

CITY COUNCIL ACTION REPORT

February 19, 2009

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
 Steven J. Vandette, City Engineer *SV*
 Larysa Figol, Sr. Right-of-Way Representative *LF*

SUBJECT: Request for Acceptance of Sanitary Sewer Easements from Quattro Development Company, LLC - Sidwell #88-20-15-428-015, 016 and 017

Background:

- In connection with the development of Longfellow Condominiums, the Real Estate Department has received three easements for sanitary sewer from Quattro Development Company. The properties, having Sidwell #88-20-15-428-015, 016 and 017 are located in Section 15 on Rochester Road at the north corner of Longfellow Drive.

Financial Considerations:

- The consideration amount on these documents is \$1.00.

Legal Considerations:

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

Policy Considerations:

- I. Troy has enhanced the health and safety of the community
- II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues
- III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

Options:

- City Management recommends that City Council accept the attached easements for sanitary sewer, consistent with our policy of accepting easements for infrastructure developments and improvements.

PERMANENT EASEMENT

Sidwell #88-20-15-428-015(pt of)

QUATTRO DEVELOPMENT COMPANY, INC., a Michigan Corporation, Grantor(s) , whose address is 47858 Van Dyke, Ste 410, Shelby Twp, MI 48317, subject to the Master Deed of Longfellow Condominium recorded at L36729 P183, of Oakland County Register of Deeds, 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, MI 48084; 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 EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HERE

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

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 his signature(s) this 5th day of Dec. A.D. 2008.

In presence of:

QUATTRO DEVELOPMENT COMPANY, INC.
a Michigan Corporation

[Handwritten Signature] (L.S.)

By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 5th day of December, 2008, by Franco Mancini, President of Quattro Development Company, Inc. a Michigan Corporation, on behalf of said Corporation.

[Handwritten Signature]
* LAUREL NOTTAGE

Notary Public, Oakland County, Michigan
My Commission Expires 10-12-2011
Acting in Oakland County, Michigan

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

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

EXHIBIT "A"

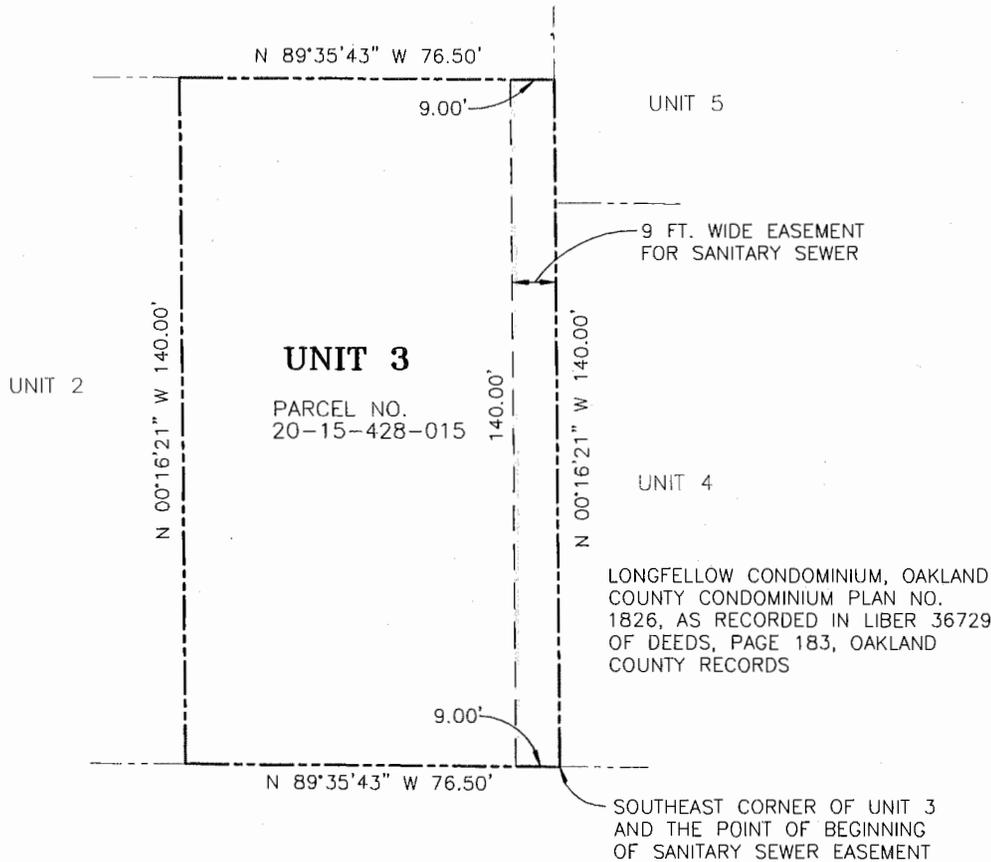
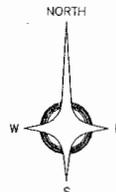
PERMANENT SANITARY SEWER EASEMENT

