June 28, 2006

TO: John M. Lamerato, Acting City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services

SUBJECT: AGENDA ITEM – Request for Acceptance of Three Easements and One Warranty Deed from Quattro Development Company, Inc. – Sidwell #88-20-15-428-012

In connection with the Longfellow Site Condominium development located on the west side of Rochester Road, north of Longfellow Drive, Section 15, the Real Estate and Development Department has acquired three easements and one warranty deed for Rochester Road right-of-way from the property owner Quattro Development Company, Inc. The consideration on each document is $1.00.

SIDWELL #	OWNER NAME	TYPE OF DOCUMENT
88-20-15-428-012	Quattro Development Company, Inc.	Warranty Deed – road right-of-way
88-20-15-428-012	Quattro Development Company, Inc.	Easement – storm sewer
88-20-15-428-012	Quattro Development Company, Inc.	Easement - non-access greenbelt
88-20-15-428-012	Quattro Development Company, Inc.	Easement - sanitary sewer

Management recommends that City Council accept the attached documents.

Prepared by: Dennis C. Stephens, Right-of-Way Representative

WARRANTY DEED

Sidwell # 88-20-15-428-012
Project # 05.915.3
Resolution #

The Grantor(s) Quattro Development Company, Ink, a Michigan Corporation, whose address is: 47858 Van Dyke, Suite 410, Shelby Township, MI 48317, 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:

The East 32 feet of the following described property:
Part of R.11 E., City of Troy, Oakland County, Michigan, commencing at the East ¼ corner of Section 15; thence S 00°16'21"E, 165.00 feet to the Point of Beginning; thence continuing S 00°16'21" E, 201.24 feet to a point on the Northerly line of Longfellow Drive (60 foot wide); thence along said line N 89°35'28" W, 475.00 feet to a point on the Easterly line of "Pinemeadow Subdivision" (Liber 142, Page 40-42 O.C.R.); thence along said line N 00°16'21" W, 201.20 feet; thence S 89°35'43" E, 475 feet to the Point of Beginning, EXCEPT the Easterly 43 feet taken for road purposes.

For the sum of One Dollar ($1.00)
subject to easements and building and use restrictions of record and further subject to

---

Dated this 27day of June, 2006.

Signed in presence of:

_____None Required_____

_____None Required_____

Quattro Development Company, Ink.

By: Franco Mancini

Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27 day of June, 2006, by Franco Mancini, President, of Quattro Development Company, Ink, a Michigan corporation, on behalf of the corporation.

Dennis C. Stephens

Acting In Oakland County, Michigan
Notary Public, Oakland County, Michigan
My commission expires: 10/20/2010

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: Dennis C. Stephens City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # Recording Fee Transfer Tax

PERMANENT EASEMENT

Sidwell #88-20-15-428-012
Project #05.915.3
Resolution #

Quattro Development Company, Ink, a Michigan Corporation, Grantor, whose address is 47857 Van Dyke, Suite 410, Shelby Township, MI 48317, for and in consideration of the sum of One Dollar ($1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace Sanitary Sewer, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

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

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 27 day of June A.D. 2006.

Quattro Development Company, Ink

In presence of:

(L.S.)
By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 27 day of June, 2006, by Franco Mancini, President of Quattro Development Company, Ink., a Michigan Corporation, on behalf of the corporation.

Dennis C. Stephens

Notary Public, Oakland County, Michigan
Acting in Oakland County
My Commission Expires 10/20/2010

(Corporations)

Prepared by:

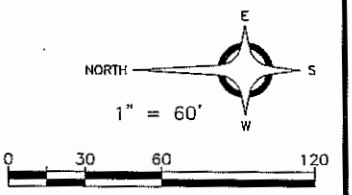
Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

