

April 11, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services  
Douglas J. Smith, Real Estate Development Director

SUBJECT: Agenda Item – Request for Acceptance of a Permanent Easement  
for Watermain – Republic of San Marino Hall, Incorporated –  
1685 East Big Beaver Road – Project No. 04.929.3  
Sidwell #88-20-23-401-033

In connection with the expansion of the San Marino Hall, located in the southeast quarter of Section 23, north of Big Beaver and west of John R., the Real Estate and Development Department has acquired a watermain easement from the property owner, Republic of San Marino Hall, Incorporated. The consideration on this document is \$1.00

Management recommends that City Council accept the attached easement.

PERMANENT EASEMENT

Sidwell # 88-20-23-401-033  
Project # 04.929.3  
Resolution #

Republic of San Marino Hall, Incorporated, a Michigan Non-Profit Corporation, Grantor, whose address is 1685 East Big Beaver Road, Troy, MI 48083 for and in consideration of the sum of: One 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 watermain, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE ATTACHED EXHIBIT "A"

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.

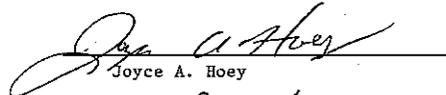
This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 30<sup>th</sup> day of March, 2005.

REPUBLIC OF SAN MARINO HALL,  
INCORPORATED,  
A MICHIGAN NON-PROFIT CORPORATION  
  
By \_\_\_\_\_ (L.S.)  
Dennis Giannini, President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument as acknowledged before me this 30<sup>th</sup> day of March, 2005, by Dennis Giannini, President of Republic of San Marino Hall, Incorporated, a Michigan Non-Profit Corporation, on behalf of the corporation.

  
Joyce A. Hoey  
Notary Public, Oakland County, Michigan  
My Commission Expires 8-22-05

(Corporations)

Prepared by:

Patricia A. Petitto  
500 West Big Beaver  
Troy, Michigan 48084

Return to:

City Clerk, City of Troy  
500 West Big Beaver Road  
Troy, Michigan 48084

**EXHIBIT "A"**

**PARENT PARCEL:**

A PARCEL OF LAND LOCATED IN THE SOUTHEAST ¼ OF SECTION 23, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH ¼ CORNER OF SECTION 23; THENCE ALONG THE SOUTH LINE OF SAID SECTION, SOUTH 89°54'10" EAST 921.47 FEET; THENCE NORTH 01°01'20" EAST 102.01 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF BIG BEAVER ROAD (204' WIDE) SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N 01°01'20" EAST 1206.89 FEET TO A POINT ON THE SOUTH LINE OF "RAINTREE VILLAGE SUB. NO. 1" (LIBER 138, PAGES 12-16); THENCE ALONG SAID LINE NORTH 89°30'51" EAST 395.04 FEET TO A POINT ON THE WEST LINE OF "LASIER GARDENS SUB," (LIBER 34, PAGE 10); THENCE ALONG SAID LINE SOUTH 00°36'50" WEST 1210.81 FEET TO A POINT ON THE SAID NORTH RIGHT-OF-WAY OF BIG BEAVER ROAD; THENCE ALONG SAID LINE NORTH 89°54'10" WEST 403.58 FEET TO THE POINT OF BEGINNING. CONTAINING 11.08 ACRES MORE OR LESS AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**WATERMAIN EASEMENTS – TWO (2) SEPARATE EASEMENTS**

TWO (2) SEPARATE TWENTY (20') FEET WIDE EASEMENTS FOR THE CONSTRUCTION AND MAINTENANCE OF A WATERMAIN LYING TEN (10') FEET ON BOTH SIDES OF AND PARALLEL WITH AND ADJACENT TO TWO (2) LINES DESCRIBED AS BEGINNING AT POINT "A" AND POINT "B", SAID POINTS BEING DISTANT SOUTH 89°54'10" EAST 921.47 FEET ALONG THE SOUTH SECTION LINE OF SECTION 23, TOWN 2 NORTH, RANGE 11 EAST, FROM THE SOUTH ¼ CORNER OF SAID SECTION 23; THENCE NORTH 01°01'20" EAST 102.01 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF BIG BEAVER ROAD, (204' WIDE); THENCE SOUTH 89°54'10" EAST 403.58 FEET ALONG THE NORTH RIGHT OF WAY LINE OF BIG BEAVER ROAD; THENCE NORTH 00°36'50" EAST 434.47 FEET TO A POINT REFERRED HEREINAFTER AS POINT "A"; THENCE CONTINUING NORTH 00°36'50" EAST 136.18 FEET TO A POINT REFERRED HEREINAFTER AS POINT "B".

