



CITY COUNCIL ACTION REPORT

June 18, 2007

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 Warranty Deed for Right of Way –
 M & M Troy, Inc., Section 25, Sidwell #88-20-25-352-004

Background:

As part of the redevelopment of the northwest corner of John R and 15 Mile Road, the Real Estate Department has received a Warranty Deed conveying right-of-way to the 60 foot line on John R and 15 Mile.

Financial Considerations:

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

Legal Considerations:

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

Policy Considerations:

- The dedication of right of way is required as part of the development process. (Goal I & V)

Options:

- City Management recommends that City Council accept the attached Warranty Deed for right-of-way, consistent with our policy of accepting dedications in property improvements and expansions.

WARRANTY DEED

Sidwell # 88-20-25-352-004 (part of)
Resolution #

The Grantor(s) M & M Troy Inc., a Michigan Corporation, whose address is 1610 John R. Troy, MI 48083 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 WEST 23 FEET AND THE SOUTH 23 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
T2N, R11E, SECTION 25 SUPERVISORS PLAT OF MAPLE ACRES AS RECORDED IN LIBER 48 PAGE 57 OF OAKLAND COUNTY, MICHIGAN RECORDS, EAST 146 FEET OF WEST 150 FEET OF SOUTH 39.98 FEET OF LOT 9, ALSO EAST 146 FEET OF WEST 150 FEET OF NORTH 106.02 FEET OF LOT 10 EXCLUDING THAT PART IN TRI PARCEL MEASURING 40 FEET ALONG WEST AND SOUTH LINES OF SAID LOT 10.
EXCEPT FOR PROPERTY TAKEN FOR RIGHT OF WAY IMPROVEMENTS DESCRIBED AS: BEGINNING AT THE SOUTHEAST CORNER OF PREVIOUSLY DESCRIBED PARCEL; THENCE N 88°39'40" WEST 114.00' ALONG THE EXISTING NORTH RIGHT OF WAY LINE OF MAPLE ROAD, THENCE N 44°12'50" WEST 45.96', THENCE N 00°14'00" EAST 114.00', THENCE S 88° 39'40" EAST 23.00", THENCE S 00°14'00" WEST 123.00', THENCE S 88° 39'40" EAST 123.00', THENCE S 00°14'00" WEST 23.00' TO POINT OF BEGINNING. SAID PARCEL CONTAINS 15,126 SQUARE FEET OR 0.347 ACRES.

For the sum of One Dollar an no/100 (\$1.00)

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

Dated this 28th day of March, 2007.

Signed in presence of: (not required)

Signed by:
M & M Troy, Inc., a Michigan Corporation

By [Signature]
Majid Kesto
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28 day of March, 2007, by Majid Kesto, President of M & M Troy Inc., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, MI
My commission expires: 3-2-2012
Acting in the County of OAKLAND, 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: City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-25-352-004 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES