

July 27, 2006

TO: Phillip L. Nelson, City Manager

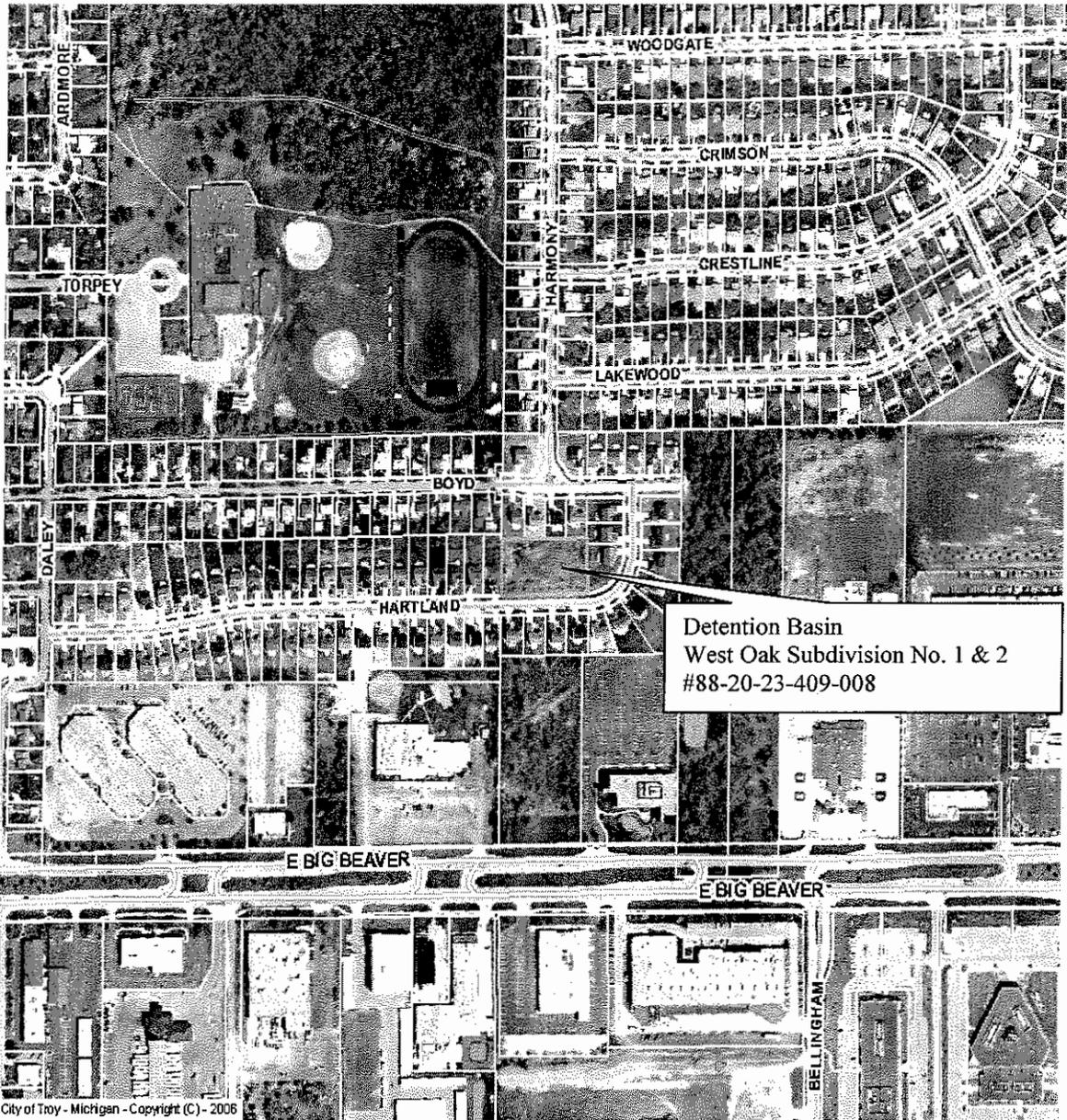
FROM: Brian P. Murphy, Assistant City Manager/Services

SUBJECT: AGENDA ITEM - Request for Acceptance of a Warranty Deed for Detention Basin, Harmony Developers, LLC, for West Oak Subdivision No.1 & 2, Sidwell # 88-20-23-409-008

In connection with the development of a West Oak Subdivision No. 1 & 2, located in the southeast quarter of Section 23, the Real Estate and Development Department has received a Warranty Deed for a detention basin from the property owner Harmony Developers, LLC, having Sidwell #88-20-23-409-008. The developer has met design and construction requirements as set forth by the Engineering department. The consideration amount is \$1.00.

Staff recommends the acceptance of the attached Warranty Deed.

HARMONY DEVELOPERS, LLC
WEST OAK SUBDIVISION NO. 1 & 2
Sidwell #88-20-23-409-008



WARRANTY DEED

Sidwell #88-20-23-409-008
Resolution #

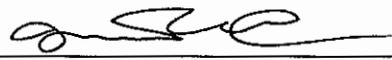
The Grantor(s), Harmony Developers, L.L.C., a Michigan Limited Liability Company whose address is 2617 Beacon Hill, Auburn Hills, MI 48326, convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

A PART OF WEST OAK SUBDIVISION NO.1, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 286, PAGES 30 & 31 OF PLATS, OAKLAND COUNTY RECORDS AND DESCRIBED AS BEGINNING AT A POINT ON THE N & S ¼ LINE OF SAID SECTION & BEING N00°49'15"E 830.52 FEET FROM THE SOUTH ¼ CORNER OF SAID SECTION 23 & PROCEEDING THENCE ALONG SAID LINE N00°49'15"E 161.87 FEET TO THE S.W. CORNER OF LOT 19 OF SAID WEST OAK SUBDIVISION NO.1; THENCE ALONG LOTS 19 THRU 22 OF SAID SUBDIVISION S89°18'35"W 280.36 FEET TO A POINT ON THE WEST LINE OF LOT 24 OF SAID SUBDIVISION; THENCE ALONG SAID LOTS 24 & 25, S00°31'00"E 162.67 FEET TO A POINT ON THE NORTH LINE OF HARTLAND STREET (60 FT. WIDE); THENCE ALONG SAID LINE S89°29'00"W 284.12 FEET TO THE POINT OF BEGINNING, CONTAINING 1.05 ACRES NET.

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

Dated this 9TH day of FEBRUARY, 2004.

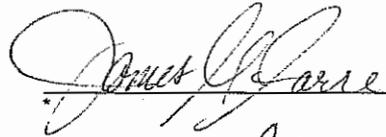
Harmony Developers, L.L.C., a Michigan Limited Liability Company

By: 
Michigan Home Builders Inc., Manager
Joseph Paluzzi, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 9TH day of FEBRUARY, 2004, by Joseph Paluzzi, President of Michigan Home Builders Inc., Manager of Harmony Developers, L.L.C., a Michigan Limited Liability Company, on behalf of the Company.

JAMES M. TORRE
NOTARY PUBLIC OAKLAND CO., MI
MY COMMISSION EXPIRES APR 1, 2004


Notary Public, OAKLAND County, MI

My commission expires: APRIL 1, 2004

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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-23-401-039 Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES