

August 31, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Douglas J. Smith, Real Estate & Development Director 

RE: AGENDA ITEM – Acceptance of Warrant Deed and Permanent Easements for Maplewood Site Condominium, Milano Building Company, Inc., Section 3 - Sidwell #88-20-03-226-009

As part of the development of Maplewood Site Condominium, located in Section 3, west of John R, the Real Estate & Development has acquired four permanent easements for watermain, sanitary sewer and storm sewer as well as a warranty deed for street right-of-way from the property owner, Milano Building Company, Inc. The consideration on each document is \$1.00.

In order for this project to proceed, management recommends acceptance of the attached documents.

MAPLEWOOD SITE CONDOMINIUM
SECTION 2
SIDWELL #88-20-03-226-009



WARRANTY DEED

Sidwell # 88-20-03-226-009
Resolution #

The Grantor(s) Milano Building Company, Inc. (b2) a Michigan Corporation, whose address is: 47858 Van Dyke, Ste 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:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

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

Dated this 30th day of August, 2005.

Milano Building Company, Inc. (b2), a Michigan Corporation
By [Signature]
Franco Mancini
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 30th day of August, 2005, by Franco Mancini, President of Milano Building Company, a Michigan corporation, on behalf of the corporation.

[Signature]
* LARYSA FIGOL
Notary Public, OAKLAND County, MI
My commission expires: 3-2-2006
Acting in OAKLAND COUNTY, 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: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # 88-20-03-226-009 Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

A R Decker & Associates
Consulting Engineers
Civil - Structural
920 East Long Lake Road
Troy, Michigan 48085
Telephone (248) 528-3779
Facsimile (248) 528-3548
DRAFTER: DOUG MOON, P.E.

EXHIBIT 'A'

NOTE: NO FIELD WORK DONE AS
PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS BASED
ON DEKEYSER SURVEYING, JOB No.
3858, DATED 12-03-2002.

DESCRIPTION (PROVIDED BY DEKEYSER SURVEYING)

PARCEL No. 20-03-226-009

PART OF THE NE. 1/4 OF SEC. 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE N. 1/4 COR. OF SAID SEC. 3, AND RUNNING THENCE N88°03'42"E, ALONG THE NORTH LINE OF SAID SEC. 3, 9.21' FEET; TO THE S. 1/4 COR OF SEC 34, T.3N., R.11E., AVON TWP., OAKLAND COUNTY, MICHIGAN; THENCE N88°57'15"E, ALONG THE NORTH LINE OF SAID SEC. 3, 1333.68' FEET, (RECORDED AS 1333.54'); THENCE S01°14'28"E, 60.00' FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT N88°57'15"E, ALONG THE SOUTH LINE OF SOUTH BOULEVARD (60' 1/2 WIDTH), 370.20' FEET; THENCE S00°23'05"E, 616.10' FEET; THENCE S88°53'19"W, ALONG THE NORTH LINE OF "SANDLEWOOD NORTH CONDOMINIUMS" AS PROPOSED 360.99' FEET; THENCE N01°14'28"W, ALONG THE EAST LINE OF "AMBERWOOD ESTATES SUB" AS RECORDED IN LIBER 230 OF PLATS ON PAGES 24 THRU 27, OAKLAND COUNTY RECORDS, 616.48' FEET TO THE POINT OF BEGINNING.
CONTAINING 225,257.60 SQ. FT. OR 5.171 ACRES MORE OR LESS.

