



## CITY COUNCIL AGENDA ITEM

---

Date: December 19, 2013

To: Brian Kischnick, 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 Two Warranty Deeds for Adria Estates Site Condominium - Sidwell #88-20-11-104-013 & 88-20-11-151-020

---

### **History**

As part of the development of Adria Estates Site Condominium located in the northwest ¼ of Section 11, the Engineering department received two warranty deeds for Rochester Road right-of-way from Mondrian Properties Adria, LLC, owner of the property having Sidwell #88-20-11-104-013 & 88-20-11-151-020.

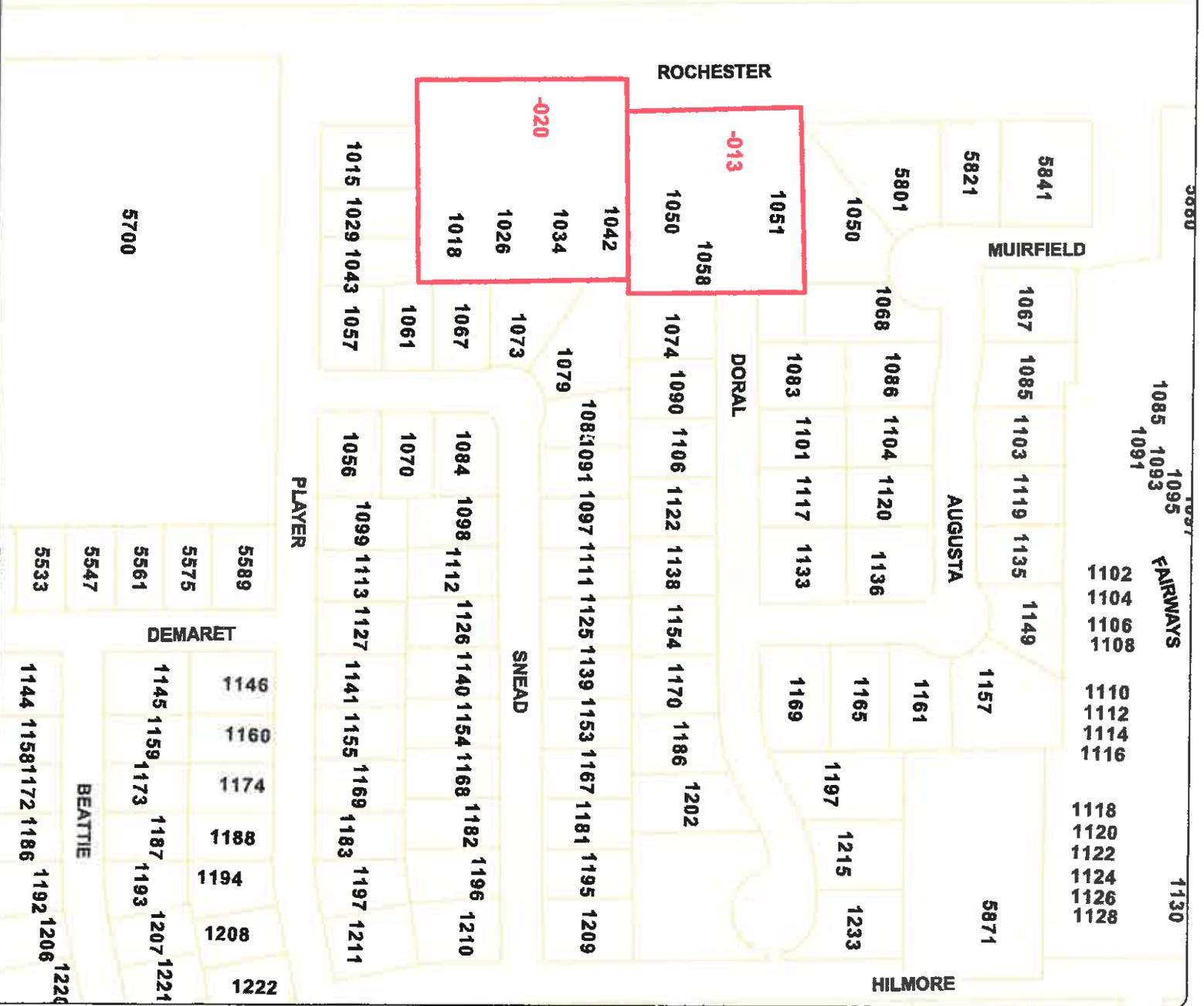
The format and content of these warranty deeds is consistent with conveyances previously accepted by City Council.