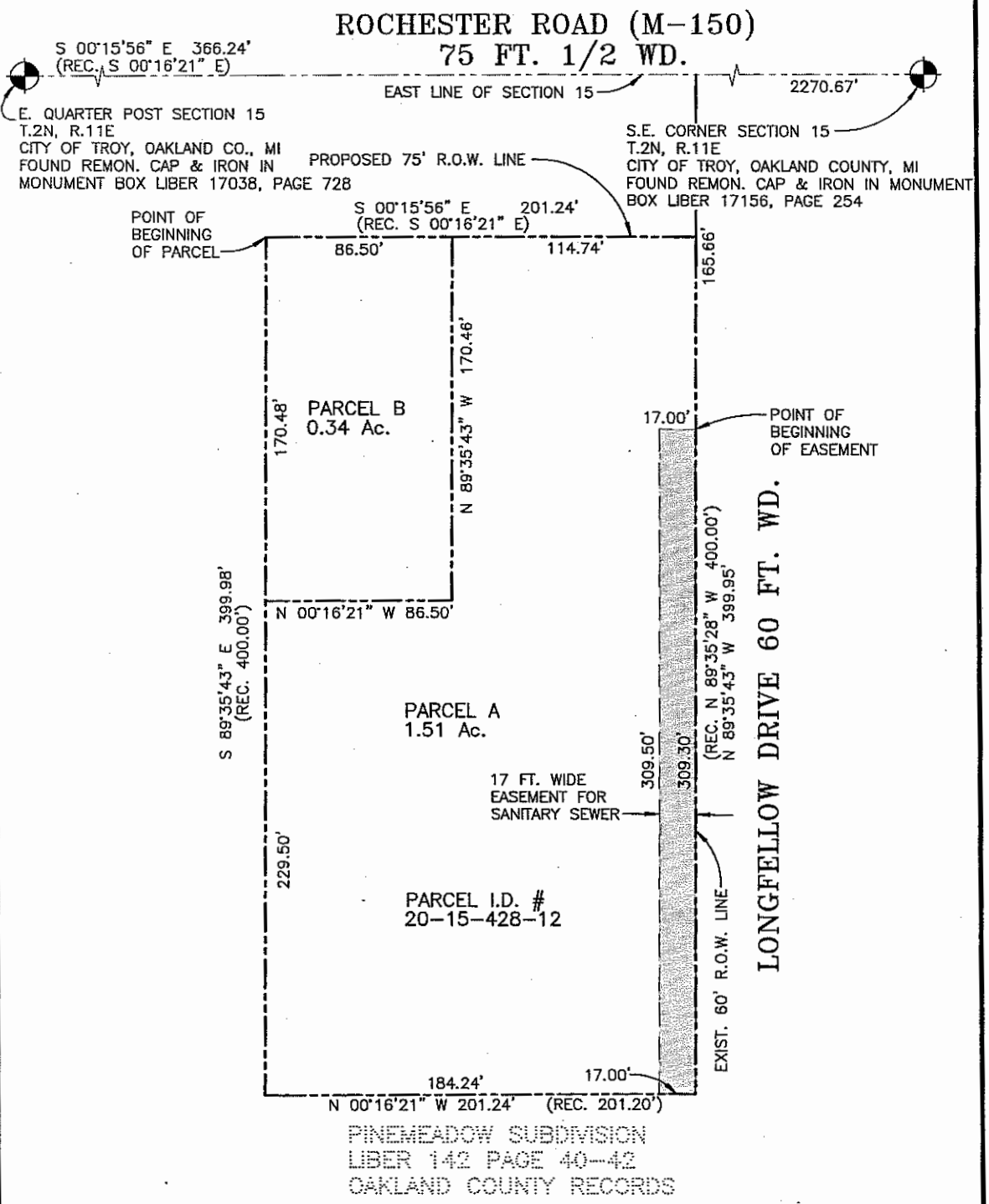
Return to:

City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TWP., MI. 48315
PHONE: (586) 726-1234
FAX: (586) 726-8780
aewinc@aewinc.com
www.aewinc.com

EASEMENT EXHIBIT "A"





		PARCEL I.D. NO.:	20-15-428-12
GRANTEE (TO):	CITY OF TROY	GRANTOR (FROM):	QUATTRO DEVELOPMENT
ADDRESS:	500 WEST BIG BEAVER	ADDRESS:	47858 VAN DYKE, SUITE 410
CITY, ST., & ZIP:	TROY, MICHIGAN 48084	CITY, ST., & ZIP:	SHELBY TOWNSHIP, MI 48317

EXHIBIT "A"