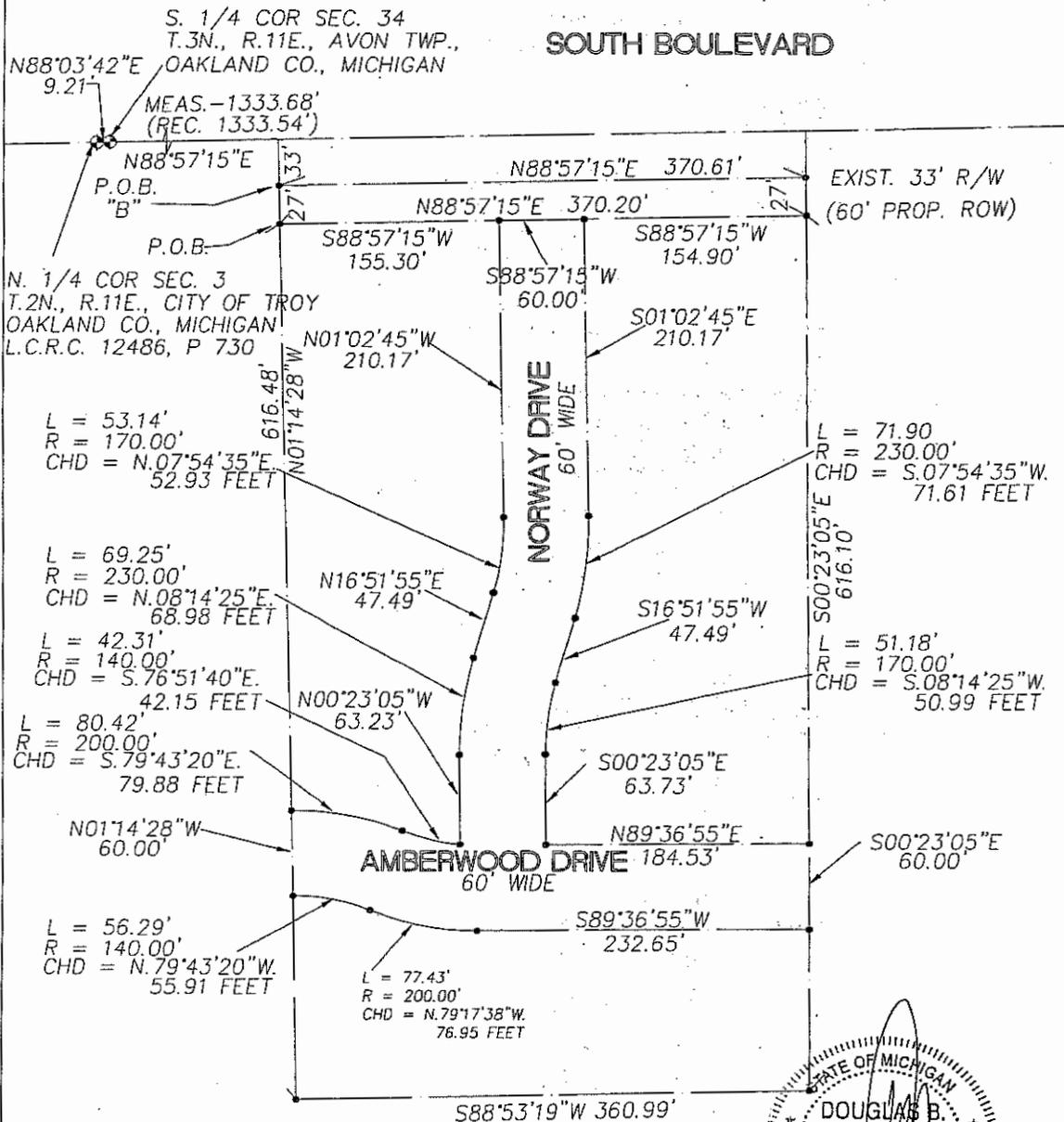
PARCEL "B" TO BE TRANSFERED (ROAD RIGHT-OF-WAY)