### **Financial**

The consideration amount on each document is \$1.00

### **Recommendation**

City Management recommends that City Council accept the attached warranty deeds consistent with our policy of accepting right-of-way.



WARRANTY DEED

Sidwell # 88-20-11-151-020 (part of)  
Resolution #

The Grantor(s) MONDRIAN PROPERTIES ADRIA, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 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 16<sup>th</sup> day of December 2013.

MONDRIAN PROPERTIES ADRIA, LLC  
a Michigan limited liability company

By [Signature]  
Joseph Maniaci  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December 2013, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES ADRIA, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

**LARYSA FIGOL**  
Notary Public, Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 03/02/2018

Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

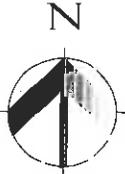
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-11-151-020 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

# Exhibit A

Page 1 of 2



PLAN SCALE: 1" = 60'

ROCHESTER ROAD  
WIDTH VARIES

WEST LINE OF SECTION 11

EASTERLY RIGHT-OF-WAY  
LINE OF ROCHESTER ROAD

N.00°33'56"W.(M)  
300.00'(M)

N.89°07'34"E.(M)  
96.78'(M)

N.60°24'31"W.(M)  
1255.18'(M)

W. 1/4 COR.  
SECTION 11  
T.2N., R.11E.

UNPLATTED

S.87°19'33"W.(R) S.88°21'00"W.(M)  
264.12'(R&M)

21.30'(M)

242.82'(M)

N.00°33'56"W.(M)  
248.69'(M)

RIGHT-OF-WAY  
DEDICATION FOR  
ROCHESTER ROAD,  
0.109 ACRE

PARCEL  
20-11-104-013

N.01°33'00"W.(R) N.00°33'36"W.(M)  
251.95'(R) 251.97'(M)

UNPL.

DORAL DR.  
60' WIDE

"THE FAIRWAYS"  
ESTATES"  
LIBER 208, PAGES 19-21, O.C.R.

16.78'(M)

242.76'(M)

N.88°05'00"E.(R) N.89°07'34"E.(M)  
259.54'(R&M)

POINT OF BEGINNING  
OF PROPERTY  
DESCRIPTION &  
RIGHT-OF-WAY  
DEDICATION.

NORTH LINE OF  
"GOLF TRAIL  
SUBDIVISION"

S.W. COR. OF LOT 24  
"THE FAIRWAY ESTATES"

PARCEL  
20-11-151-020

WEST LINE OF "GOLF  
TRAIL SUBDIVISION"

"GOLF TRAIL SUBDIVISION"  
LIBER 139, PAGES 6-9, O.C.R.

N.W. COR. OF LOT 1  
"GOLF TRAIL  
SUBDIVISION"

NORTH LINE OF "GOLF  
TRAIL SUBDIVISION"

N.E. COR. OF LOT  
3 "GOLF TRAIL  
SUBDIVISION"

"GOLF TRAIL SUBDIVISION"

LIBER 139, PAGES 6-9, O.C.R.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 192158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Rochester Road Dedication  
for "Adria Estates"**

PARCEL NO. 20-11-104-013

PART OF THE N.W. 1/4 OF SECTION 11, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANI, CI  
MONDRIAN PROPERTIES  
ADRIA, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 728-7240

JOB NO: 12-134

DATE: 12-12-13  
DRAWN BY: N.P.R.