**EASEMENT NO. 1**

BEGINNING AT POINT "A" AS PREVIOUSLY DESCRIBED; THENCE NORTH 89°23'10" WEST 20.00 FEET TO THE POINT OF ENDING OF THE TWENTY (20) FEET WIDE WATERMAIN EASEMENT.

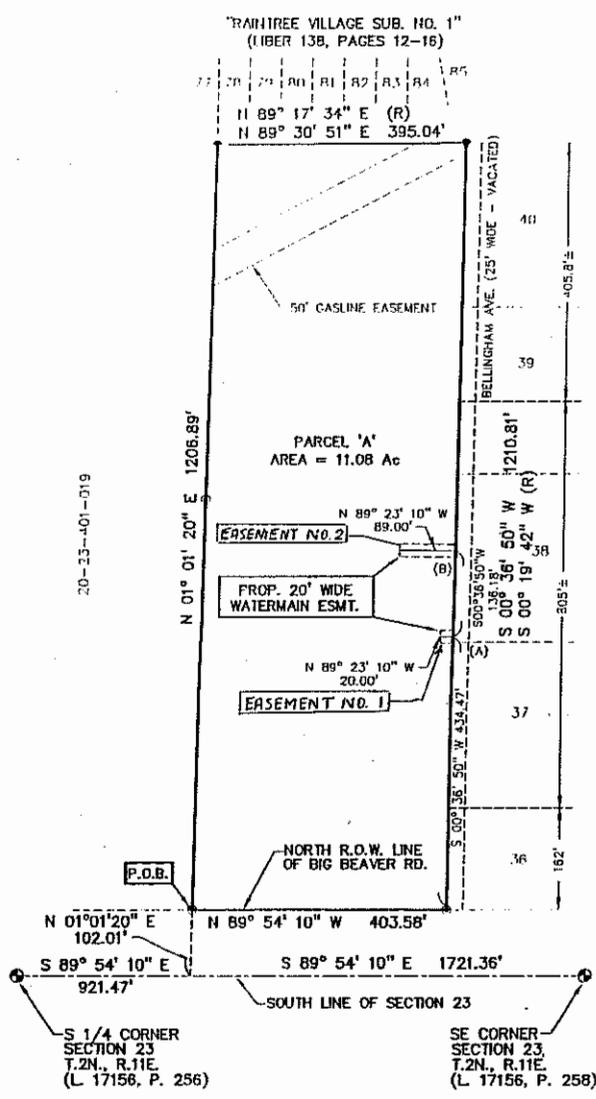
**EASEMENT NO. 2**

BEGINNING AT POINT "B" AS PREVIOUSLY DESCRIBED; THENCE NORTH 89°23'10" WEST 89.00 FEET TO THE POINT OF ENDING OF THE TWENTY (20) FEET WIDE WATERMAIN EASEMENT.

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD

SKETCH OF EASEMENT

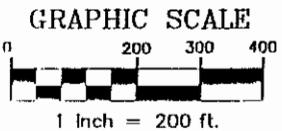
COPY



NOTE: ALL EASEMENTS HAVE NOT BEEN SHOWN

LEGEND

- PROPERTY IRON R. MEASURED
- ⊙ MONUMENT FOUND M. MEASURED



CLIENT:  
**SAN MARINO HALL, INC.**  
1685 BIG BEAVER ROAD  
CITY OF TROY, MI 48063

REFERENCE: PROFESSIONAL ENGINEERING ASSOC., INC.  
JOB # 2000-1111 CERTIFICATE OF SURVEY (DTS 5/10/01)

Scale: 1" = 200'	Design: Ck. By:	Job No.: 04-03
Date: 3-09-05	Drawn By: EAE	Dwg. No.: 1

**E**ntreszl &  
**A**ssociates  
**E**ngineering

CONSULTING  
CIVIL ENGINEERING  
LAND PLANNING

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