PART OF THE NE. 1/4 OF SEC. 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE N. 1/4 COR. OF SAID SEC. 3, AND RUNNING THENCE N88°03'42"E, ALONG THE NORTH LINE OF SAID SEC. 3, 9.21' FEET; TO THE S. 1/4 COR OF SEC 34, T.3N., R.11E., AVON TWP., OAKLAND COUNTY, MICHIGAN; THENCE N88°57'15"E, ALONG THE NORTH LINE OF SAID SEC. 3, 1333.68' FEET, (RECORDED AS 1333.54'); THENCE S01°14'28"E, 33.00' FEET TO THE POINT OF BEGINNING; THENCE N88°57'15"E, ALONG THE EXISTING 33' FOOT RIGHT OF WAY OF SOUTH BLVD., 370.61' FEET; THENCE S00°23'05"E, 27.00 FEET; THENCE S88°57'15"W, ALONG A PROPOSED 60' FOOT RIGHT OF WAY OF SOUTH BLVD., 154.90' FEET; THENCE S.01°02'45"E., 210.17 FEET; THENCE 71.90 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING S.07°54'35"W., 71.61 FEET; THENCE S.16°51'55"W., 47.49 FEET; THENCE 51.18 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, AND A CHORD BEARING S.08°14'25"W., 50.99 FEET; THENCE S.00°23'05"E., 63.73 FEET; THENCE N.89°36'55"E. 184.53 FEET; THENCE S.00°23'05"E., 60.00 FEET; THENCE S.89°36'55"W., 232.65 FEET; THENCE 77.43 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING N.79°17'38"W., 76.95 FEET; THENCE 56.29 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AND A CHORD BEARING N.79°43'20"W., 55.91 FEET; THENCE N.01°14'28"W., 60.00 FEET; THENCE 80.42 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING S.79°43'20"E., 79.88 FEET; THENCE 42.31 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AND A CHORD BEARING S.76°51'40"E., 42.15 FEET; THENCE N.00°23'05"W., 63.23 FEET; THENCE 69.25 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING N.08°14'25"E., 68.98 FEET; THENCE N.16°51'55"E., 47.49 FEET; THENCE 53.14 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 170.00 FEET, AND A CHORD BEARING N.07°54'35"E., 52.93 FEET; THENCE N.01°02'45"W., 210.17 FEET; THENCE S.88°57'15"W., 155.30 FEET; THENCE N01°14'28"W, 27.00' FEET TO THE POINT OF BEGINNING.

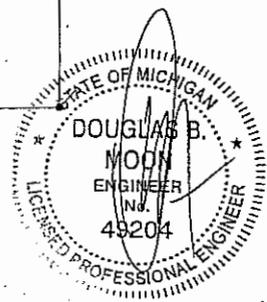
A R Decker & Associates
 Consulting Engineers
 Civil - Structural
 920 East Long Lake Road
 Troy, Michigan 48085
 Telephone (248) 528-3779
 Facsimile (248) 528-3548
 DRAFTER: DOUG MOON, P.E.

EXHIBIT 'B'
 OVERALL / PIECE TO BE TRANSFERRED

NOTE: NO FIELD WORK DONE
 AS PART OF THIS PLAN. ALL
 BOUNDARY INFORMATION IS
 BASED ON DEKEYSER
 SURVEYING, JOB No. 3858,
 DATED 12-03-2002.



SCALE: 1" = 100'
 DATE: 2/10/05



PERMANENT EASEMENT

Sidwell # 88-20-03-226-009
Project #

Milano Building Company, Inc., a Michigan Corporation, Grantor, whose address is 47858 Van Dyke, Shelby Township, MI 48317 for and in consideration of the sum of: One and no/100 (\$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 easements for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

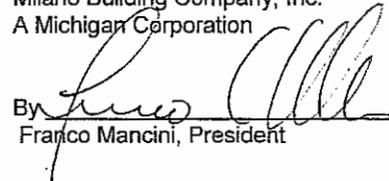
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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.

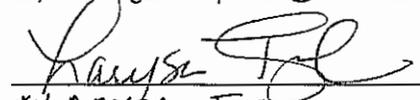
IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 30th day of August A.D. 2005.

In presence of:
WITNESS

Milano Building Company, Inc.
A Michigan Corporation
 (L.S.)
Franco Mancini, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 30th day of August, 2005, by Franco Mancini, President of Milano Building Company, Inc., a Michigan Corporation on behalf of the corporation.


