

**PERMANENT HIGHWAY EASEMENTS AND TEMPORARY EASEMENTS**  
**WALTON BOULEVARD CULVERT IMPROVEMENTS**

1. **Division/Department:** Finance and Administration, Facilities Management
2. **Introduction:** In 2018, the Road Commission for Oakland County (“County”) will be resurfacing Walton Boulevard between Squirrel and Adams roads and rebuild three (3) existing culverts at the locations shown on the attached **Exhibit 1** (collectively, the “Project”).

The County is seeking permanent highway easements (“Permanent Easements”) from Oakland University (“University”) for three (3) areas on the University’s campus along Walton Boulevard, as shown on the attached **Exhibit 2**, where the southern ends of the new culverts will be located. The Permanent Easements would be granted for public highway purposes and require, among other things, that (i) improvements within the Permanent Easements be consistent with the surrounding areas; (ii) the County use reasonable efforts to consult with the University with respect to improvements within the Permanent Easements; (iii) the County maintain and repair any improvements within the Permanent Easements; and (iv) the County maintain appropriate insurance coverage.

The County is also seeking temporary easements (“Temporary Easements”) from the University for three (3) areas on the University’s campus adjacent to the Permanent Easements, as shown on the attached **Exhibit 3**, for construction activities relating to the culverts. The Temporary Easements would expire upon completion of the Project and require, among other things, that the work associated with the culverts be completed in accordance with plans that have been reviewed and approved by the University and that the County and its contractors maintain appropriate insurance coverage.

The Board Policy and Procedure for Disposal, Acquisition, Lease and Other Transfer of Real Property Interests requires that the administration seek Board approval for the granting of temporary and permanent easements.

3. **Previous Board Action:** None.
4. **Budget Implications:** The County will pay the University \$25,366 as follows: \$1.00 per easement for each of the three (3) Permanent Easements and the three (3) Temporary Easements; and, a total of \$25,360 for tree removal damages covering all the easements. Facilities Management has reviewed and approved the payment amounts.
5. **Educational Implications:** None.
6. **Personnel Implications:** None.

**Permanent Highway Easements and Temporary Easements –  
Walton Boulevard Culvert Improvements  
Oakland University  
Board of Trustees  
April 9, 2018  
Page 2**

**7. University Reviews/Approvals:** This recommendation was formulated by the Associate Vice President for Facilities Management, reviewed by the Chief Operating Officer, and the Permanent Easements and Temporary Easements will be reviewed and approved by the Vice President for Legal Affairs and General Counsel.

**8. Recommendation:**

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer to negotiate and execute Permanent and Temporary Easements with the County upon the terms and conditions referenced in this Agendum item; and, be it further

RESOLVED, that the Board of Trustees authorizes the Chief Operating Officer and his respective designees to perform all acts and deeds and execute and deliver all contracts, instruments and documents that are necessary, expedient and proper in connection with the Permanent and Temporary Easements; and, be it further

RESOLVED, that the Permanent and Temporary Easements and all other contracts, instruments and documents shall be reviewed and approved by the Office of the Vice President for Legal Affairs and General Counsel prior to execution, and shall be in compliance with the law and University policies and regulations, and shall conform to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.


**9. Attachments:**

- Exhibit 1: Culvert Locations
- Exhibit 2: Permanent Easements
- Exhibit 3: Temporary Easements

Submitted to the President  
on 4/3, 2018 by

  
\_\_\_\_\_  
John W. Beaghan  
Vice President for Finance and Administration  
and Treasurer to the Board of Trustees

Recommended on 4/4, 2018  
to the Board for Approval by

  
\_\_\_\_\_  
Ora Hirsch Pescovitz, M.D.  
President



# SKETCH OF EASEMENT

LAND AREAS	
PARCEL	6,787,084 SQ.FT.
HIGHWAY EASEMENT	9,600 SQ.FT.