A PERMANENT 9.00 FOOT WIDE SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF UNIT 3 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36792 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 9.00 FEET ALONG THE SOUTH LINE OF UNIT 3; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 140.00 FEET TO THE NORTH LINE OF UNIT 3; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 9.00 FEET ALONG THE NORTH LINE OF UNIT 3; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 140.00 FEET ALONG THE EAST LINE OF UNIT 3 TO THE POINT OF BEGINNING.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 51301 SCHOENHERR ROAD
 SHELBY TWP., MI. 48315
 PHONE: (586) 726-1234
 FAX: (586) 726-8780
 ae@awinc.com
 www.aewinc.com

EASEMENT EXHIBIT "A"



LONGFELLOW DRIVE (60 FT. R.O.W.)

DESCRIPTION UNIT 3

UNIT 3 OF LONGFELLOW CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NO. 1826, AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

PERMANENT SANITARY SEWER EASEMENT

A PERMANENT 9.00 FOOT WIDE SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF UNIT 3 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 9.00 FEET ALONG THE SOUTH LINE OF UNIT 3; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 140.00 FEET TO THE NORTH LINE OF UNIT 3; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 9.00 FEET ALONG THE NORTH LINE OF UNIT 3; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 140.00 FEET ALONG THE EAST LINE OF UNIT 3 TO THE POINT OF BEGINNING.

GRANTEE (TO): <u>CITY OF TROY</u>			PARCEL I.D. NO.: <u>20-15-428-015</u>	
ADDRESS: <u>500 WEST BIG BEAVER</u>			GRANTOR (FROM): <u>QUATTRO DEVELOPMENT</u>	
CITY, ST., & ZIP: <u>TROY, MICHIGAN 48084</u>			ADDRESS: <u>47858 VAN DYKE, SUITE 410</u>	
			CITY, ST., & ZIP: <u>SHELBY TOWNSHIP, MICHIGAN 48317</u>	
SEC: 15	CITY: TROY	COUNTY: OAKLAND	AEW NO.: 808-002	BOOK NO.:
DRAWN BY: J.L.A.	CHECKED BY: J.L.C.	SCALE: 1"=30'	EASEMENT NO.: SAN EASE UNIT 3	CONST. PLAN PAGE NO.:
SHEET 1 OF 1			TITLE SEARCH:	

C:\080808-002.dwg\Easements\SAN EASE UNIT 3.dwg, Model, 12/11/2008 11:18:07 AM, PDF-refDirect v2, 1/30

PERMANENT EASEMENT

Sidwell #88-20-15-428-016 (pt of)

QUATTRO DEVELOPMENT COMPANY, INC., a Michigan Corporation, Grantor(s) , whose address is 47858 Van Dyke, Ste 410, Shelby Twp, MI 48317, subject to the Master Deed of Longfellow Condominium recorded at L36729 P183, of Oakland County Register of Deeds, 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, MI 48084, 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 EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HERE

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

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 his signature(s) this 5th day of Dec - A.D. 2008.

In presence of:

QUATTRO DEVELOPMENT COMPANY, INC.
a Michigan Corporation

Franco Mancini (I.S.)

By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 5th day of December, 2008, by Franco Mancini, President of Quattro Development Company, Inc. a Michigan Corporation, on behalf of said Corporation.

Laurel Nottage
* LAUREL NOTTAGE

Notary Public, Oakland County, Michigan
My Commission Expires 10-12-2011
Acting in Oakland County, Michigan

Prepared by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

EXHIBIT "A"

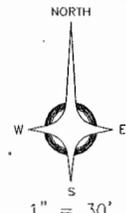
PERMANENT SANITARY SEWER EASEMENT

A PERMANENT SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF UNIT 4 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 114.74 FEET ALONG THE WEST LINE OF UNIT 4; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 170.46 FEET ALONG THE NORTH LINE OF UNIT 4 TO THE EAST LINE OF UNIT 4; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 9.00 FEET ALONG THE EAST LINE OF UNIT 4; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 164.46 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 105.74 FEET TO THE SOUTH LINE OF UNIT 4; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 6.00 FEET ALONG THE SOUTH LINE OF UNIT 4 TO THE POINT OF BEGINNING.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 51301 SCHOENHERR ROAD
 SHELBY TWP., MI. 48315
 PHONE: (586) 726-1234
 FAX: (586) 726-8780
 ae@awinc.com
 www.awinc.com