*LARYSA FIGOL

(Corporations)

Notary Public, OAKLAND County, Michigan

My Commission Expires 3-2-2006

Acting in OAKLAND COUNTY, MI

Prepared by:
Larysa Figol
City of Troy, Real Estate & Dev.
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT "A"

PROPOSED SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT

PART OF THE NE. 1/4 OF SEC. 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE N. 1/4 COR. OF SAID SEC. 3, AND RUNNING THENCE N.88°03'42"E., ALONG THE NORTH LINE OF SAID SEC. 3, 9.21 FEET; TO THE S. 1/4 COR OF SEC 34, T.3N., R.11E., AVON TWP., OAKLAND COUNTY, MICHIGAN; THENCE N.88°57'15"E., ALONG THE NORTH LINE OF SAID SEC. 3, 1333.68 FEET. (RECORDED AS 1333.54 FEET); THENCE S.01°14'28"E., 472.94 FEET TO A POINT ALSO KNOWN AS POINT 'A'; THENCE S.01°14'28"E., 203.54 FEET; THENCE N.88°53'19"E., 78.52 FEET TO THE POINT OF BEGINNING; THENCE N.17°51'46"W., 29.78 FEET; THENCE N.01°14'28"W., 85.64 FEET; THENCE N.19°12'39"E., 12.04 FEET; THENCE 56.74 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING S.82°15'24"E., 56.55 FEET; THENCE N.89°36'55"E., 232.65 FEET; THENCE S.00°23'05"E., 15.00 FEET; THENCE S.89°36'55"W., 272.50 FEET; THENCE S.01°14'28"E., 70.76 FEET; THENCE S.17°51'46"E., 32.88 FEET; THENCE S.88°53'19"W., 20.89 FEET TO THE POINT OF BEGINNING.

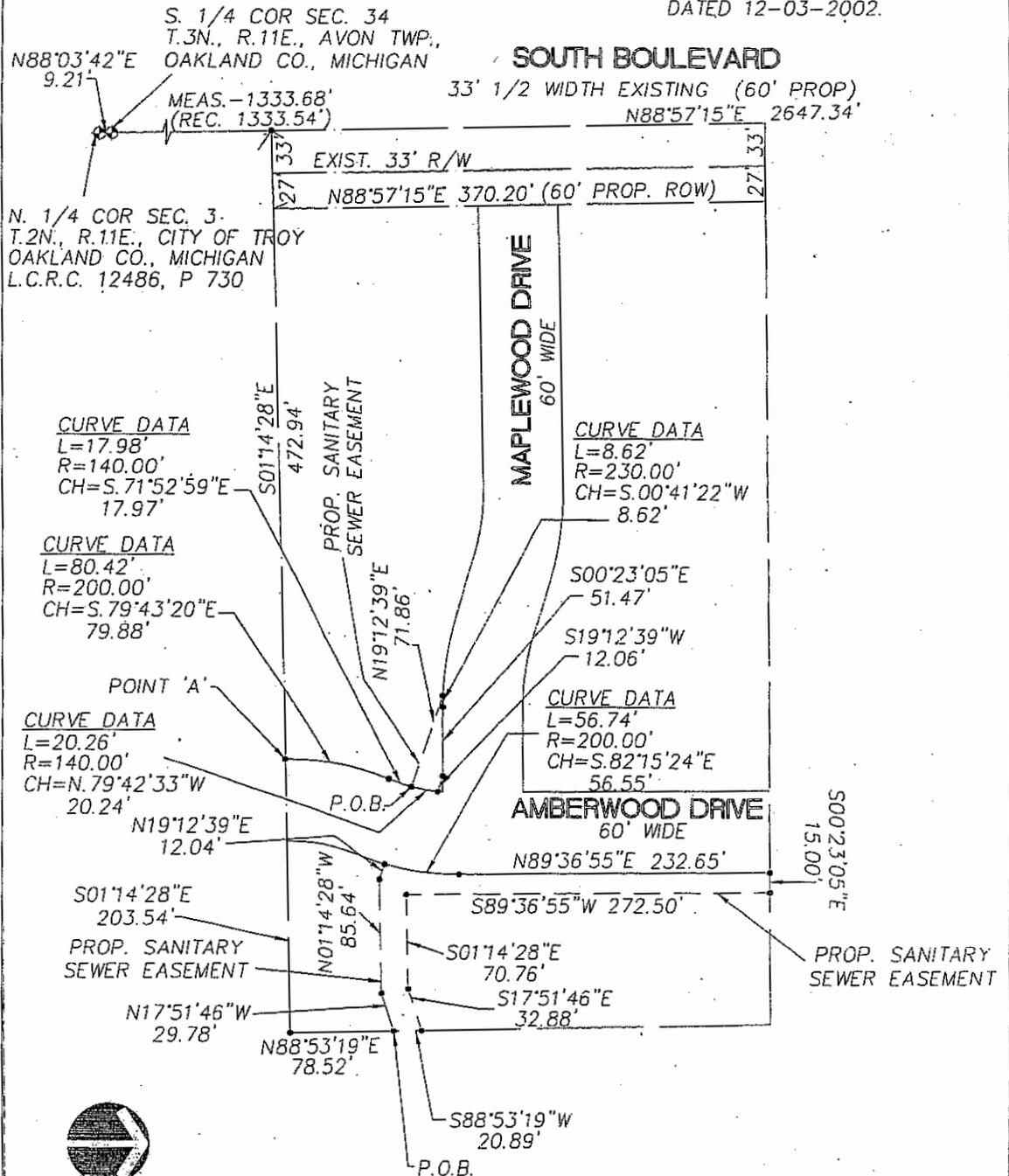
ALSO BEGINNING AT A POINT 'A', THENCE 80.42 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET, AND A CHORD BEARING S.79°43'20"E., 79.88 FEET; THENCE 17.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AND A CHORD BEARING S.71°52'59"E., 17.97 FEET TO THE POINT OF BEGINNING; THENCE N.19°12'39"E., 71.86 FEET; THENCE 8.62 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 230.00 FEET, AND A CHORD BEARING S.00°41'22"W., 8.62 FEET; THENCE S.00°23'05"E., 51.47 FEET; THENCE S.19°12'39"W., 12.06 FEET; THENCE 20.26 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 140.00 FEET, AND A CHORD BEARING N.79°42'33"W., 20.24 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.

