



## CITY COUNCIL AGENDA ITEM

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Date: June 15, 2016

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development  
Steven J. Vandette, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Warranty Deed for Right-of-Way from Sterling Construction, Inc. - Sidwell #88-20-24-102-031

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### **History**

As part of the development of a vacant residential parcel, for a single residential home construction, located in the northwest ¼ of Section 24, on Wattles Road between Wayfarer and Anvil roads, the City received a warranty deed for right-of-way from Sterling Construction, Inc., owner of the property having Sidwell #88-20-24-102-031.

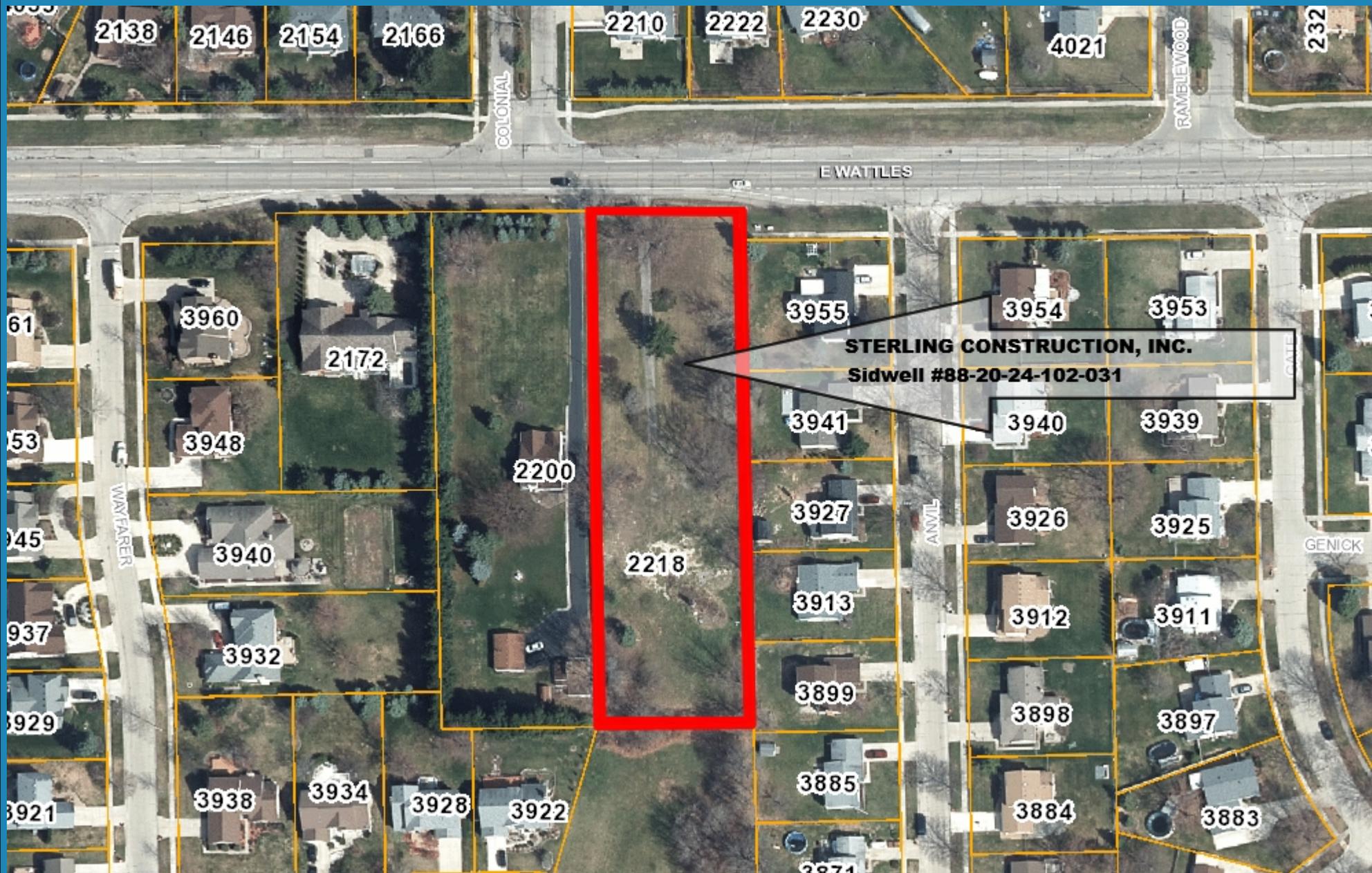
The format and content of this warranty deed is consistent with conveyance documents previously accepted by City Council.

### **Financial**

The consideration amount on this document is \$1.00.

### **Recommendation**

City Management recommends that City Council accept the attached warranty deed consistent with our policy of accepting right-of-way for public purposes



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

**WARRANTY DEED**

Sidwell # 88-20-24-102-031 (pt of)

The Grantor(s) **STERLING CONSTRUCTION, INC.**, a Michigan corporation, whose address is 1612 Muer Drive, Troy, Michigan 48084 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 and no/100 Dollars (\$1.00)

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

Dated this 15<sup>th</sup> day of JUNE, 2016.

STERLING CONSTRUCTION, INC., a Michigan corporation

By *Safet Stafa*  
\*Safet Stafa  
Its: President

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15<sup>th</sup> day of June, 2016, by Safet Stafa, President of Sterling Construction, Inc. a Michigan corporation, on behalf of said corporation.