DESCRIPTION
PARCEL 20-15-428-012
PERMANENT SANITARY SEWER EASEMENT

A PERMANENT SANITARY SEWER EASEMENT, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER POST OF SECTION 15; THENCE SOUTH 0 DEGREES 15 MINUTES 56 SECONDS EAST (RECORD SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST) 366.24 FEET ALONG THE EAST LINE OF SECTION 15; THENCE NORTH 89 DEGREES 35 MINUTES 43 WEST 165.66 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 309.30 FEET ALONG THE NORTHERLY RIGHT OF WAY LINE OF LONGFELLOW DRIVE (60.00 FEET WIDE); THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 17.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 309.50 FEET; THENCE SOUTH 00 DEGREES 24 MINUTES 17 SECONDS WEST 17.00 FEET TO THE POINT OF BEGINNING.

PERMANENT EASEMENT

Sidwell #88-20-15-428-012
Project #05.915.3
Resolution #
Quattro Development Company, Ink, a Michigan Corporation, Grantor, whose address is 47857 Van Dyke, Suite 410, Shelby Township, MI 48317, for and in consideration of the sum of One Dollar ($1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace Storm Sewer, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

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

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 27 day of June A.D. 2006.

Quattro Development Company, Ink

In presence of:

(L.S.)
By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 27 day of June, 2006, by Franco Mancini, President of Quattro Development Company, Ink., a Michigan Corporation, on behalf of the corporation.

Dennis C. Stephens

Notary Public, Oakland County, Michigan
Acting in Oakland County
My Commission Expires 10/20/2012

(Corporations)

Prepared by:

Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

Return to:

City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
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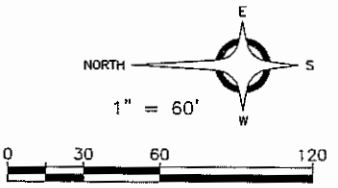
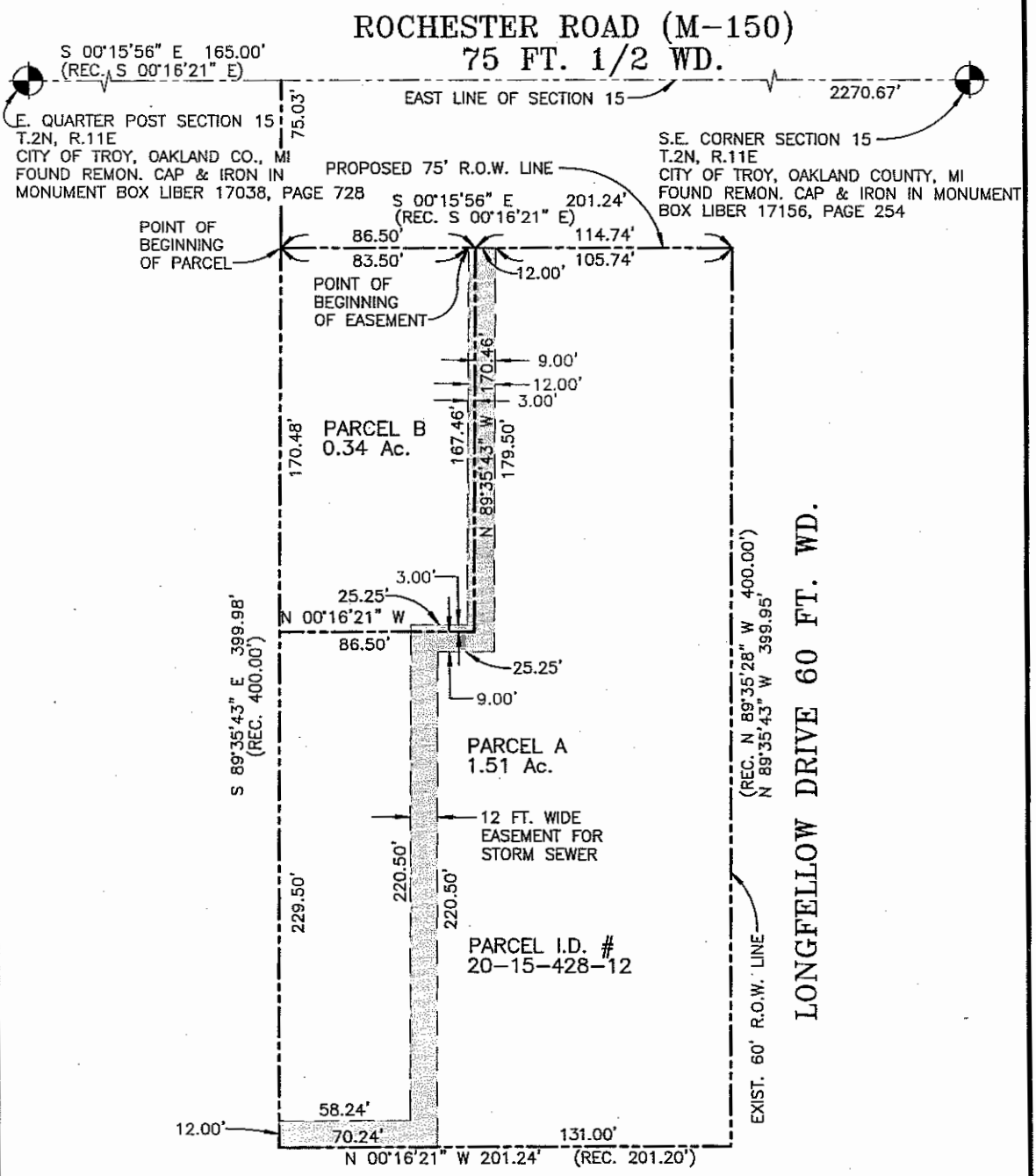
EASEMENT EXHIBIT "A"