NOTE: NO FIELD WORK DONE
AS PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS
BASED ON DEKEYSER
SURVEYING, JOB No. 3858,
DATED 12-03-2002

EXHIBIT "A"

PROPOSED SANITARY SEWER EASEMENT

NOTE: NO FIELD WORK DONE
AS PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS
BASED ON DEKEYSER
SURVEYING, JOB No. 3858,
DATED 12-03-2002.



SCALE: 1" = 100'
 DATE: 1/18/05

PERMANENT EASEMENT

Sidwell # 88-20-03-226-009
Project #

Milano Building Company, Inc., a Michigan Corporation, Grantor, whose address is 47858 Van Dyke, Shelby Township, MI 48317 for and in consideration of the sum of: One and no/100 (\$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 water main, said easements for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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 30th day of August A.D. 2005.

In presence of:
WITNESS

Milano Building Company, Inc.
A Michigan Corporation

By [Signature] (L.S.)
Franco Mancini, President

STATE OF MICHIGAN)
COUNTY OF (Oakland))

The foregoing instrument as acknowledged before me this 30th day of August, 2005, by Franco Mancini, President of Milano Building Company, Inc., a Michigan Corporation, on behalf of the corporation.

[Signature]
LARYSA FIGOL

Notary Public, Oakland County, Michigan

My Commission Expires 3-2-2006

Acting in Oakland County, MI

(Corporations)

Prepared by:
Larysa Figol
City of Troy, Real Estate & Dev.
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT "A"

PROPOSED WATER MAIN EASEMENT

PROPOSED WATER MAIN EASEMENT

PART OF THE NE. 1/4 OF SEC. 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE N. 1/4 COR. OF SAID SEC. 3, AND RUNNING THENCE N.88°03'42"E., ALONG THE NORTH LINE OF SAID SEC. 3, 9.21 FEET; TO THE S. 1/4 COR OF SEC 34, T.3N., R.11E., AVON TWP., OAKLAND COUNTY, MICHIGAN; THENCE N.88°57'15"E., ALONG THE NORTH LINE OF SAID SEC. 3, 1333.68 FEET, (RECORDED AS 1333.54 FEET); THENCE S.01°14'28"E., 60.00 FEET; THENCE N.88°57'15"E., 215.30 FEET TO THE POINT OF BEGINNING; THENCE S.01°02'45"E., 55.16 FEET; THENCE N.43°57'15"E., 21.21 FEET; THENCE N.01°02'45"W., 40.16 FEET TO A POINT ALSO KNOWN AS POINT 'A'; THENCE S.88°57'15"W., 15.00 FEET TO THE POINT OF BEGINNING.