# Exhibit A

Page 2 of 2

## **PROPERTY DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST 1255.18 FEET ALONG THE WEST LINE OF SECTION 11; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 96.78 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "GOLF TRAIL SUBDIVISION", AS RECORDED IN LIBER 139, PAGES 6 THROUGH 9 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 33 MINUTES 56 SECONDS WEST 300.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST (NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST RECORD) 242.76 FEET TO THE SOUTHWEST CORNER OF LOT 24 OF "THE FAIR WAY ESTATES", AS RECORDED IN LIBER 208, PAGES 19 THROUGH 21 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 33 MINUTES 36 SECONDS WEST (NORTH 01 DEGREES 33 MINUTES 00 SECONDS WEST RECORD) 251.97 FEET (251.95 FEET RECORD); THENCE SOUTH 88 DEGREES 21 MINUTES 00 SECONDS WEST (87 DEGREES 19 MINUTES 33 SECONDS WEST RECORD) 264.12 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 22 SECONDS EAST (02 DEGREES 35 MINUTES 44 SECONDS EAST RECORD) 248.42 FEET (248.47 FEET RECORD); THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST (NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST RECORD) 16.78 FEET TO THE POINT OF BEGINNING. CONTAINING 1.504 ACRES.

## **ROADWAY DEDICATION FOR ROCHESTER ROAD**

A ROADWAY DEDICATION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST 1255.18 FEET ALONG THE WEST LINE OF SECTION 11; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 96.78 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "GOLF TRAIL SUBDIVISION", AS RECORDED IN LIBER 139, PAGES 6 THROUGH 9 OF OAKLAND COUNTY RECORDS; THENCE NORTH 00 DEGREES 33 MINUTES 56 SECONDS WEST 300.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 33 MINUTES 56 SECONDS WEST 248.69 FEET; THENCE SOUTH 88 DEGREES 21 MINUTES 00 SECONDS WEST 21.30 FEET; THENCE SOUTH 01 DEGREES 36 MINUTES 22 SECONDS EAST 248.42 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 16.78 FEET TO THE POINT OF BEGINNING. CONTAINING 0.109 OF AN ACRE.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Rochester Road Dedication  
for "Adria Estates"**

PARCEL NO. 20-11-104-013

PART OF THE N.W. 1/4 OF SECTION 11, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES  
ADRIA, LLC  
50215 SCHOONHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 12-134

DATE: 02/23/13

DRAWN BY: N.P.R.

WARRANTY DEED

Sidwell # 88-20-11-104-013 (part of)  
Resolution #

The Grantor(s) MONDRIAN PROPERTIES ADRIA, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 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 16<sup>th</sup> day of December 2013.

MONDRIAN PROPERTIES ADRIA, LLC  
a Michigan limited liability company

By [Signature]  
Joseph Maniaci  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of December 2013, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES ADRIA, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

**LARYSA FIGOL**  
Notary Public, Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 03/02/2018

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 #88-20-11-104-013 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

# Exhibit A

Page 1 of 2

UNPLATTED



PLAN SCALE: 1" = 60'

ROCHESTER ROAD  
WIDTH VARIES

EASTERLY RIGHT-OF-WAY  
LINE OF ROCHESTER ROAD

UNPL.

DORAL DR.  
60' WIDE

PARCEL  
20-11-104-013

"THE FAIRWAYS"  
ESTATES"  
LIBER 208, PAGES 19-21, O.C.R.

N.88°05'00"E.(R) N.89°07'34"E.(M)  
300.00'(R&M)

76.78'(M)

223.22'(M)

N.W. COR. OF LOT 8  
"GOLF TRAIL SUBDIVISION"

NORTH LINE OF  
"GOLF TRAIL  
SUBDIVISION"

S.W. COR. OF LOT 24  
"THE FAIRWAY ESTATES"

8

WEST LINE OF SECTION 11

N.01°55'00"W.(R) N.00°54'28"W.(M)  
300.00'(R&M)

RIGHT-OF-WAY DEDICATION FOR  
ROCHESTER ROAD, 0.523 ACRE

S.00°33'56"E.(M) 300.00'(M)

S.01°55'00"E.(R) S.00°54'28"E.(M)  
300.00'(R&M)

PARCEL  
20-11-151-020

"GOLF TRAIL SUBDIVISION"  
LIBER 139, PAGES 6-9, O.C.R.