EASEMENT EXHIBIT "A"



LONGFELLOW CONDOMINIUM, OAKLAND COUNTY
 CONDOMINIUM PLAN NO. 1826, AS RECORDED IN LIBER
 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS

UNIT 5

S 89°35'43" E 170.46'

164.46'

9.00'

9 FT. WIDE EASEMENT
 FOR SANITARY SEWER

UNIT 4

PARCEL NO.
 20-15-428-016

6 FT. WIDE EASEMENT
 FOR SANITARY SEWER

6.00'

SOUTHWEST CORNER OF UNIT 4
 AND THE POINT OF BEGINNING
 OF SANITARY SEWER EASEMENT

**ROCHESTER ROAD
 (75 FT. R.O.W.)**

S 00°15'56" E 114.74'

N 89°35'43" W 170.45'

LONGFELLOW DRIVE (60 FT. R.O.W.)

DESCRIPTION
 UNIT 4

UNIT 4 OF LONGFELLOW CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NO. 1826, AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

PERMANENT SANITARY SEWER EASEMENT

A PERMANENT SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF UNIT 4 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 114.74 FEET ALONG THE WEST LINE OF UNIT 4; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 170.46 FEET ALONG THE NORTH LINE OF UNIT 4 TO THE EAST LINE OF UNIT 4; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 9.00 FEET ALONG THE EAST LINE OF UNIT 4; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 164.46 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 105.74 FEET TO THE SOUTH LINE OF UNIT 4; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 6.00 FEET ALONG THE SOUTH LINE OF UNIT 4 TO THE POINT OF BEGINNING.

GRANTEE (TO):		CITY OF TROY		PARCEL I.D. NO.:	20-15-428-016
ADDRESS:		500 WEST BIG BEAVER		GRANTOR (FROM):	ANTHONY R. & LYNNE M. PIRAINO
CITY, ST., & ZIP:		TROY, MICHIGAN 48084		ADDRESS:	967 LONGFELLOW DRIVE
CITY, ST., & ZIP:		TROY, MICHIGAN 48084		CITY, ST., & ZIP:	TROY, MICHIGAN 48085
SEC: 15	CITY: TROY	COUNTY: OAKLAND	AEW NO.: 808-002	BOOK NO.:	
DRAWN BY: J.L.A.	CHECKED BY: J.L.C.	SCALE: 1"=30'	EASEMENT NO.: SAN EASE UNIT 4	CONST. PLAN PAGE NO.:	
SHEET 1 OF 1		TITLE SEARCH:			

G:\000\000-002.dwg | Easements\SAN EASE UNIT 4.dwg | Model: 12/1/2000 11:18:56 AM, PDF: reDirect v2.1:30

PERMANENT EASEMENT

Sidwell #88-20-15-428-017 (pt of)

QUATTRO DEVELOPMENT COMPANY, INC., a Michigan Corporation, Grantor(s) , whose address is 47858 Van Dyke, Ste 410, Shelby Twp, MI 48317, subject to the Master Deed of Longfellow Condominium recorded at L36729 P183, of Oakland County Register of Deeds, 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, MI 48084, 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 EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HERE

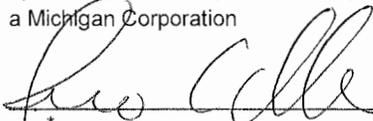
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 his signature(s) this 5th day of Dec. A.D. 2008.

In presence of:

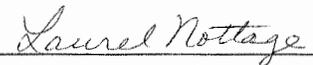
QUATTRO DEVELOPMENT COMPANY, INC.
a Michigan Corporation

 (t.s.)

By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 5th day of December, 2008, by Franco Mancini, President of Quattro Development Company, Inc. a Michigan Corporation, on behalf of said Corporation.