ALSO BEGINNING AT A POINT 'A', THENCE N.88°57'15"E., 139.90 FEET; THENCE S.00°23'05"E., 502.30 FEET TO THE POINT OF BEGINNING; THENCE S.00°23'05"E., 113.80 FEET; THENCE S.88°53'19"W., 20.00 FEET; THENCE N.00°23'05"W., 114.05 FEET; THENCE N.89°36'55"E., 20.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.

NOTE: NO FIELD WORK DONE
AS PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS
BASED ON DEKEYSER
SURVEYING, JOB No. 3858,
DATED 12-03-2002.

DATE: 1/10/05

PERMANENT EASEMENT

Sidwell # 88-20-03-226-009
Project #

Milano Building Company, Inc., a Michigan Corporation, Grantor, whose address is 47858 Van Dyke, Shelby Township, MI 48317 for and in consideration of the sum of: One and no/100 (\$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 water main, said easements for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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 30th day of August A.D. 2005.

In presence of:
WITNESS

Milano Building Company, Inc.
A Michigan Corporation

By [Signature] (I.S.)
Franco Mancini, President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 30th day of August, 2005, by Franco Mancini, President of Milano Building Company, Inc., a Michigan Corporation, on behalf of the corporation.

[Signature]
* LARYSA FIGOL

Notary Public, OAKLAND County, Michigan

My Commission Expires 3-2-2006

Acting in OAKLAND CITY, MI

(Corporations)

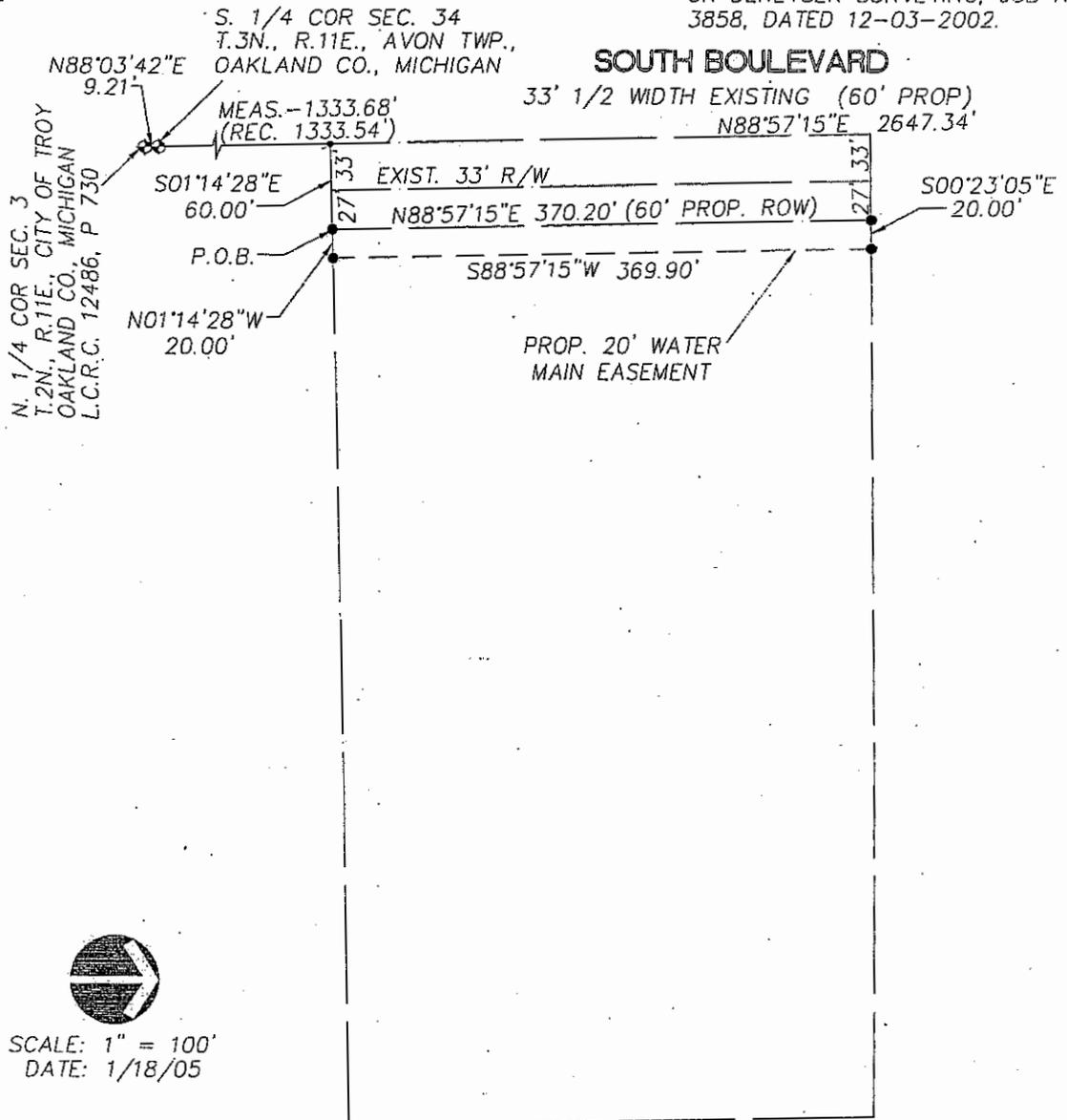
Prepared by:
Larysa Figol
City of Troy, Real Estate & Dev.
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT "A"

