes.



224 0 112 224 Feet



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 #88-20-27-180-030 (part of)
Resolution #

TROY MARKET HOMES, LLC, a Michigan limited liability company, Grantor, whose address is 1625 West Big Beaver, Suite C, Troy, MI 48084 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 **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

The North 5 feet of the following described property:

Part of Lot 114 described as commencing at the N.W. Corner of said Lot, thence N.88°35'00"E. along the North Lot Line 18.0 ft. to the point of beginning; thence continuing N.88°35'00"E. 60.0 ft., thence S.0°41'40"E. 169.0 ft. to the South Lot Line; thence along said line S.88°35'05"W. 53.0 ft.; thence N.0°41'40"W 60.0 ft.; thence S.88°34'28"W. 7.0 ft.; thence N.0°41'40"W 109.0 ft. to the point of beginning; GREENOUGH HEIGHTS SUBDIVISION, City of Troy, Oakland County, Michigan. Plat recorded in L27, P14 O.C.R.

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 25 day of June A.D. 2015.

TROY MARKET HOMES, LLC
a Michigan limited liability company

By Cesare Pizzo (L.S.)
*Cesare Pizzo
Its: Member

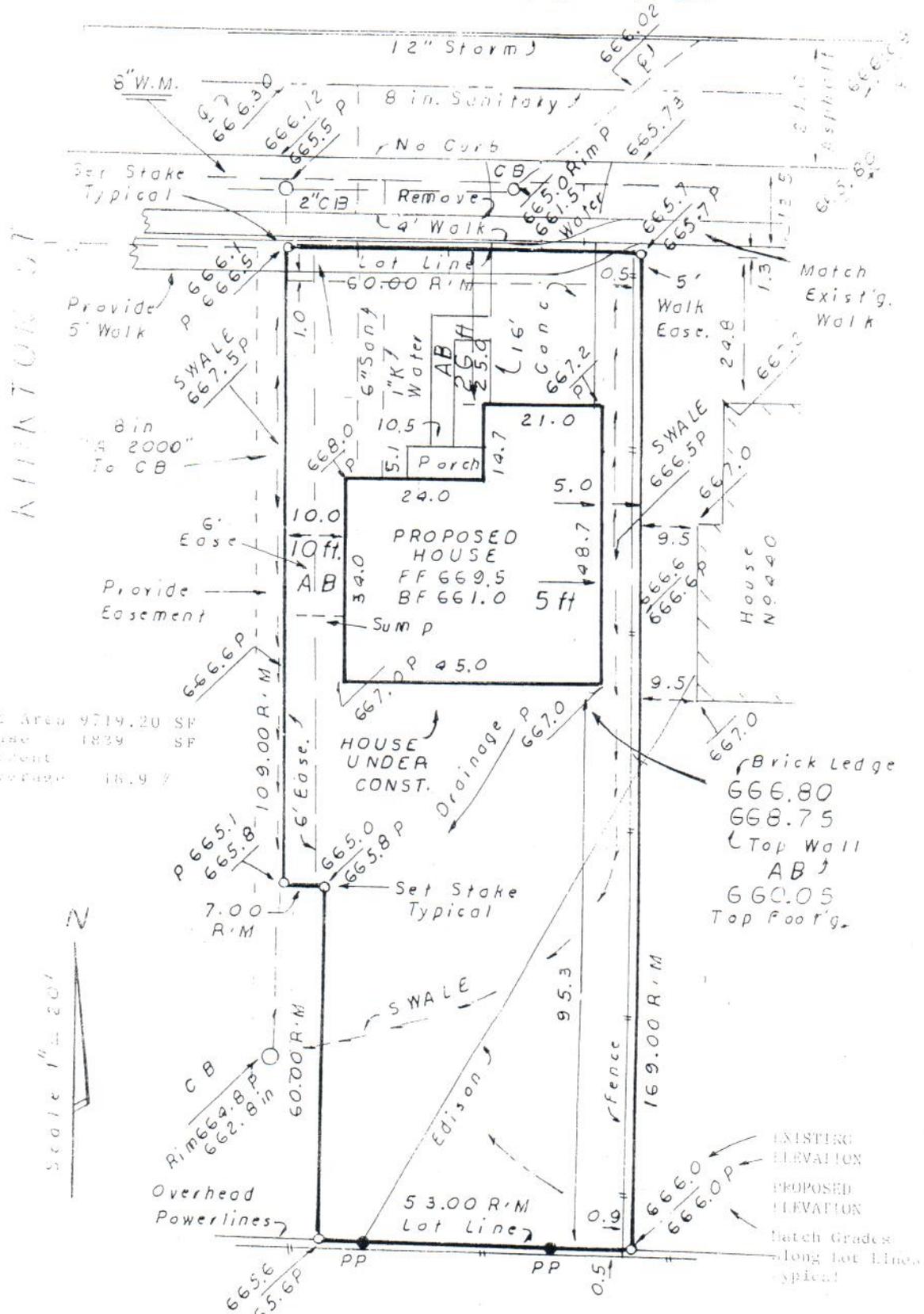
STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of June, 2015, by Cesare Pizzo, Member of TROY MARKET HOMES, LLC, a Michigan limited liability company on behalf of said company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

Larysa Figol
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

STARR DR. 50' WD.



Lot Area 9719.20 SF
 House 1829 SF
 Coverage 18.9%



RESIDENTIAL PLOT PLAN
 DATE Aug. 22, 2014
 REVISED 10/7/14

AS BUILT SURVEY
 1/26/15

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The West 6 feet of the following described property:

Part of Lot 114 described as commencing at the N.W. Corner of said Lot, thence N.88°35'00"E. along the North Lot Line 18.0 ft. to the point of beginning; thence continuing N.88°35'00"E. 60.0 ft., thence S.0°41'40"E. 169.0 ft. to the South Lot Line; thence along said line S.88°35'05"W. 53.0 ft.; thence N.0°41'40"W 60.0 ft.; thence S.88°34'28"W. 7.0 ft.; thence N.0°41'40"W 109.0 ft. to the point of beginning; GREENOUGH HEIGHTS SUBDIVISION, City of Troy, Oakland County, Michigan. Plat recorded in L27, P14 O.C.R.

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LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

[Signature]
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