* LAUREL NOTTAGE

Notary Public, Oakland County, Michigan
My Commission Expires 10-12-2011
Acting in Oakland County, Michigan

Filed by: Larysa Figol
City of Troy
500 West Big Beaver
Troy, MI 48084

Return to: City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

ESIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

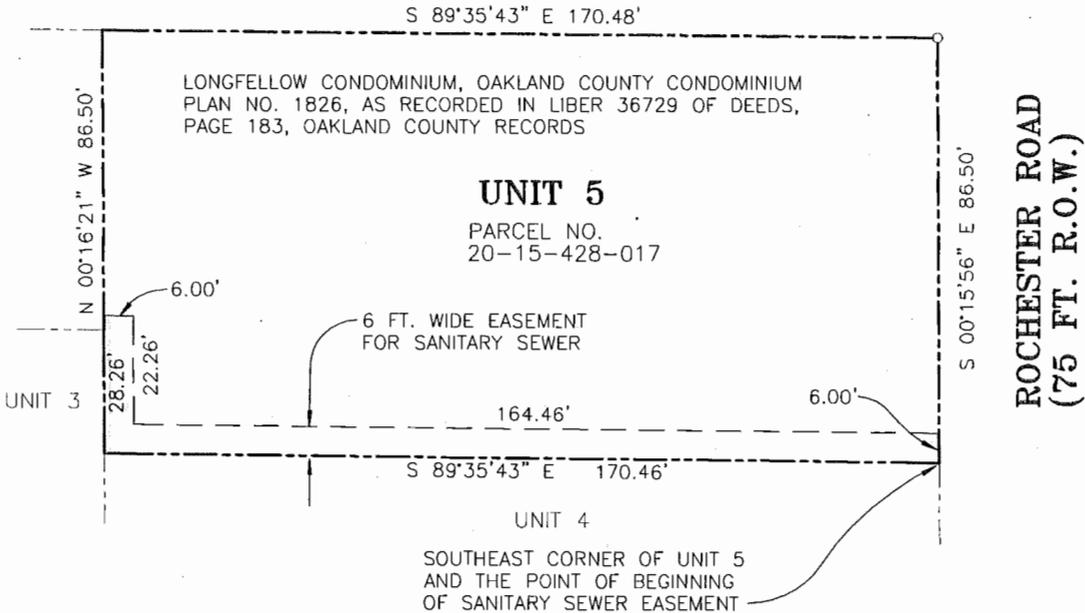
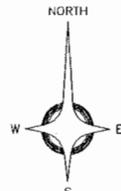
EXHIBIT "A".

A PERMANENT 6.00 FOOT WIDE SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF UNIT 5 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36792 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 170.46 FEET ALONG THE SOUTH LINE OF UNIT 5; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 28.26 FEET ALONG THE WEST LINE OF UNIT 5; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 6.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 22.26 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 164.46 FEET TO THE EAST LINE OF UNIT 5; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 6.00 FEET ALONG THE EAST LINE OF UNIT 5 TO THE POINT OF BEGINNING.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
 51301 SCHOENHERR ROAD
 SHELBY TWP., MI. 48315
 PHONE: (586) 726-1234
 FAX: (586) 726-8780
 ae@awinc.com
 www.awinc.com

EASEMENT EXHIBIT "A"



DESCRIPTION UNIT 5

UNIT 5 OF LONGFELLOW CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM PLAN NO. 1826, AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS, BEING PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

PERMANENT SANITARY SEWER EASEMENT

A PERMANENT 6.00 FOOT WIDE SANITARY SEWER EASEMENT BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF UNIT 5 OF LONGFELLOW CONDOMINIUM AS RECORDED IN LIBER 36729 OF DEEDS, PAGE 183, OAKLAND COUNTY RECORDS; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 170.46 FEET ALONG THE SOUTH LINE OF UNIT 5; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 28.26 FEET ALONG THE WEST LINE OF UNIT 5; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 6.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 22.26 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 164.46 FEET TO THE EAST LINE OF UNIT 5; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 6.00 FEET ALONG THE EAST LINE OF UNIT 5 TO THE POINT OF BEGINNING.

GRANTEE (TO): CITY OF TROY			PARCEL I.D. NO.: 20-15-428-017	
ADDRESS: 500 WEST BIG BEAVER			GRANTOR (FROM): SVETLANA GOREN	
CITY, ST., & ZIP: TROY, MICHIGAN 48084			ADDRESS: 1189 WOODSIDE COURT	
			CITY, ST., & ZIP: TROY, MICHIGAN 48085	
SEC: 15	CITY: TROY	COUNTY: OAKLAND	AEW NO.: 808--002	BOOK NO.:
DRAWN BY: J.L.A.	CHECKED BY: J.L.C.	SCALE: 1"=30'	EASEMENT NO.: SAN EASE UNIT 5	CONST. PLAN PAGE NO.:
SHEET 1 OF 1			TITLE SEARCH:	

G:\000\800-002.dwg\Ensement\SAN EASE UNIT 5.dwg, Model, 12/1/2008 11:19:45 AM, PDF reDirect v2, 1:30