PROPOSED WATER MAIN EASEMENT
ALONG R.O.W. FOR EXISTING 84"

NOTE: NO FIELD WORK DONE AS
PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS BASED
ON DEKEYSER SURVEYING, JOB No.
3858, DATED 12-03-2002.



PROPOSED 20' WATERMAIN EASEMENT:
A PARCEL OF LAND BEING PART OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 2 NORTH,
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT
THE NORTH 1/4 CORNER OF SECTION 3; THENCE N.88°03'42"E., 9.21 FEET; TO THE SOUTH
1/4 CORNER OF SEC. 34, THENCE N.88°57'15"E., 1333.68 FEET, (RECORDED AS 1333.54
FEET) ALONG THE NORTH LINE OF SAID SEC. 3, THENCE S.01°14'28"E., 60.00 FEET TO THE
POINT OF BEGINNING; THENCE N.88°57'15"E., 370.20 FEET; THENCE S.00°23'05"E., 20.00
FEET; THENCE S.88°57'15"W., 369.90 FEET; THENCE N.01°14'28"W., 20.00 FEET TO THE POINT
OF BEGINNING. SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS OF RECORD.

PERMANENT EASEMENT

Sidwell # 88-20-03-226-009
Project #

Milano Building Company, Inc., a Michigan Corporation, Grantor, whose address is 47858 Van Dyke, Shelby Township, MI 48317 for and in consideration of the sum of: One and no/100 (\$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 easements for land situated in the City of Troy, Oakland County, Michigan, described as:

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

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IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 30th day of August A.D. 2005.

In presence of:
WITNESS

Milano Building Company, Inc.
A Michigan Corporation

By [Signature] (L.S.)
Franco Mancini, President

STATE OF MICHIGAN)
COUNTY OF (OAKLAND))

The foregoing instrument as acknowledged before me this 30th day of August, 2005, by Franco Mancini, President of Milano Building Company, Inc., a Michigan Corporation, on behalf of the corporation.

[Signature]
* LARYSA FIGOL

Notary Public, OAKLAND County, Michigan

(Corporations)

My Commission Expires 3-2-2006

Acting in OAKLAND CITY, MI

Prepared by:
Larysa Figol
City of Troy, Real Estate & Dev.
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT "A"