PINEMEADOW SUBDIVISION
LIBER 142 PAGE 40-42
OAKLAND COUNTY RECORDS

		PARCEL I.D. NO.:	20-15-428-12
GRANTEE (TO):	CITY OF TROY	GRANTOR (FROM):	QUATTRO DEVELOPMENT
ADDRESS:	500 WEST BIG BEAVER	ADDRESS:	47858 VAN DYKE, SUITE 410
CITY, ST., & ZIP:	TROY, MICHIGAN 48084	CITY, ST., & ZIP:	SHELBY TOWNSHIP, MI 48317

EXHIBIT "A"

DESCRIPTION
PARCEL 20-15-428-012
PERMANENT STORM SEWER EASEMENT

A PERMANENT STORM SEWER EASEMENT, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER POST OF SECTION 15; THENCE SOUTH 0 DEGREES 15 MINUTES 56 SECONDS EAST (RECORD SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST) 165.00 FEET ALONG THE EAST LINE OF SECTION 15; THENCE NORTH 89 DEGREES 35 MINUTES 43 WEST 75.03 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD (75.00 FEET WIDE HALF WIDTH); THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 83.50 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 26 MINUTES 22 SECONDS EAST 12.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE NORTH 89 DEGREES 35 MINUTES 28 SECONDS WEST 179.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 25.25 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 220.50 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 21 SECONDS WEST 70.24 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 58.24 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 220.50 FEET; THENCE SOUTH 00 DEGREES 16 MINUTES 21 SECONDS EAST 25.26 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 167.46 FEET TO THE POINT OF BEGINNING.

PERMANENT EASEMENT

Sidwell #88-20-15-428-012
Project #05.915.3
Resolution #
Quattro Development Company, Ink, a Michigan Corporation, Grantor, whose address is 47857 Van Dyke, Suite 410, Shelby Township, MI 48317, for and in consideration of the sum of One Dollar ($1.00) paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee a non-accessible greenbelt easement, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

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

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 27 day of June A.D. 2006.

Quattro Development Company, Ink

In presence of:

(L.S.)
By: Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 27 day of June, 2006, by Franco Mancini, President of Quattro Development Company, Ink., a Michigan Corporation, on behalf of the corporation.

