

November 15, 2005

TO: John Szerlag, City Manager

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

SUBJECT: AGENDA ITEM – REQUEST FOR ACCEPTANCE OF  
WARRANTY DEED FROM DEAGLE DEVELOPMENT, INC.  
Sidwell #88-20-27-327-005, 006 & 007

In connection with the development of three vacant parcels located on Beech Land located in the southeast ¼ of Section 27, the Real Estate and Development Department has acquired a Warranty Deed for right-of-way from the property owner Deagle Development, Inc.. The consideration on this document is \$1.00

Management recommends that City Council accept the attached document.

BEECH LANE  
Right-of-Way Dedication  
Sidwell # 88-20-27-327-005, 006 & 007



WARRANTY DEED

Sidwell #88-20-27-327-005, 006, 007 (part of)  
Resolution #

The Grantor(s) Deagle Development, Inc., a Michigan Corporation, whose address is: 328 Evaline, Troy, MI 48085 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 14 day of OCTOBER, 2005.

Signed in presence of:  
(not required)

Signed by:  
Deagle Development, Inc., a Michigan corporation

By *Murray Deagle*  
Murray Deagle  
its: President

STATE OF MICHIGAN )  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 14 day of October, 2005, by Murray Deagle, President, of Deagle Development, Inc, a Michigan corporation, on behalf of the corporation.

*Larysa Figol*  
\* LARYSA FIGOL

Notary Public, OAKLAND County, MI  
My commission expires: MARCH 2, 2006  
Acting in OAKLAND County, MI

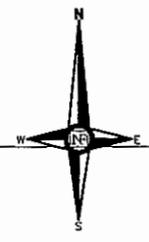
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-27-327-005.006.007 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

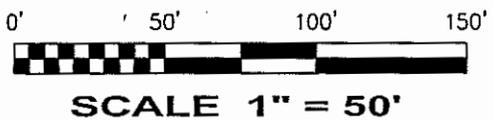
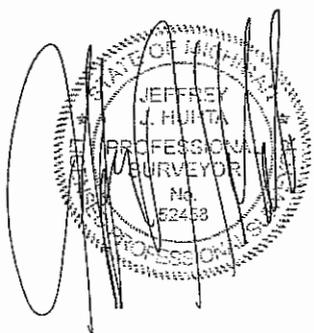
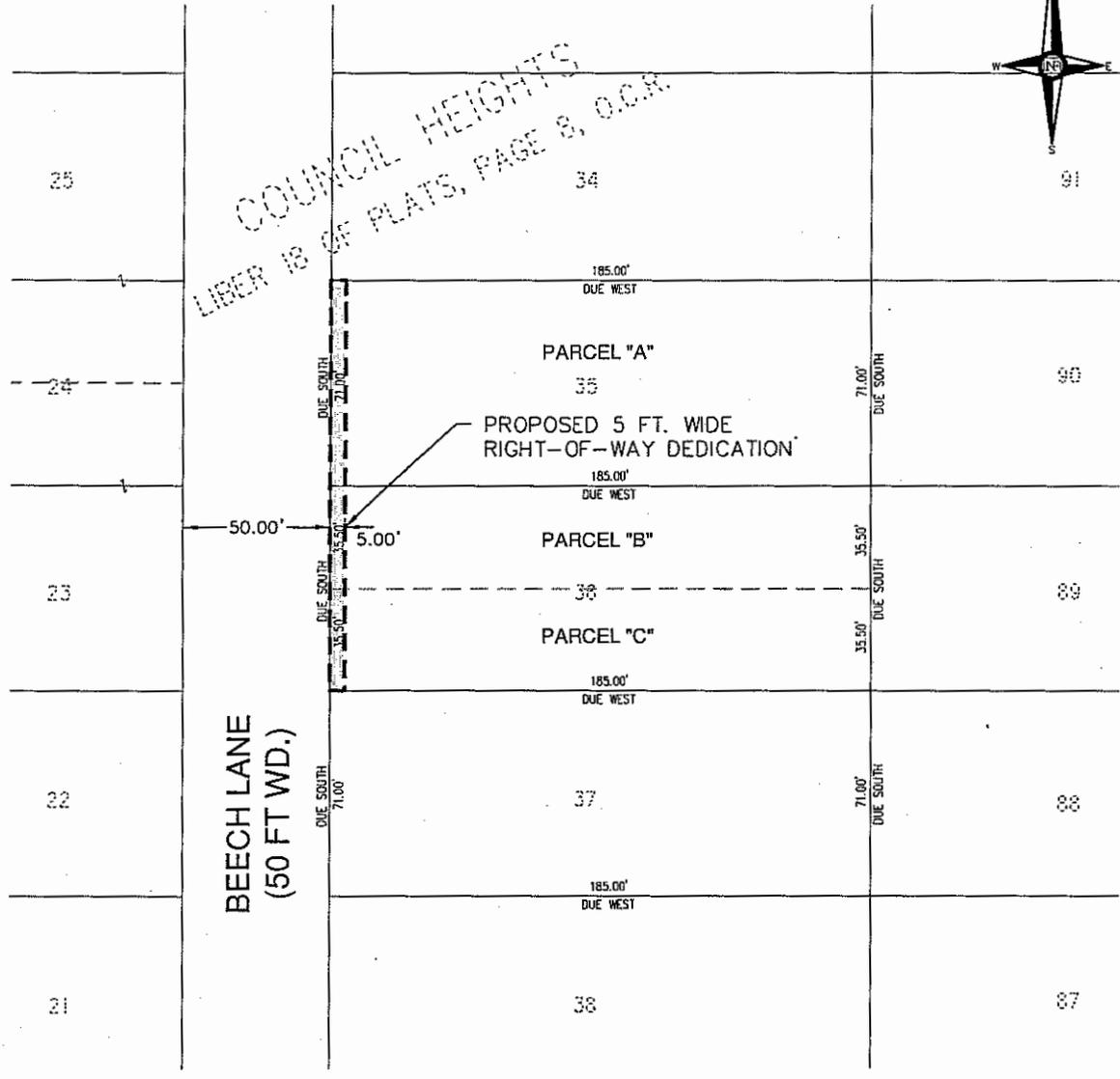
\*TYPE OR PRINT NAMES UNDER SIGNATURES

