



## CITY COUNCIL ACTION REPORT

October 17, 2006

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services  
 Steven J. Vandette, City Engineer *SV*  
 Larysa Figol, Right-of-Way Representative *LF*

SUBJECT: Request for Acceptance of Six Warranty Deeds for Caswell Town Center PUD 5, Section 2

### Background:

- As part of the development of Caswell Town Center PUD 5, located at Rochester Road and South Boulevard, the Real Estate & Development Department has received six Warranty Deeds required for necessary right-of-way along Rochester and South Boulevard. The deeds convey approximately 90 feet of right-of-way along Rochester Road and 60 feet along South Boulevard:
- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>▪ SIDWELL #</li> <li>88-20-02-101-001</li> <li>88-20-02-101-003</li> <li>88-20-02-101-004</li> <li>88-20-02-101-008</li> <li>88-20-02-101-009</li> <li>88-20-02-101-002</li> </ul> | <p>PROPERTY OWNER</p> <ul style="list-style-type: none"> <li>Joseph Petruzzello, as Trustee</li> <li>Joseph Petruzzello, as Trustee</li> <li>Joseph and Josephine Petruzzello</li> <li>Genesis Real Estate Investment, LLC</li> <li>Genesis Real Estate Investment, LLC</li> <li>Gary F. and Brenda Abitheira</li> </ul> |
|---|--|

### Financial Considerations:

- The consideration amount on each document is \$1.00.

### Legal Considerations:

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

### Policy Considerations:

- The dedication of right-of-way is required as part of the PUD process, and by the Assessing Department to prepare the necessary lot splits and combinations. (Goal IV)

- It has been the City's policy to accept right-of-way dedications for PUD's and new developments. (Goal II & IV)

Options:

- City Management recommends that City Council accept the attached six Warranty Deeds for right-of-way, consistent with our policy of accepting dedications in new developments.

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Joseph Petruzzello, as Trustee or his Successor Trustee(s) under Agreement dated October 27, 1999**, whose address is 11205 Chippewa, Warren, Michigan 48093 (herein "Grantor"), conveys and warrants to the **CITY OF TROY, MICHIGAN**, a Michigan municipal corporation, whose address is 500 West Big Beaver Road, Troy, MI, 48084 ("Grantee"), all of Grantor's interest in and to the following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

See legal description on Exhibit A, attached hereto (the "Property"),

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Dated this 6<sup>th</sup> day of September, 2006.

Signed by:

**JOSEPH PETRUZZELLO, as Trustee under  
Agreement dated October 27, 1999**

By:   
Joseph Petruzzello, Trustee

[Notary signatures on next page.]



EXHIBIT A- PARCEL A  
ID# 88-20-02-101-001

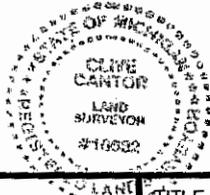
PARCEL A

A PART OF THE NORTHWEST ¼ OF SECTION 2, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY MICHIGAN. DESCRIBED AS BEGINNING AT A POINT BEING ON THE SOUTH LINE OF EAST SOUTH BOULEVARD (120.00 FEET WIDE) & BEING SOUTH 60.00 FEET & N.89°42'00E. 90.00 FEET FROM THE N.W. CORNER OF SAID SECTION 2 & PROCEEDING THENCE DUE SOUTH 196.00 FEET; THENCE S.89°42'00"W. 90.43 FEET TO THE CENTER LINE OF ROCHESTER ROAD , ALSO BEING THE WEST LINE OF SAID SECTION 2; THENCE ALONG SAID LINE, N.00°07'27"E. 196.00 FEET TO THE SOUTH LINE OF SAID EAST SOUTH BOULEVARD; THENCE ALONG SAID LINE N. 89°42'00"E. 90.00 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION,  
DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-001

CLIVE CANTOR

LS 10682



HENNESSEY



ENGINEERS, INC

*ENGINEERING THE FUTURE*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
(734) 692-3300  
FAX (734) 692-3203

TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME:	DISK No.
DRAWN JMC	APPROVED
PROJECT No. 53224	SCALE 1"=40'
DATE 4-20-06	DRAWING NUMBER 1 OF 1

**WARRANTY DEED**

---

KNOW ALL MEN BY THESE PRESENTS: That **Joseph Petruzzello, as Trustee or his Successor Trustee(s) under Agreement dated October 27, 1999**, whose address is 11205 Chippewa, Warren, Michigan 48093 (herein "Grantor"), conveys and warrants to the **CITY OF TROY, MICHIGAN**, a Michigan municipal corporation, whose address is 500 West Big Beaver Road, Troy, MI, 48084 ("Grantee"), all of Grantor's interest in and to the following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

See legal description on Exhibit A, attached hereto (the "Property"),

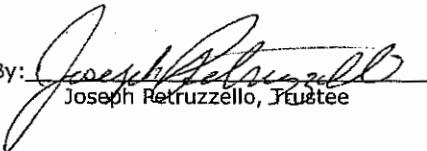
together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

Dated this 8<sup>th</sup> day of September, 2006.

Signed by:

**JOSEPH PETRUZZELLO, as Trustee under Agreement dated October 27, 1999**

By:   
Joseph Petruzzello, Trustee

[Notary signatures on next page.]

STATE OF MICHIGAN )  
COUNTY OF OAKLAND ) ss.

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2006, by Joseph Petruzzello, as Trustee under Agreement dated October 27, 1999, as Trustee.

Cathy E. Shields, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires 3/1/2012  
Acting in the County of Oakland

Cathy E. Shields  
\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
My Commission Expires: 3-1-2012  
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return To: _____ City Attorney City of Troy Big Beaver Road Troy, MI 48084	Send Subsequent Tax Bills To: Grantee	Drafted by: Gregory J. DeMars, Esq. Business Address: Honigman Miller Schwartz & Cohn LLC 2290 First National Building 660 Woodward Avenue Detroit, MI 48226-3506

Tax Parcel #: See attached Exhibit A      Recording Fee \_\_\_\_\_      Revenue Stamps \_\_\_\_\_

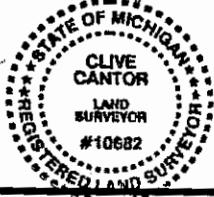
EXHIBIT A- PARCEL B  
ID# 88-20-02-101-003

PARCEL B

A PART OF THE NORTHWEST 1/4 OF SECTION 2, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF ROCHESTER ROAD (VARIABLE WIDTH) & BEING S.00°05'42"W. 256.00 FEET & N.89°42'00"E. 90.43 FROM THE N.W. 1/4 OF SAID SECTION 2, & PROCEEDING THENCE DUE SOUTH 100.00 FEET; THENCE S.89°42'00"W. 90.59 FEET TO THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTER LINE OF SAID ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°05'42"E. 100.00 FEET; THENCE N.89°42'00"E. 90.43 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION, DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-003

*Clive Cantor*  
CLIVE CANTOR LS/10682



HENNESSEY



ENGINEERS, INC

*ENGINEERING THE FUTURE.*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
(734) 692-3300  
FAX (734) 692-3203

TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME:		DISK No.	
DRAWN JMC		APPROVED	
PROJECT No. 53224		SCALE 1"=40'	
DATE 4-20-06	DRAWING NUMBER 1 OF 1		

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **Joseph Petruzzello, a married man and Josephine Petruzzello, his wife** whose address is 11205 Chippewa, Warren, Michigan 48093 (herein "Grantor"), conveys and warrants to the **CITY OF TROY, MICHIGAN**, a Michigan municipal corporation, whose address is 500 West Big Beaver Road, Troy, MI, 48084 ("Grantee"), all of Grantor's interest in and to the following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

See legal description on Exhibit A, attached hereto (the "Property"),

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

If the land being conveyed is unplatted, the following is deemed to be included: "This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act."

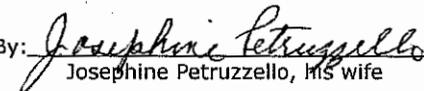
Dated this 8<sup>th</sup> day of September, 2006.

