



## CITY COUNCIL AGENDA ITEM

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Date: September 15, 2016

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 ZCI Properties, LLC  
Sidwell #88-20-30-127-026

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### **History**

As part of the redevelopment of a residential parcel located in the northwest ¼ of Section 30, between Adams and Coolidge roads, on Cedar Ridge, the Engineering department received a permanent easement for public utilities, storm sewers and surface drainage from ZCI Properties, LLC, owner of the property having Sidwell #88-20-30-127-026.

The format and content of this easement is consistent with conveyance documents 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.



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 #88-20-30-127-026 (part of)  
Resolution #

**ZCI Properties, LLC, a Michigan limited liability company, Grantor**, whose address is 24517 John R, Hazel Park, MI 48030 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, storm sewers and surface drainage**, 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 OF

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 15<sup>th</sup> day of September A.D. 2016.

ZCI Properties, LLC,  
a Michigan limited liability company

By  (L.S.)  
\*Zoran Bogdanovic  
Its: Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of September, 2016, by Zoran Bogdanovic, Member of ZCI Properties, 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**

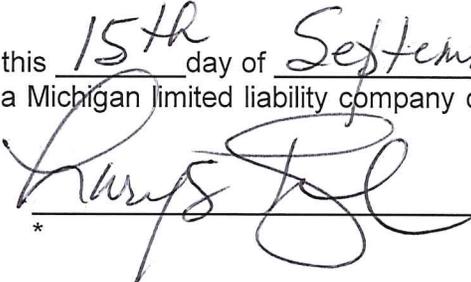
  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

EXHIBIT "A"

SKETCH OF EASEMENT

CEDAR RIDGE DRIVE (60' WD)



GRAPHIC SCALE



( IN FEET )  
1 INCH = 30 FT.

LEGEND

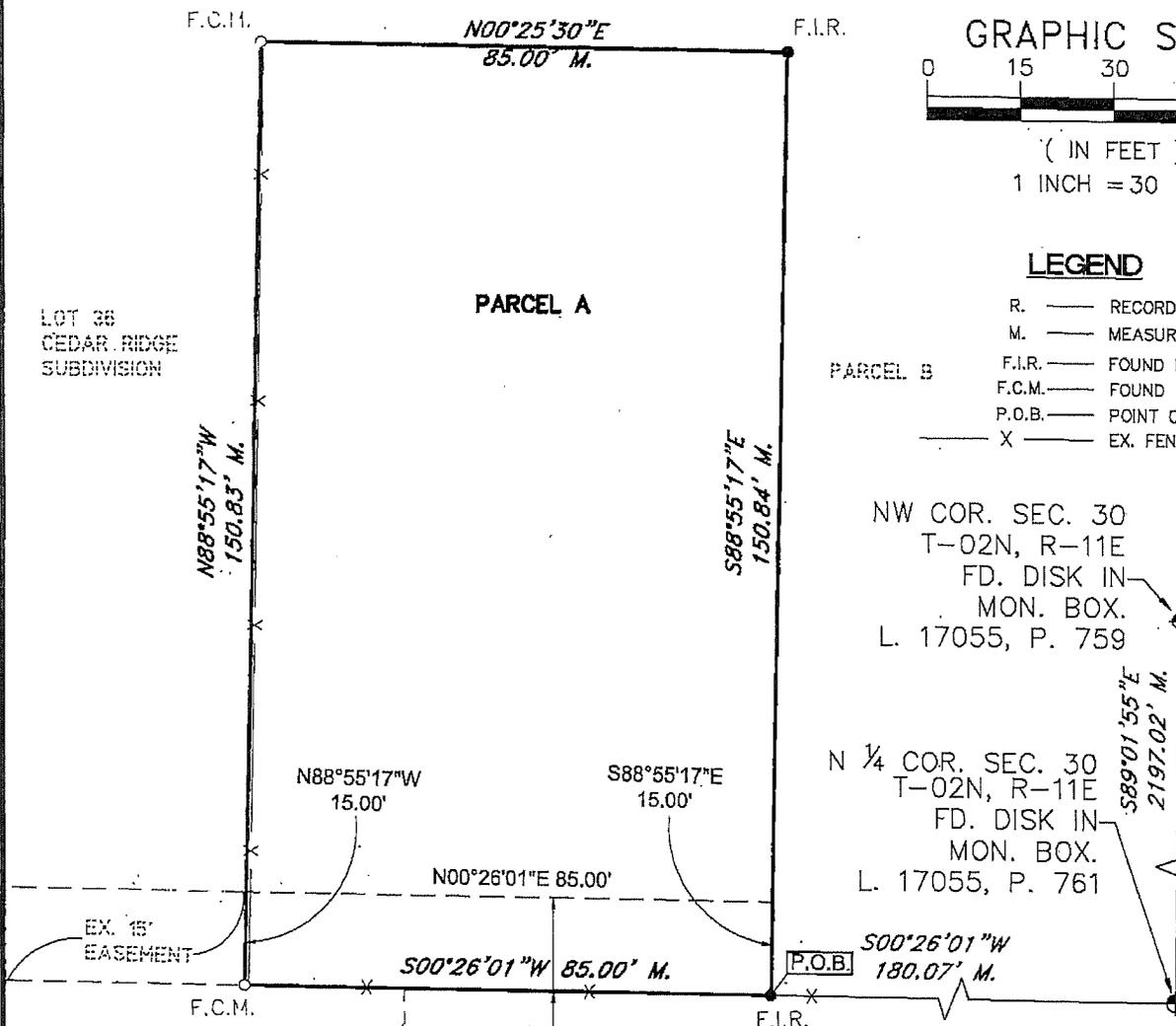
- R. — RECORD
- M. — MEASURED
- PARCEL B F.I.R. — FOUND IRON ROD
- F.C.M. — FOUND CONC MONUMENT
- P.O.B. — POINT OF BEGINNING
- X — EX. FENCE LINE