# EXHIBIT "A"

## RIGHT OF WAY DEDICATION



COUNCIL HEIGHTS  
LIBER 18 OF PLATS, PAGE 8, O.C.R.



**BEARING REFERENCE NOTE:**  
All the bearings shown hereon are based on the Plat of "Council Heights", a subdivision recorded in Liber 18 of plats, Page 12, O.C.R.

NF NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning  
46777 Woodward Avenue      Detroit, MI 48242

EXHIBIT "A"  
RIGHT OF WAY DEDICATION

LEGAL DESCRIPTION – PARCEL "A"

Lot 35 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, T. 2 North, R. 11 East, City of Troy, Oakland County, Michigan as recorded in Liber 18 of Plats, Page 8, O.C.R. Containing 13,135 sq.ft. or 0.302 acres and being subject to all easements of the record.

LEGAL DESCRIPTION – PARCEL "B"

North 1/2 of Lot 36 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, T. 2 North, R. 11 East, City of Troy, Oakland County, Michigan as recorded in Liber 18 of Plats, Page 8, O.C.R. Containing 6,568 sq.ft. or 0.151 acres and being subject to all easements of the record.

LEGAL DESCRIPTION – PARCEL "C"

South 1/2 of Lot 36 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, T. 2 North, R. 11 East, City of Troy, Oakland County, Michigan as recorded in Liber 18 of Plats, Page 8, O.C.R. Containing 6,568 sq.ft. or 0.151 acres and being subject to all easements of the record.

RIGHT OF WAY DEDICATION – PARCEL "A"

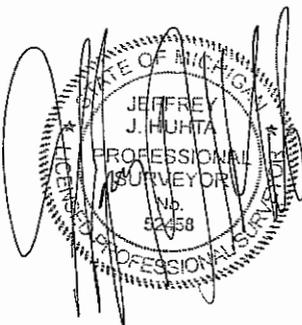
The Westerly 5 feet of Lot 35 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, as recorded in Liber 18 of Plats, Page 8, Oakland County Records.  
Containing 355 sq. ft. or 0.008 acres of land, more or less.

RIGHT OF WAY DEDICATION – PARCEL "B"

The Westerly 5 feet of Northerly 1/2 of Lot 36 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, as recorded in Liber 18 of Plats, Page 8, Oakland County Records.  
Containing 178 sq. ft. or 0.004 acres of land, more or less.

RIGHT OF WAY DEDICATION – PARCEL "C"

The Westerly 5 feet of Southerly 1/2 of Lot 36 of "Council Heights" a subdivision of a part of the SW 1/4 of Section 27, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, as recorded in Liber 18 of Plats, Page 8, Oakland County Records.  
Containing 178 sq. ft. or 0.004 acres of land, more or less.



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Pontiac, MI 48342