EXHIBIT "A"  
15-18-200-001  
300 S. ADAMS ROAD

NOTE: ONLY PORTION OF PROPERTY SHOWN

LEGEND:

HIGHWAY EASEMENT - 



HIGHWAY EASEMENT



SCALE: 1" = 100'

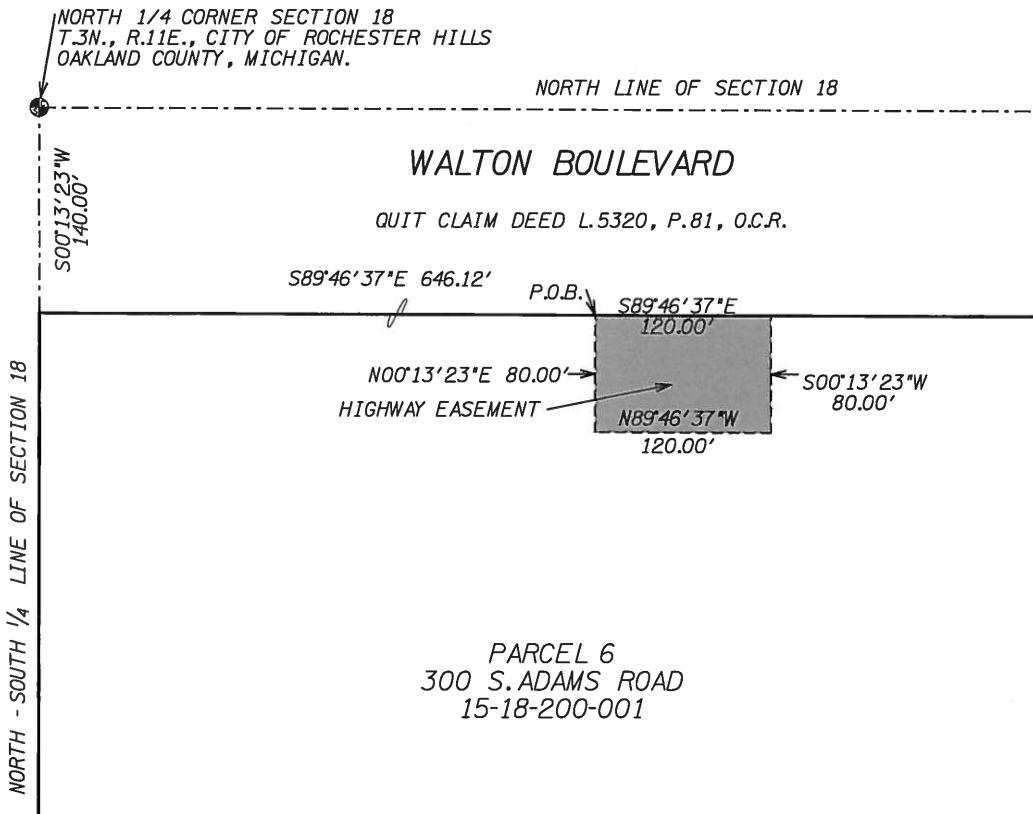
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WALTON BLVD.  
CULVERT  
REPLACEMENT  
PROJECT NO.  
53513  
PARCEL 6

BEARINGS BASED ON QUIT CLAIM DEED  
RECORDED IN LIBER L.5320, P.81, O.C.R.

REV.	JOB NO. 20160757
	DATE 10-18-17

  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH. 48303-0824  
PHONE: (248) 454-8300  
FAX (1st. Floor): (248) 454-8312  
FAX (2nd. Floor): (248) 338-2592  
WEB SITE: [http:// www.hrc-engr.com](http://www.hrc-engr.com)

SHEET NO.  
1  
OF 2

# SKETCH OF EASEMENT

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LAND AREAS	
PARCEL	6,639,375 SQ.FT.
HIGHWAY EASEMENT	4,000 SQ.FT.

EXHIBIT "A"  
15-18-100-001  
NO ADDRESS AVAILABLE

NOTE: ONLY PORTION OF PROPERTY SHOWN



SCALE: 1" = 100'

LEGEND:

HIGHWAY EASEMENT -



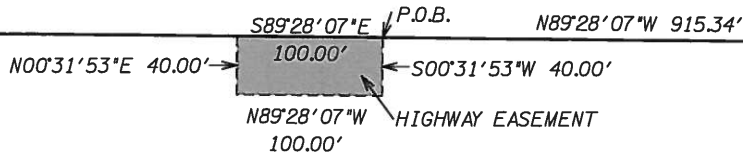
HIGHWAY EASEMENT

NORTH 1/4 CORNER SECTION 18  
T.3N., R.11E., CITY OF ROCHESTER HILLS  
OAKLAND COUNTY, MICHIGAN.

