



CITY COUNCIL AGENDA ITEM

Date: August 31, 2012

To: Michael W. Culpepper, Interim 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 Warranty Deed – Hidden Forest Site Condominium
- Sidwell #88-20-22-101-030

Background

As part of the development of Hidden Forest Site Condominium in Section 22, the Engineering Department has a warranty deed for detention purposes from Hidden Development, LLC, owner of the property having Sidwell #88-20-22-101-030.

The consideration amount on this document is \$1.00. The format and content of this warranty deed is consistent with documents previously accepted by City Council.

Recommendation

City Management recommends that City Council accept the attached warranty deed consistent with our policy of accepting deeds and easements for development and improvement purposes.

WARRANTY DEED

Sidwell # 88-20-22-101-030 (part of)
Resolution #

The Grantor(s) Hidden Development, LLC, a Michigan Limited Liability Company, whose address is: 13440 Canal Road, Sterling Heights, MI 48313 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

subject to easements and building and use restrictions of record and further subject to

Dated this 15th day of June, 2005.

Signed in presence of:
(not required)

Signed by:
Hidden Development, LLC, a Michigan Limited
Liability Company

By [Signature]
Gary Abitheria
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of June, 2005, by Gary Abitheria, Managing Member, of Hidden Development, LLC, a Michigan Limited Liability Company, on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, OAKLAND County, MI
My commission expires: MARCH 2, 2006
Acting in Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-22-101-030 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

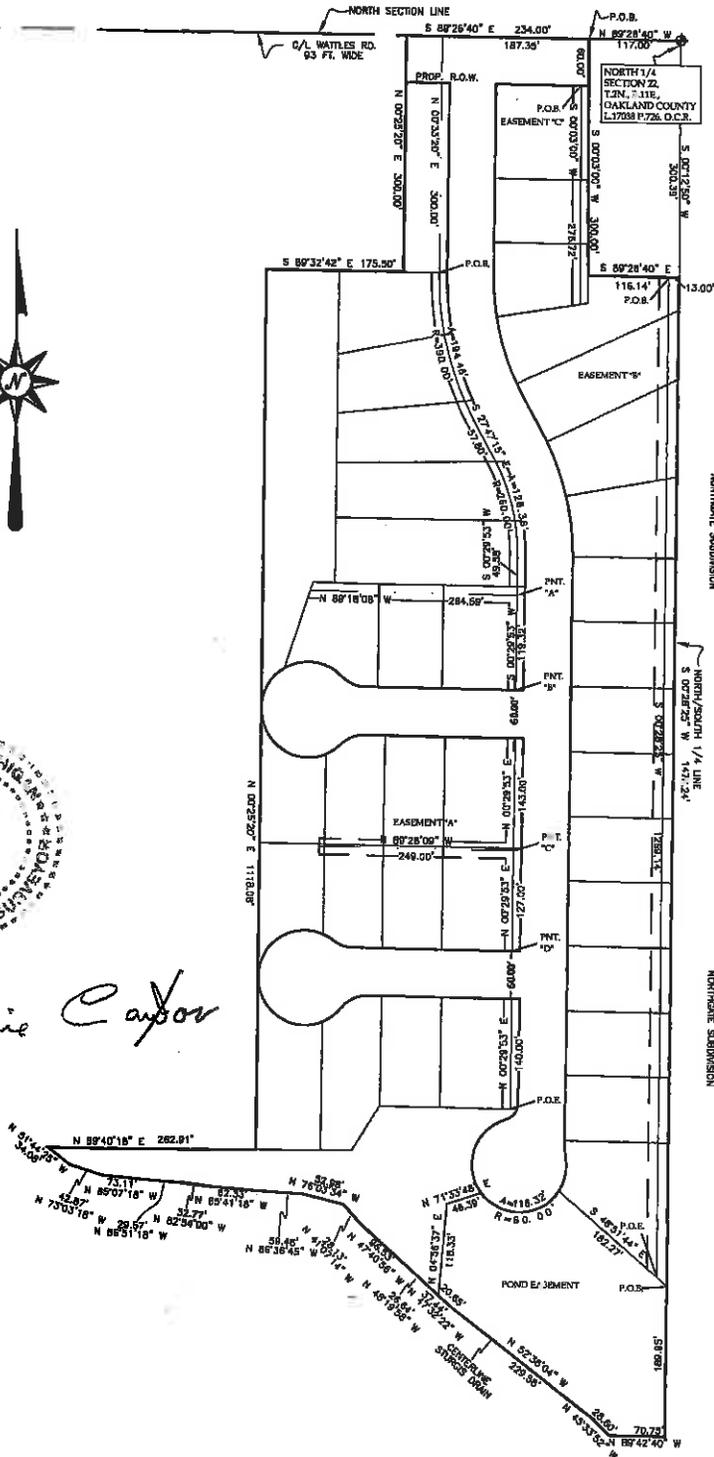
EXHIBIT "A"

LEGAL DESCRIPTION OF POND

AN EASEMENT FOR POND PURPOSES LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 22 AND BEING S00°12'50"W 300.39 AND S00°28'25"W 1280.29 FEET FROM THE NORTH 1/4 CORNER OF SAID SECTION 22, AND PROCEEDING THENCE ALONG SAID LINE S00°28'25"W 189.95 FEET; THENCE ALONG THE CENTERLINE OF STURGIS DRAIN N89°42'40"W 70.75 FEET AND N45°33'52"W 28.60 FEET AND N52°38'04"W 229.58 FEET AND N47°32'22"W 20.65 FEET; THENCE N04°58'37"E 118.33 FEET; THENCE N71°33'48"E 46.39 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 116.32 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N87°57'04"E, A CHORD LENGTH OF 98.94 FEET, THENCE S48°51'44"E 182.27 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 1.36 ACRES.

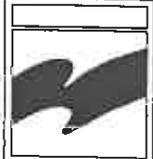


Clive Cantor



REVISED PER CITY REVIEW: 04/25/05

HENNESSEY



ENGINEERS, INC

ENGINEERING THE FUTURE.

2674 WEST JEFFERSON AVE.
SUITE 200
TRENTON, MI 48183
(734) 692-3300
FAX (734) 692-3203

TITLE STORM SEWER EASEMENT
HIDDEN FOREST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

FILE NAME: **STORM ESMT** FILE # **D.1**

DRAWN **DMH** APPROVED

PROJECT No. **53190** SCALE **1" = 200'**

DATE **01/31/05** DRAWING NUMBER **SHEET 1 OF 2**