

January 30, 2006

TO: John Szerlag, City Manager

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

RE: AGENDA ITEM: Request for Acceptance of Warranty Deed
for Booth (Quill Creek) Parcel Split, Terry L. Stamper –
Sidwell #88-20-03-401-002

In conjunction with the development of property on the south side of Booth Road (Quill Creek) in the southeast ¼ of Section 3, the Real Estate & Development Department has received a warranty deed for a detention basin area. The consideration on this document is \$1.00.

Management recommends that City Council accept the attached deed.

Prepared by: Larysa Figol, Right of Way Representative

BOOTH (QUILL CREEK) PARCEL SPLIT - TERRY L. STAMPER -
SIDWELL #88-20-03-401-002
DETENTION AREA



WARRANTY DEED

The Grantor(s), Terry L. Stamper, a single man

whose address is 6399 Norton, Troy, MI 48098

convey(s) and warrant(s) to The City of Troy, a Michigan Municipal Corporation, Grantee

whose address is 500 West Big Beaver Road, Troy, MI 48084

the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

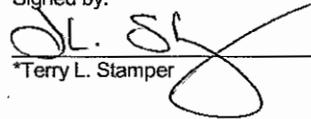
SEE ATTACHED EXHIBIT "A" FOR PARENT PARCEL DESCRIPTION AND
DETENTION BASIN AREA BEING CONVEYED

For the sum of One and no/100 Dollars (\$1.00)

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

Dated this 1st day of August, 2005

Signed by:

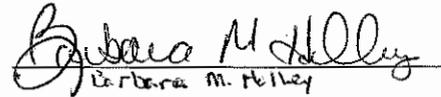

*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of August, 2005,

by Terry L. Stamper, a single man.

BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010


Barbara M. Holley

Notary Public, Oakland County, Michigan
My commission expires: _____

| | | | |
|--|--|--|--|
| County Treasurer's Certificate | | City Treasurer's Certificate | |
| When recorded return to: City Clerk, City of Troy 500 West Big Beaver Road Troy, MI 48084 | Send subsequent tax bills to: Grantee | Drafted by: Patricia A. Petitto 500 West Big Beaver Road Troy, MI 48084 | |

Tax Parcel #20-03-401-002 Recording Fee Transfer Tax

*TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"
PAGE 1 OF 2

NORTH LINE OF "GOLF ESTATES"
SUBDIVISION, L.58 P.23, O.C.R.

S 89°20'30" E (PLAT)
S 89°39'08" E (M)
299.57'

CENTERPOST
SEC. 3, T.2N., R.11E.,
CITY OF TROY,
OAKLAND CO.

N 00°56'26" W 160.94' (M)

EAST-WEST 1/4 LINE SECTION
3 & S. LINE "BASSETT &
SMITH FLOWING SPRING ACRES"
L. 37, PAGE 9, O.C.R.



SCALE: 1"=60'

N 89°36'33" W 506.92' (M)
N 89°23'00" W (R)
(N 89°12'20" W PLAT)

#6399 NORTON RD.
#88-20-03-401-002

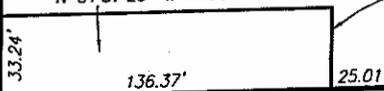
S 89°20'30" E (PLAT)
S 89°39'08" E 504.99' (M)

QUILL CREEK

EASEMENT FOR
DETENTION POND,
0.104 Ac.

N 01°37'20" W 136.34'

S 89°39'08" E 33.24'



P.O.B. PROPERTY
DESCRIPTION

NORTON ST.

S 01°37'20" E 161.38' (M)
S 01°31'00" E 161.05' (R)

P.O.B. DETENTION POND

N 89°39'08" W 1875.71'
EAST-WEST 1/4 LINE SECTION 3

EAST 1/4 CORNER
SEC. 3, T.2N., R.11E.,
CITY OF TROY,
OAKLAND CO.
L.17277, P.651, O.C.R.

8/10/06 REVISED
6/22/05 REVISED

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
FAX: 586-254-5314

PROJECT:
DETENTION FOR
"QUILL CREEK
PARCEL SPLITS"

PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47658 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO: 04-034
DATE: 4/27/06
DRAWN BY: N.P.R.
CHECKED BY: N.P.R.

EXHIBIT "A"

PAGE 2 OF 2

PROPERTY DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, 1875.71 FT. TO THE POINT OF BEGINNING; THENCE S.00°37'20"E., 161.38 FT. (PREVIOUSLY DESCRIBED AS S.01°31'00"E. 161.05 FT.) TO A POINT ON THE NORTH LINE OF "GOLF ESTATES" A SUBDIVISION AS RECORDED IN LIBER 58 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N.89°36'33"W. ALONG THE NORTH LINE OF SAID "GOLF ESTATES", 506.92 FT. (PREVIOUSLY DESCRIBED AS N.89°23'00"W.); THENCE N.00°56'26"W., 160.94 FT. TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF "BASSETT & SMITH FLOWING SPRING ACRES" A SUBDIVISION AS RECORDED IN LIBER 37 OF PLATS, PAGE 9, OAKLAND COUNTY RECORDS; THENCE S.89°39'08"E., 504.99 FT. (RECORDED ON PLAT AS S.89°20'30"E.) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING AND CONTAINING 1.871 AC. OF LAND.

DETENTION POND

A PARCEL OF LAND IN THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W., 1875.71 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3; THENCE S.01°37'20"E., 25.01 FEET TO THE POINT OF BEGINNING; THENCE S.01°37'20"E., 136.37 FEET (PREVIOUSLY DESCRIBED AS S.01°31'00"E.) TO A POINT ON THE NORTH LINE OF "GOLF ESTATES" A SUBDIVISION AS RECORDED IN LIBER 58 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N.89°36'33"W., 33.24 FEET ALONG THE NORTH LINE OF SAID "GOLF ESTATES" (PREVIOUSLY DESCRIBED AS N.89°23'00"W.); THENCE N.01°37'20"W., 136.34 FEET; THENCE S.89°39'08"E., 33.24 FEET TO THE POINT OF BEGINNING. CONTAINING 0.104 ACRES OF LAND. SUBJECT TO ANY EASEMENTS, RESTRICTIONS AND/OR RIGHT-OF-WAYS, IF ANY.

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CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

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PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

8/10/05 REVISED
6/22/06 REVISED

CLIENT:

MR. FRANCO G. MANDINI
ABBOTSFORD DEV. CO.
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(586) 726-1231

JOB NO: 03-010

DATE: 4/27/05

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CHECKED BY: N.P.R.