NORTH LINE OF SECTION 18

WALTON BOULEVARD

QUIT CLAIM DEED L.5320, P.81, O.C.R.



PARCEL 7  
NO ADDRESS AVAILABLE  
15-18-100-001

SOUTH 1/4 LINE OF SECTION 18  
140.00'

WALTON BLVD.  
CULVERT  
REPLACEMENT  
PROJECT NO.  
53513  
PARCEL 7

BEARINGS BASED ON QUIT CLAIM DEED  
RECORDED IN LIBER L.5320, P.81, O.C.R.

REV.	JOB NO. 20160757
DATE	10-02-17

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SHEET NO.  
1  
OF 2

# SKETCH OF EASEMENT

LAND AREAS	
PARCEL	5,924,160 SQ.FT.
HIGHWAY EASEMENT	15,980 SQ.FT.

EXHIBIT "A"  
14-13-200-001  
2200 N. SQUIRREL ROAD

NOTE: ONLY PORTION OF PROPERTY SHOWN

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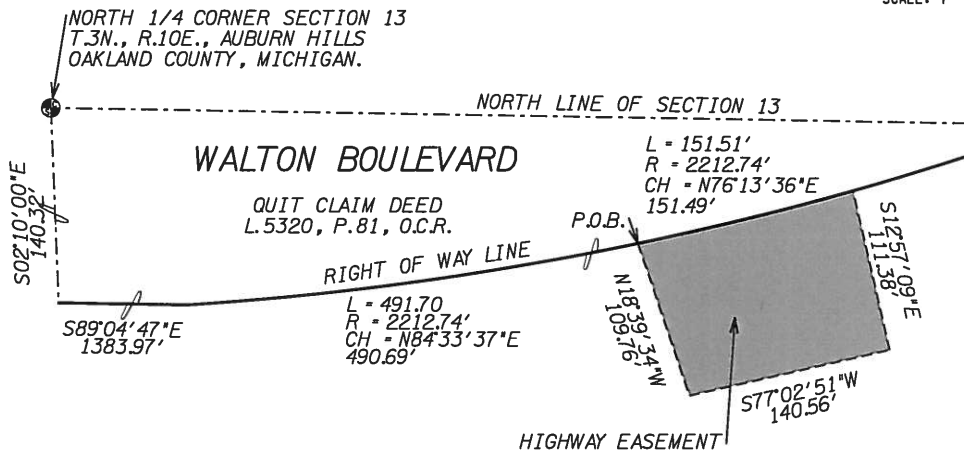
HIGHWAY EASEMENT - 



HIGHWAY EASEMENT



SCALE: 1" = 100'



PARCEL 8  
2200 N. SQUIRREL ROAD  
14-13-200-001

WALTON BLVD.  
CULVERT  
REPLACEMENT  
PROJECT NO.  
53513  
PARCEL 8

BEARINGS BASED ON QUIT CLAIM DEED  
RECORDED IN LIBER L.5320, P.81, O.C.R.

REV.	JOB NO. 20161051
	DATE 10-18-17

  
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# SKETCH OF EASEMENT

LAND AREAS	
PARCEL	6,787,084 SQ.FT.
TEMPORARY GRADING EASEMENT	15,747 SQ.FT.

EXHIBIT "A"  
15-18-200-001  
300 S. ADAMS ROAD

NOTE: ONLY PORTION OF PROPERTY SHOWN

LEGEND:

- HIGHWAY EASEMENT - 
- TEMPORARY GRADING EASEMENT - 



TEMPORARY GRADING EASEMENT



SCALE: 1" = 100'

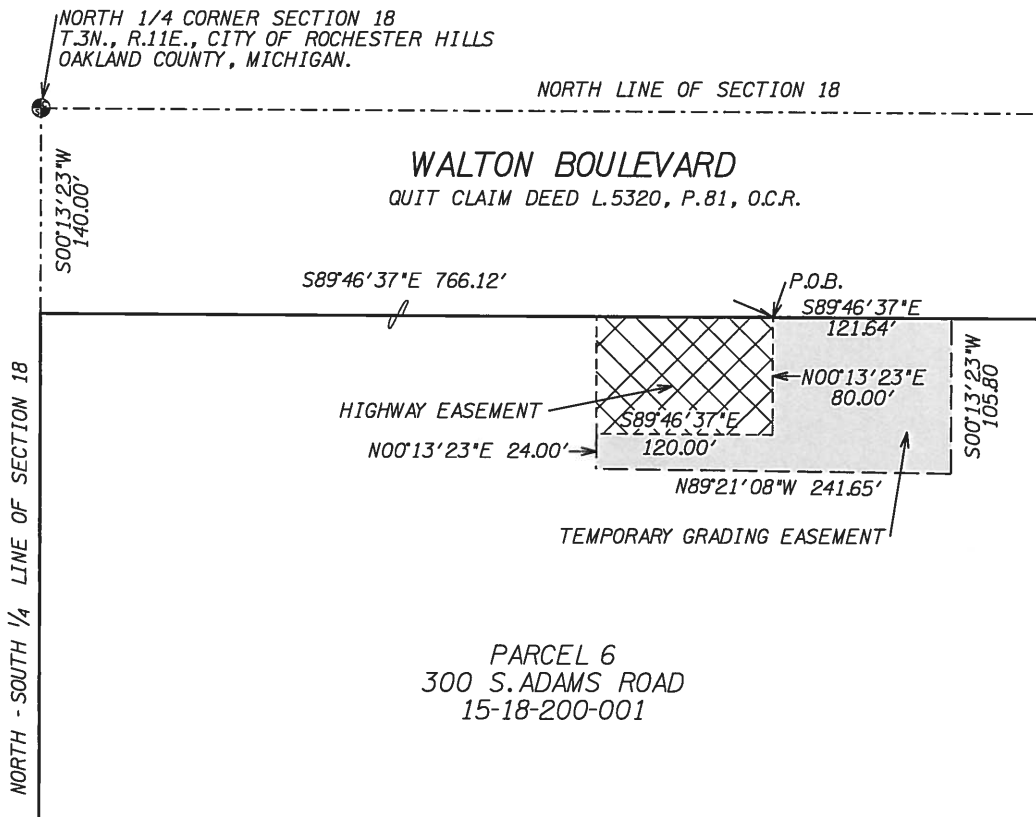
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WALTON BLVD.  
CULVERT  
REPLACEMENT  
PROJECT NO.  
53513  
PARCEL 6

BEARINGS BASED ON QUIT CLAIM DEED  
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SHEET NO.  
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OF **2**

# SKETCH OF EASEMENT

LAND AREAS	
PARCEL	6,639,375 SQ.FT.
TEMPORARY GRADING EASEMENT	10,400 SQ.FT.

EXHIBIT "A"  
15-18-100-001  
NO ADDRESS AVAILABLE

NOTE: ONLY PORTION OF PROPERTY SHOWN



SCALE: 1" = 100'

LEGEND:

- HIGHWAY EASEMENT -
- TEMPORARY GRADING EASEMENT -



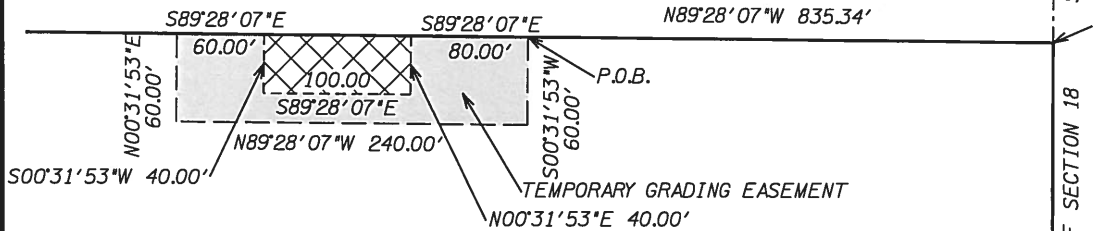
TEMPORARY GRADING EASEMENT

NORTH 1/4 CORNER SECTION 18  
T.3N., R.11E., CITY OF ROCHESTER HILLS  
OAKLAND COUNTY, MICHIGAN.

NORTH LINE OF SECTION 18

WALTON BOULEVARD

QUIT CLAIM DEED L.5320, P.81, O.C.R.



PARCEL 7  
NO ADDRESS AVAILABLE  
15-18-100-001

WALTON BLVD.  
CULVERT  
REPLACEMENT  
PROJECT NO.  
53513  
PARCEL 7

BEARINGS BASED ON QUIT CLAIM DEED  
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