**LARYSA FIGOL**  
Notary Public, Oakland County, Michigan  
Acting in Oakland County, Michigan  
My Commission Expires 03/02/2018

*Larysa Figol*  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

Tax Parcel #88-20-24-102-031 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

## EXHIBIT "A"

Tuesday, June 07, 2016

Section 24, 27' Wide Right of Way  
Parcel: 88-20-24-102-031  
Owner: Sterling Construction

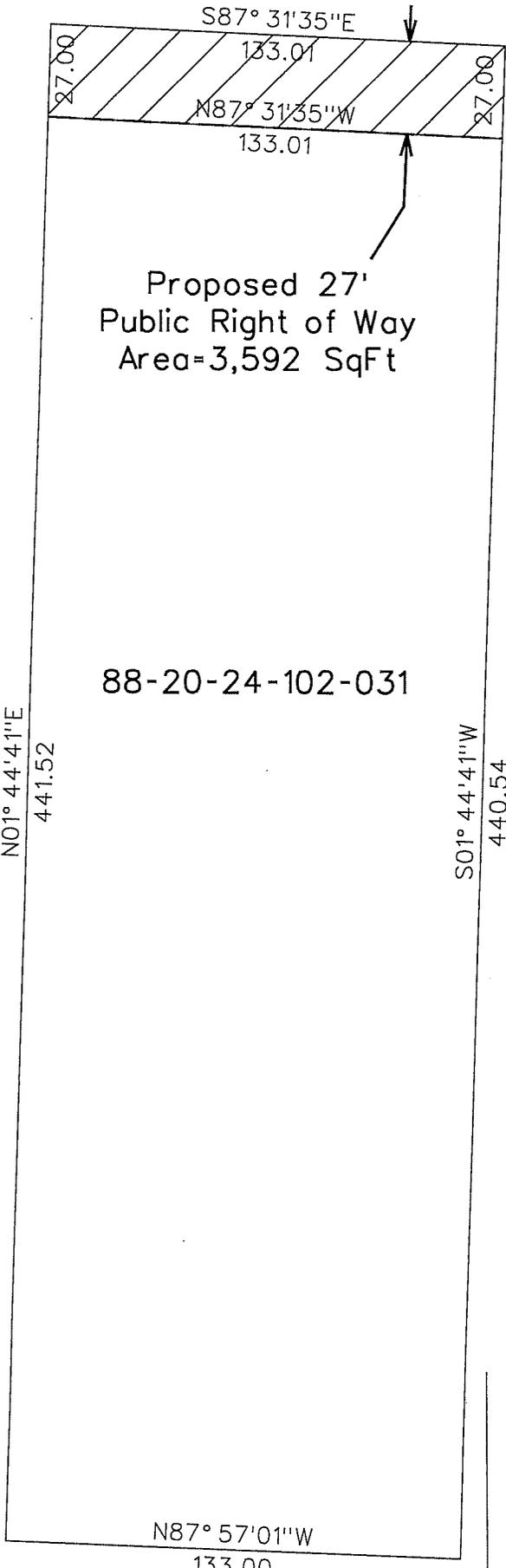
### **Description of Parcel (Taken from Plot Plan)**

Part of Lot 15, "Supervisor's Plat No. 19", Part of the Northwest  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, Troy Township (Now City of Troy), Oakland County Records, described as: Beginning at the Northeast Lot Corner; thence South 01 degrees 44 minutes 41 seconds West 440.54 feet; thence North 87 degrees 57 minutes 01 seconds West 133.00 feet; thence North 01 degrees 44 minutes 41 seconds East 441.52 feet; thence South 87 degrees 31 minutes 35 seconds East 133.01 feet to the Point of Beginning.

### **Description of Proposed 27' Wide Public Right of Way**

The North 27.00 feet of Lot 15, "Supervisor's Plat No. 19", Part of the Northwest  $\frac{1}{4}$  of Section 24, Town 2 North, Range 11 East, Troy Township (Now City of Troy), Oakland County Records, described as: Beginning at the Northeast Lot Corner; thence South 01 degrees 44 minutes 41 seconds West 27.00 feet; thence North 87 degrees 31 minutes 35 seconds West 133.01 feet; thence North 01 degrees 44 minutes 41 seconds East 27.00 feet; thence South 87 degrees 31 minutes 35 seconds East 133.01 feet to the Point of Beginning. Containing 3,592 Square Feet or 0.082 Acres more or less.

E. Wattles Rd.



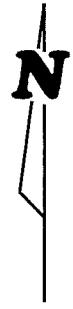
Proposed 27'  
Public Right of Way  
Area=3,592 SqFt

88-20-24-102-031

N01° 44' 41\"E  
441.52

S01° 44' 41\"W  
440.54

N87° 57' 01\"W  
133.00



Graphic Scale: 1"=50'



**CITY OF TROY**  
OAKLAND COUNTY, MICHIGAN

Parcel Sketch  
Proposed 27' Right of Way  
#88-20-24-102-031

|                            |                          |             |               |
|----------------------------|--------------------------|-------------|---------------|
| FILE: 88-20-24-102-031.DGN |                          |             |               |
| SCALE                      | DRAWN BY                 | NAME GJBIII | DATE 06-07-16 |
| HOR. 1"=50'                | CHECKED BY               | NAME        | DATE XX-XX-XX |
| VER. 1"=X'                 |                          | SHEET NO.   | JOB NO.       |
|                            | STEVEN J. VANDETTE, P.E. | 10F1        | N/A           |
|                            | CITY ENGINEER            |             |               |

Document Prepared By  
George J. Ballard III, P.S.  
Land Surveyor

DATE      REV.  
**CONTRACT NO.**  
N/A