Dennis C. Stephens

Notary Public, Oakland County, Michigan
Acting in Oakland County
My Commission Expires 2/12/2010

(Corporations)

Prepared by:

Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

Return to:

City Clerk, City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

ANDERSON, ECKSTEIN AND WESTRICK, INC.
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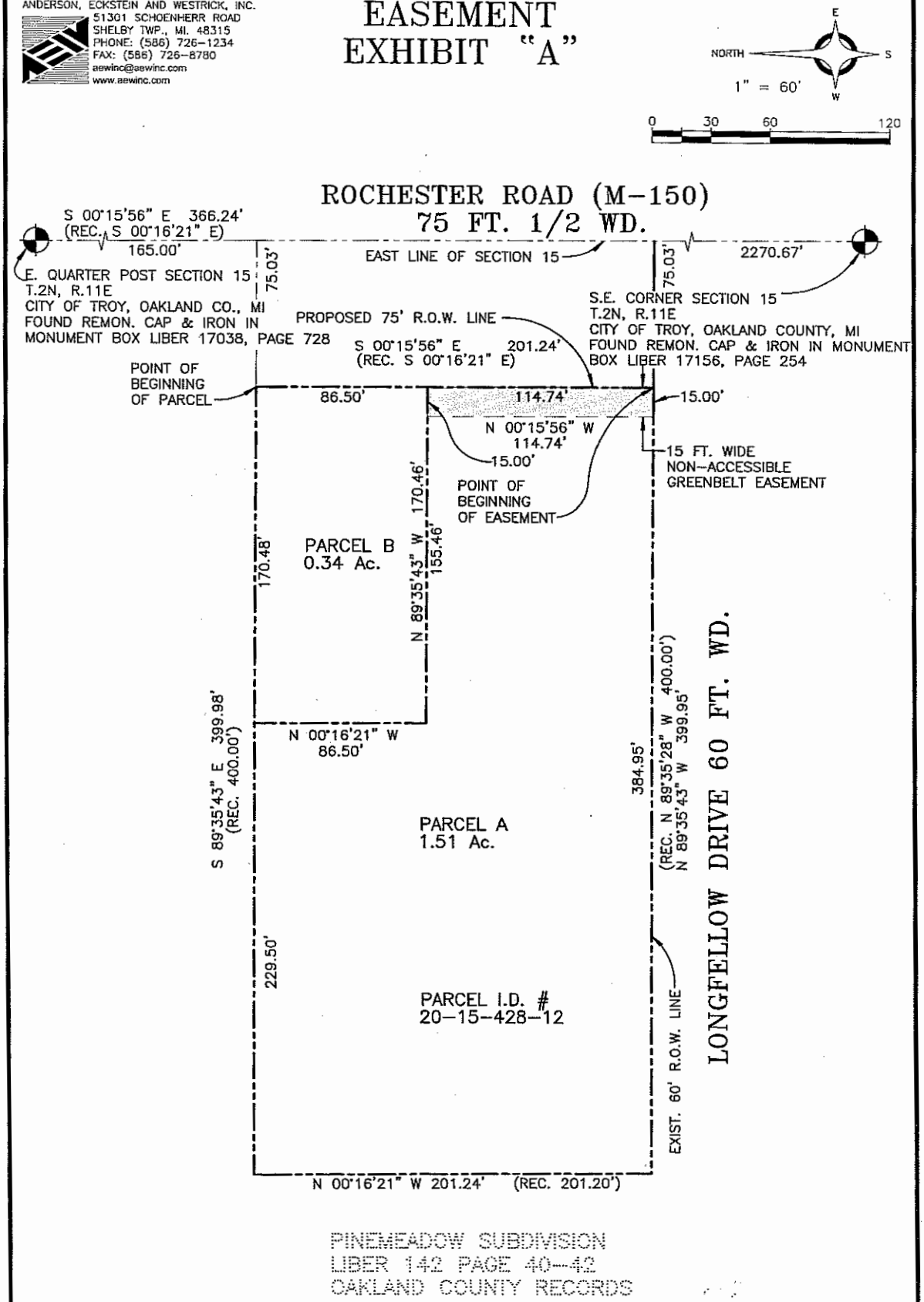
EASEMENT EXHIBIT "A"



		PARCEL I.D. NO.:	20-15-428-12
GRANTEE (TO):	CITY OF TROY	GRANTOR (FROM):	QUATTRO DEVELOPMENT
ADDRESS:	500 WEST BIG BEAVER	ADDRESS:	47858 VAN DYKE, SUITE 410
CITY, ST., & ZIP:	TROY, MICHIGAN 48084	CITY, ST., & ZIP:	SHELBY TOWNSHIP, MI 48317

EXHIBIT "A"