NW COR. SEC. 30  
T-02N, R-11E  
FD. DISK IN  
MON. BOX.  
L. 17055, P. 759

N ¼ COR. SEC. 30  
T-02N, R-11E  
FD. DISK IN  
MON. BOX.  
L. 17055, P. 761

BIG BEAVER RD

LOT 152  
BUCKINGHAM WOODS  
SUBDIVISION NO. 2



LEGAL DESCRIPTION

PARCEL "A"

PART OF THE NORTHWEST ¼ OF SECTION 30, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 30, THENCE S 00° 26' 01" W, 180.07 FT. (RECORDED AS S 00°26'06" W) ALONG THE WEST LINE OF "BUCKINGHAM WOODS SUB. NO. 2" AS RECORDED IN L. 140 OF PLATS, PAGES 39-41, OAKLAND COUNTY RECORDS TO THE POINT OF BEGINNING OF PARCEL "A"; THENCE CONTINUING S 00°26'01" W, 85.00 FT. TO THE N.E. CORNER OF LOT 36 OF "CEDAR RIDGE" A SUBDIVISION AS RECORDED IN L. 169 OF PLATS, P. 40-43, OAKLAND COUNTY RECORDS; THENCE N 88°55'17" W, 150.83 FT. (RECORDED AS N 89°01'54"W, 151.00 FT.) TO THE EAST RIGHT OF WAY OF CEDAR RIDGE DRIVE (60 FT. WD.) AND THE N.W. CORNER OF SAID LOT 36; THENCE N 00°25'30" E, 85.00 FT. (RECORDED AS N 00°26'06" E) ALONG THE EAST RIGHT OF WAY OF CEDAR RIDGE DRIVE; THENCE S 88°55'17" E, 150.84 FT. TO THE POINT OF BEGINNING. CONTAINING 12,820.40 S.F. OR 0.293 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RESTRICTIONS OR RIGHT OF WAYS OF RECORDS; IF ANY.

PROPOSED EASEMENT:

A 15 FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES OVER THE ABOVE DESCRIBED PROPERTY IS DESCRIBED AS: COMMENCING AT THE NORTH ¼ CORNER OF SAID SECTION 30, THENCE S 00° 26' 01" W, 180.07 FT. (RECORDED AS S 00°26'06" W) ALONG THE WEST LINE OF "BUCKINGHAM WOODS SUB. NO. 2" AS RECORDED IN L. 140 OF PLATS, PAGES 39-41, OAKLAND COUNTY RECORDS TO THE POINT OF BEGINNING OF THIS EASEMENT; THENCE S 00° 26' 01" W 85.00 FEET; THENCE N 88° 55' 17" W 15.00 FEET; THENCE N 00° 26' 01" E 85.00 FEET; THENCE S 88° 55' 17" E 15.00 FEET TO THE POINT OF BEGINNING.

LAND SPECIALISTS

LAND SURVEYORS  
21418 EWING DR.  
MACOMB, MI. 48044  
PHONE # (586)703-1794  
FAX # (586)948-2029  
www.landspecialists.us

AYMAN TAMIMI, PS NO. 55485

ZCI GROUP CEDAR RIDGE DRIVE TROY, MI. 48083	SCALE: 1" = 30'	JOB No: 15-005	DRAWN BY: A. TAMIMI
	DATE: 04/21/15	BK/PG 15/05	