POINT OF BEGINNING OF  
PROPERTY DESCRIPTION &  
RIGHT-OF-WAY DEDICATION.

N.W. COR. OF LOT 1  
"GOLF TRAIL  
SUBDIVISION"

NORTH LINE OF "GOLF  
TRAIL SUBDIVISION"

74.99'(M)

225.01'(M)

N.89°07'34"E.(M) 21.79'(M)

S.88°05'00"W.(R) 300.00'(R&M)  
S.89°07'34"W.(M)

N.60°24'31"W.(M) 1255.18'(M)

WEST LINE OF "GOLF  
TRAIL SUBDIVISION"

6

5

N.E. COR. OF LOT  
3 "GOLF TRAIL  
SUBDIVISION"

"GOLF TRAIL SUBDIVISION"

LIBER 139, PAGES 6-9, O.C.R.

W. 1/4 COR.  
SECTION 11  
T.2N., R.11E.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Rochester Road Dedication  
for "Adria Estates"**

PARCEL NO. 20-11-151-020

PART OF THE N.W. 1/4 OF SECTION 11, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES  
ADRIA LLC  
50275 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 12-134

DATE: 12-12-13

DRAWN BY: N.P.R.

# Exhibit A

Page 2 of 2

## **PROPERTY DESCRIPTION**

PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST 1255.18 FEET ALONG THE WEST LINE OF SECTION 11; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 21.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 54 MINUTES 28 SECONDS WEST (NORTH 01 DEGREES 55 MINUTES 00 SECONDS WEST RECORD) 300.00 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST (NORTH 88 DEGREES 05 MINUTES 00 SECONDS EAST RECORD) 300.00 FEET TO THE NORTHWEST CORNER OF LOT 8 OF "GOLF TRAIL SUBDIVISION", AS RECORDED IN LIBER 139, PAGES 6 THROUGH 9 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID "GOLF TRAIL SUBDIVISION" SOUTH 00 DEGREES 54 MINUTES 28 SECONDS EAST (SOUTH 01 DEGREES 55 MINUTES 00 SECONDS EAST RECORD) 300.00 FEET TO THE NORTHEAST OF LOT 3 OF SAID "GOLF TRAIL SUBDIVISION"; THENCE SOUTH 89 DEGREES 07 MINUTES 34 SECONDS WEST (SOUTH 88 DEGREES 05 MINUTES 00 SECONDS WEST RECORD) 300.00 FEET TO THE POINT OF BEGINNING. CONTAINING 2.066 ACRES.

## **ROADWAY DEDICATION FOR ROCHESTER ROAD**

A ROADWAY DEDICATION, PART OF THE NORTHWEST 1/4 OF SECTION 11, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 11; THENCE NORTH 00 DEGREES 24 MINUTES 31 SECONDS WEST 1255.18 FEET ALONG THE WEST LINE OF SECTION 11; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 21.79 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 54 MINUTES 28 SECONDS WEST 300.00 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 34 SECONDS EAST 76.78 FEET; THENCE SOUTH 00 DEGREES 33 MINUTES 56 SECONDS EAST 300.00 FEET TO THE NORTHWEST CORNER OF LOT 1 OF "GOLF TRAIL SUBDIVISION", AS RECORDED IN LIBER 139, PAGES 6 THROUGH 9 OF OAKLAND COUNTY RECORDS; THENCE SOUTH 89 DEGREES 07 MINUTES 34 SECONDS WEST 74.99 FEET TO THE POINT OF BEGINNING. CONTAINING 0.523 OF AN ACRE.

## **HORIZON** ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Rochester Road Dedication  
for "Adria Estates"**

PARCEL NO. 20-11-151-020

PART OF THE N.W. 1/4 OF SECTION 11, T.2N. R.11E,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES  
ADRIA LLC  
59215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 728-7310

JOB NO: 12-134

DATE: 12-12-13

DRAWN BY: N.P.R.