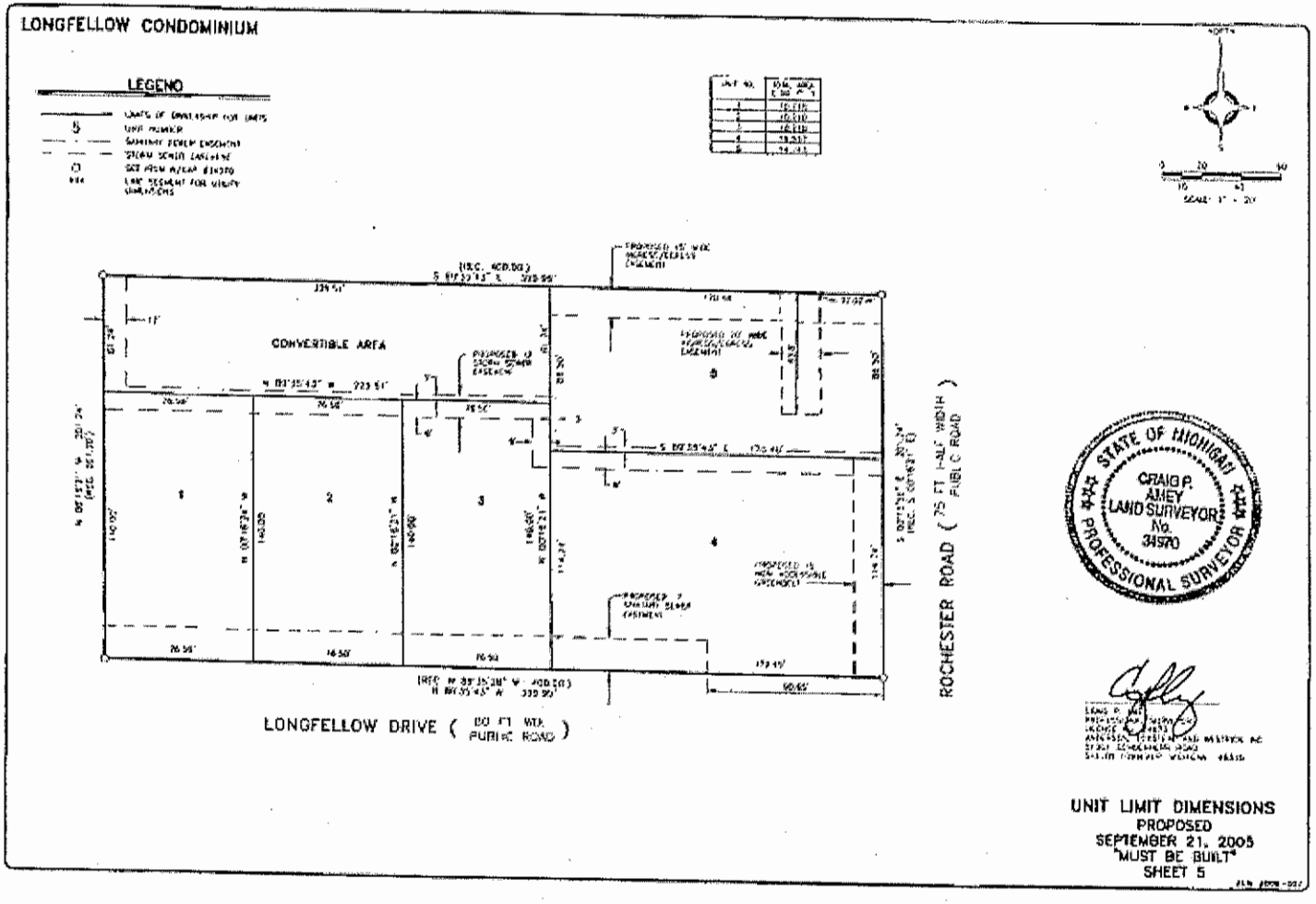
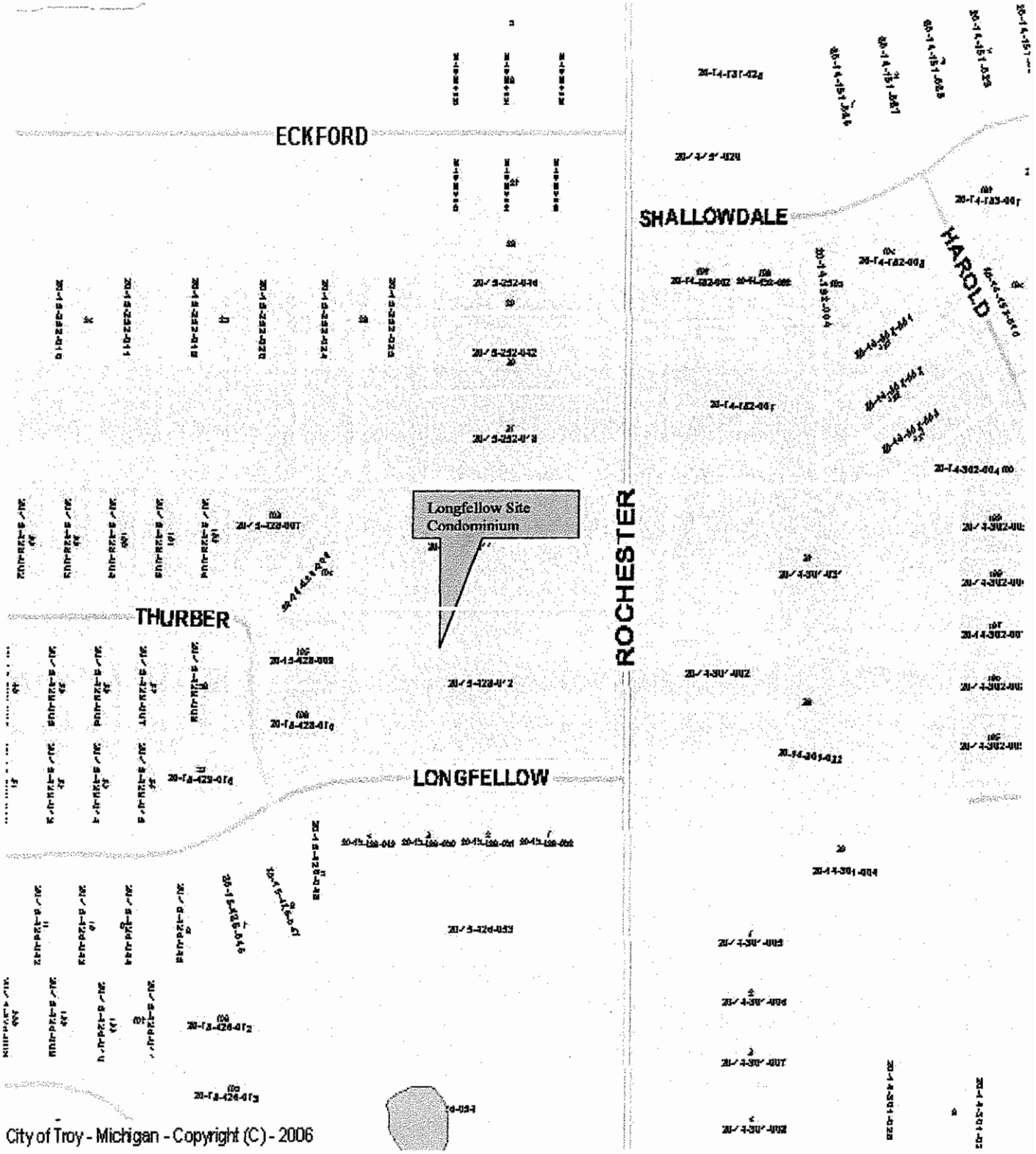
DESCRIPTION
PARCEL 20-15-428-012
NON-ACCESSIBLE GREENBELT EASEMENT

A PERMANENT NON-ACCESSIBLE GREENBELT EASEMENT, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 15, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE EAST QUARTER POST OF SECTION 15; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 366.24 FEET ALONG THE EAST LINE OF SECTION 15; THENCE NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 75.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 35 MINUTES 43 SECONDS WEST 15.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 56 SECONDS WEST 114.74 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 43 SECONDS EAST 15.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE SOUTH 00 DEGREES 15 MINUTES 56 SECONDS EAST 114.74 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD TO THE POINT OF BEGINNING.

LIBER 36729 PG 235

LONGFELLOW CONDOMINIUM



LONGFELLOW SITE CONDO LOCATION