Signed by?

By:

  
Joseph Petruzzello

By:

  
Josephine Petruzzello, his wife

[Notary signatures on next page.]

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of September, 2006, by Joseph Petruzzello, a married man and Josephine Petruzzello, his wife.

Cathy E. Shields, Notary Public  
State of Michigan, County of Oakland  
My Commission Expires 3/1/2012  
Acting in the County of Oakland

Cathy E. Shields  
\_\_\_\_\_, Notary Public  
Oakland County, Michigan  
My Commission Expires: 3-1-2012  
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return To: _____ City Attorney City of Troy Big Beaver Road Troy, MI 48084	Send Subsequent Tax Bills To:  Grantee	Drafted by: Gregory J. DeMars, Esq. Business Address: Honigman Miller Schwartz & Cohn LLC 2290 First National Building 660 Woodward Avenue Detroit, MI 48226-3506

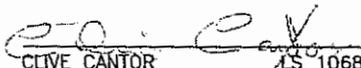
Tax Parcel #: See attached Exhibit A      Recording Fee \_\_\_\_\_      Revenue Stamps \_\_\_\_\_

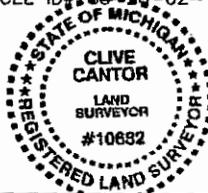
EXHIBIT A- PARCEL C  
ID# 88-20-02-101-004

PARCEL C

A PART OF THE NORTHWEST 1/4 OF SECTION 2, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF ROCHESTER ROAD (VARIABLE WIDTH) & BEING S.00°05'42"W. 356.00 FEET & N.89°42'00"E. 90.00 FROM THE N.W. 1/4 OF SAID SECTION 2, & PROCEEDING THENCE DUE SOUTH 156.00 FEET; THENCE S.89°42'00"W. 90.85 FEET TO THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTER LINE OF SAID ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°05'42"E. 156.00 FEET; THENCE N.89°42'00"E. 905.93 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION, DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-004

  
CLIVE CANTOR LS 10682



HENNESSEY



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*ENGINEERING THE FUTURE.*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
(734) 692-3300  
FAX (734) 692-3203

TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME:		DISK No.	
DRAWN JMC		APPROVED	
PROJECT No. 53224		SCALE 1" = 40'	
DATE 4-20-06 /	DRAWING NUMBER 1 OF 1		

**WARRANTY DEED**

KNOW ALL MEN BY THESE PRESENTS: That **GENESIS REAL ESTATE INVESTMENT, LLC**, a Michigan **limited liability company** whose address is 104 Moran, Grosse Pointe Farms, Michigan 48236 (herein "Grantor"), Quit Claims to the **CITY OF TROY, MICHIGAN**, a Michigan municipal corporation, whose address is 500 West Big Beaver Road, Troy, MI, 48084 ("Grantee"), all of Grantor's interest in and to the following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

See legal description on Exhibit A, attached hereto (the "Property"),

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Dated this JUNE day of 29<sup>th</sup> 2006.

Signed by:  
**GENESIS REAL ESTATE INVESTMENT, LLC**, a  
Michigan limited liability company

By:   
BRAD BYRSKI  
Its: MEMBER

[Notary signatures on next page.]

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JUNE, 2006, by BRAD BYRSEKI, the MEMBER of GENESIS REAL ESTATE INVESTMENT, LLC, a Michigan limited liability company, on behalf of the limited liability company.

JAMES M. TORRE  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Sep. 23, 2011  
Acting in the County of Oakland

James M. Torre  
\_\_\_\_\_, Notary Public  
County of Michigan  
My Commission Expires: SEP 23, 2011  
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate	
When Recorded Return To: _____, City Attorney City of Troy Big Beaver Road Troy, MI 48084	Send Subsequent Tax Bills To: Grantee	Drafted by: Gregory J. DeMars, Esq. Business Address: Honigman Miller Schwartz & Cohn LLC 2290 First National Building 660 Woodward Avenue Detroit, MI 48226-3506	

Tax Parcel #: See attached Exhibit A      Recording Fee \_\_\_\_\_      Revenue Stamps \_\_\_\_\_

