



Legislation Details (With Text)

File #: 17-0213 **Version:** 1 **Name:** 3/6/17 Ann Arbor Hotel LLC ROW Easement
Type: Resolution **Status:** Passed
File created: 3/6/2017 **In control:** City Council
On agenda: 3/6/2017 **Final action:** 3/6/2017
Enactment date: 3/6/2017 **Enactment #:** R-17-056
Title: Resolution to Accept an Easement for Public Right-of-Way at 3600 Plymouth Road from Ann Arbor Hotel LLC (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Drawing-3600 Plymouth ROW easement, 2. City Easements Escrow Agreement (fully executed).pdf

Date	Ver.	Action By	Action	Result
3/6/2017	1	City Council	Approved	Pass

Resolution to Accept an Easement for Public Right-of-Way at 3600 Plymouth Road from Ann Arbor Hotel LLC (8 Votes Required)

This easement is one of three easements that are part of the proposed Flagstar Bank development at 3600 Plymouth Road. Flagstar Bank proposes to purchase a portion of Ann Arbor Hotel LLC property to construct the development. The executed easements are being held in escrow by American Title Company of Washtenaw in Ann Arbor pending the sale of the property to Flagstar, at which time the easements will be recorded per the escrow agreement (attached).

This resolution accepts the easement only upon the condition that the sale of Flagstar property is closed and the easement is recorded. If the easement is not recorded, the acceptance will be void. Note that the development as proposed will not be permitted without recording these easements.

This easement is in standard form and is conveyed without cost to the City. Acceptance of this easement is recommended.

Prepared by: Michele Yanga, Legal Assistant
Reviewed by: Christopher Frost, Assistant City Attorney
Approved by: Howard S. Lazarus, City Administrator

Whereas, Ann Arbor Hotel LLC is the owner of property commonly known as 3600 Plymouth Road described at Liber 5088, page 517 of Deeds, Washtenaw County Records; and

Whereas, Ann Arbor Hotel LLC has signed a grant of easement for public right-of-way, described as:

PARCEL 1:

10 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR PLYMOUTH ROAD:

A 10 foot wide strip of land to be dedicated for road purposes being land in the

Southeast 1/4 of Section 14, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, said easement being more particularly described as: Commencing at the South 1/4 corner of said Section 14; thence along the South line of said Section 14, S89°19'45"E, 541.10 feet; thence N00°05'50"E, 698.80 feet; thence N19°05'30"W, 238.10 feet to the South line of Plymouth Road (100 foot wide - as recorded in Liber 261, Page 179, Washtenaw County Records); thence along said South line N70°54'30"E, 75.00 feet to the POINT OF BEGINNING; thence along continuing along said South line, N70°54'30"E, 124.37 feet to the Southwesterly line of the Michigan State Highway Department right-of-way;

thence along said Southwesterly right-of-way line, S64°06'20"E, 14.14 feet;

thence S70°54'30"W, 134.38 feet; thence N19°05'30"W, 10.00 feet to the POINT OF BEGINNING. Containing ±0.029 acres of land and illustrated on Exhibit A.

PARCEL 2:

10 FOOT WIDE RIGHT-OF-WAY DEDICATION FOR PLYMOUTH ROAD:

A 10 foot wide strip of land to be dedicated for road being Lands in part of the Southeast 1/4 of Section 14, Town 2 South, Range 6 East, City of Ann Arbor, Washtenaw County, Michigan, said easement being more particularly described as: Commencing at the South 1/4 corner of said Section 14; thence along the South line of said Section 14, S89°19'45"E, 541.10 feet; thence N00°05'50"E, 698.80 feet; thence N19°05'30"W, 228.10 feet to the POINT OF BEGINNING; thence continuing N19°05'30"W, 10.00 feet to the South line of Plymouth Road (100 foot wide); thence along said South line, N70°54'30"E, 75.00 feet; thence S19°05'30"E, 10.00 feet; thence S70°54'30"W, 75.00 feet to the POINT OF BEGINNING. Containing ±0.017 acres of land and illustrated on Exhibit B.

RESOLVED, That the City of Ann Arbor hereby accepts this grant of easement pending recording under an escrow agreement between Ann Arbor Hotel LLC and American Title Company of Washtenaw, dated February 17, 2017; and that if this easement is not recorded, this acceptance is void.