PROPOSED SANITARY SEWER EASEMENT

PROPOSED SANITARY SEWER EASEMENT

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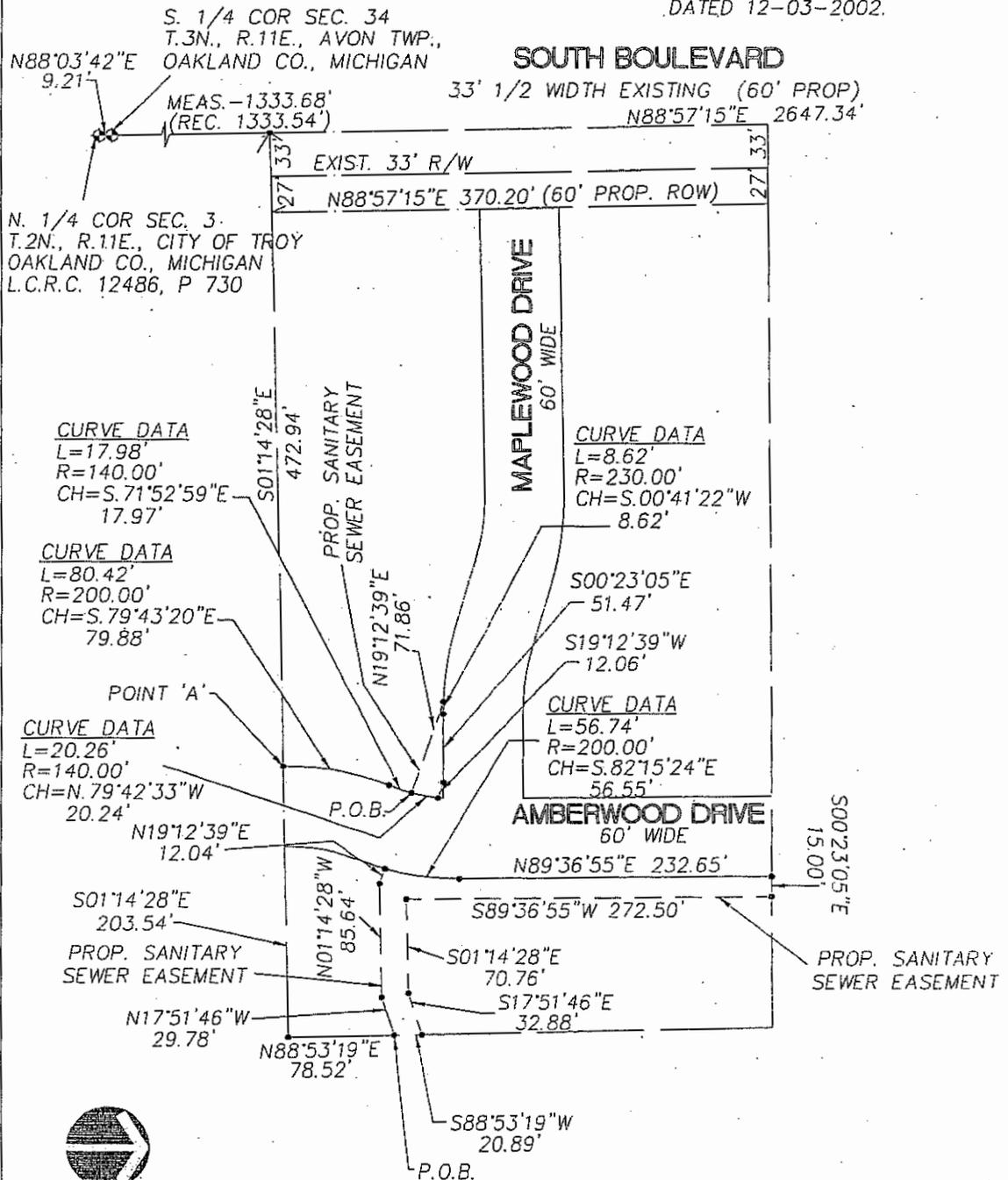
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NOTE: NO FIELD WORK DONE
AS PART OF THIS PLAN. ALL
BOUNDARY INFORMATION IS
BASED ON DEKEYSER
SURVEYING, JOB No. 3858,
DATED 12-07-2003

EXHIBIT "A"

PROPOSED SANITARY SEWER EASEMENT

NOTE: NO FIELD WORK DONE AS PART OF THIS PLAN. ALL BOUNDARY INFORMATION IS BASED ON DEKEYSER SURVEYING, JOB No. 3858, DATED 12-03-2002.



SCALE: 1" = 100'
 DATE: 1/18/05