EXHIBIT A- PARCEL E  
ID# 88-20-02-101-008

PARCEL E

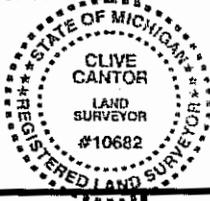
A PART OF THE NORTHWEST 1/4 OF SECTION 2, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF ROCHESTER ROAD (VARIABLE WIDTH) & BEING S.00°18'00"E. 705.30 FEET & N.89°42'00"E. 92.53 FROM THE N.W. 1/4 OF SAID SECTION 2, & PROCEEDING THENCE DUE SOUTH 196.72 FEET; THENCE S.89°42'00"W. 91.50 FEET TO THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTER LINE OF SAID ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°18'00"E. 196.72 FEET; THENCE N.89°42'00"E. 92.53 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION, DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-008

*Clive Cantor*

CLIVE CANTOR

LS 10682



HENNESSEY



ENGINEERS, INC

*ENGINEERING THE FUTURE.*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
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TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME:		DISK No.	
DRAWN JMC		APPROVED	
PROJECT No. 53224		SCALE 1"=40'	
DATE 4-20-06	DRAWING NUMBER 1 OF 1		

**WARRANTY DEED**

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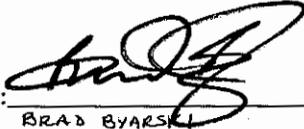
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Dated this 29 day of JUNE, 2006.

Signed by:  
**GENESIS REAL ESTATE INVESTMENT, LLC**, a  
Michigan limited liability company

By:   
BRAD BYARSKI  
Its: **MEMBER**

[Notary signatures on next page.]

STATE OF MICHIGAN )

) ss.

COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JUNE, 2006, by GRAD BYAPKI, the MEMBER of GENESIS REAL ESTATE INVESTMENT, LLC, a Michigan limited liability company, on behalf of the limited liability company.

JAMES M. TORRE  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Sep. 23, 2011  
Acting in the County of Oakland

[Signature]  
\_\_\_\_\_  
\_\_\_\_\_, Notary Public  
County of Michigan  
My Commission Expires: Sept 23, 2011  
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return To: _____ Attorney City of Troy Big Beaver Road Troy, MI 48084	City Send Subsequent Tax Bills To: Grantee	Drafted by: Gregory J. DeMars, Esq. Business Address: Honigman Miller Schwartz & Cohn LLC 2290 First National Building 660 Woodward Avenue Detroit, MI 48226-3506

Tax Parcel #: See attached Exhibit A      Recording Fee \_\_\_\_\_      Revenue Stamps : \_\_\_\_\_

EXHIBIT A-PARCEL F  
ID# 88-20-02-101-009

PARCEL F

A PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 2, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY MICHIGAN. DESCRIBED AS BEGINNING AT A POINT ON THE EAST LINE OF ROCHESTER ROAD (VARIABLE WIDTH) & BEING S.00°05'42"W 902.02 FEET & N.89°42'00"E. 91.50 FROM THE N.W.  $\frac{1}{4}$  OF SAID SECTION 2, & PROCEEDING THENCE DUE SOUTH 162.87 FEET; THENCE S.89°42'00"W. 91.77 FEET TO THE WEST LINE OF SAID SECTION 2, ALSO BEING THE CENTER LINE OF SAID ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°05'42"E. 162.78 FEET; THENCE N.89°42'00"E. 91.50 FEET TO THE POINT OF BEGINNING

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION,  
DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-009

*Clive Cantor*

CLIVE CANTOR

LS 10682



HENNESSEY



ENGINEERS, INC

*ENGINEERING THE FUTURE*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
(734) 692-3300  
FAX (734) 692-3203

TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME:	DISK No.
DRAWN JMC	APPROVED
PROJECT No. 53224	SCALE 1" = 40'
DATE 4-20-06	DRAWING NUMBER 1 OF 1

**WARRANTY DEED**

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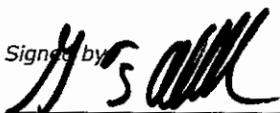
KNOW ALL MEN BY THESE PRESENTS: That **GARY F. ABITHEIRA, a married man and BRENDA ABITHEIRA, his wife** whose address is 178 Larchwood, Troy, Michigan 48083 (herein "Grantor"), conveys and warrants to the **CITY OF TROY, MICHIGAN**, a Michigan municipal corporation, whose address is 500 West Big Beaver Road, Troy, MI, 48084 ("Grantee"), all of Grantor's interest in and to the following described premises situated in the City of Troy, County of Oakland and State of Michigan, to-wit:

See legal description on Exhibit A, attached hereto (the "Property"),

together with all and singular the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, for the sum of One Dollar (\$1.00).

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Dated this 29<sup>th</sup> day of JUNE 2006.

Signed by   
\_\_\_\_\_  
Gary F. Abitheira

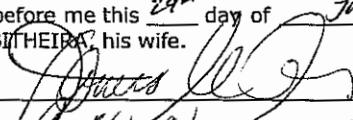
  
\_\_\_\_\_  
Brenda Abitheira

[Notary signatures on next page.]

STATE OF MICHIGAN )  
 ) ss.  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of JUNE, 2006, by GARY F. ABITHEIRA, a married man, and BRENDA ABITHEIRA, his wife.

**JAMES M. TORRE**  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Sep. 23, 2011  
Acting in the County of Oakland

  
\_\_\_\_\_, Notary Public  
County Michigan  
My Commission Expires: Sept 23, 2011  
Acting in Oakland County, Michigan

County Treasurer's Certificate		City Treasurer's Certificate
When Recorded Return To: _____ Attorney City of Troy Big Beaver Road Troy, MI 48084	City Send Subsequent Tax Bills To: Grantee	Drafted by: Gregory J. DeMars, Esq. Business Address: Honigman Miller Schwartz & Cohn LLC 2290 First National Building 660 Woodward Avenue Detroit, MI 48226-3506

Tax Parcel #: See attached Exhibit A      Recording Fee \_\_\_\_\_      Revenue Stamps \_\_\_\_\_

**EXHIBIT A- PARCEL T  
ID# 88-20-02-101-002**

**PARCEL T**

A PART OF THE N.W. ¼ OF SECTION 2, T. 2 N. R. 11 E., CITY OF TROY, OAKLAND COUNTY MICHIGAN DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF EAST SOUTH BOULEVARD (120.00 FEET WIDE) & BEING S.00°07'27"W. 60.00 FEET & N.89°42'00"E. 547.33 FEET FROM THE N.W. CORNER OF SAID SECTION 2 & PROCEEDING THENCE N00°06'41"E. 60.00 FEET TO THE CENTER LINE OF SAID EAST SOUTH BOULEVARD, ALSO BEING THE NORTH LINE OF SAID SECTION 2; THENCE ALONG SAID LINE N.89°47'51"E. 100.00 FEET; THENCE S.00°06'41"W. 60.00 FEET TO A POINT ON THE SOUTH LINE OF SAID EAST SOUTH BOULEVARD; THENCE ALONG SAID LINE S.89°42'00"W. 100.00 FEET TO THE POINT OF BEGINNING.

I HEREBY CERTIFY THE ABOVE LEGAL DESCRIPTION, DESCRIPTION WAS GENERATED FROM TAX PARCEL ID# 88-20-02-101-002

*Clive Cantor*  
CLIVE CANTOR LS 10682



**HENNESSEY**



ENGINEERS, INC

*ENGINEERING THE FUTURE*

2674 WEST JEFFERSON AVE.  
SUITE 200  
TRENTON, MI 48183  
(734) 692-3300  
FAX (734) 692-3203

TITLE CASWELL DEVELOPMENT  
CITY OF TROY  
OAKLAND COUNTY, MICHIGAN

FILE NAME: /		DISK No.	
DRAWN JMC		APPROVED	
PROJECT No. 53224		SCALE	
DATE 4-20-06	DRAWING NUMBER 1 OF 1		