City of Troy

CITY COUNCIL ACTION REPORT

August 28, 2008

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
Steven J. Vandette, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

SUBJECT: Request for Acceptance of a Warranty Deed for Right-of-Way – Bryden Land Co., LLC
Sidwell #88-20-15-201-041

Background:

- In connection with the future development of Covington Estates Site Condominium located on the south side of Long Lake in Section 15, the Real Estate Department has received a Warranty Deed for right-of-way from property owner Bryden Land Co., LLC.

Financial Considerations:

- The consideration amount on this document is $1.00.

Legal Considerations:

- The format and content of this easement is consistent with easements previously accepted by City Council.

Policy Considerations:

I. Troy has enhanced the health and safety of the community.
II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues.
III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

Options:

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

WARRANTY DEED

Sidwell #88-20-15-201-041
Project #04.936.3

The Grantor(s), Bryden Land Co., L.L.C., a Michigan limited liability company, Grantor, whose address is 1155 Waycroft Lane, Rochester, MI 48307, conveys and warrants to the City of Troy, a Michigan municipal corporation, Grantee, whose address is 500 West Beaver, 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 HERE

For the sum of One Dollar ($1.00)

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

_____

Dated this 11th day of August, 2008.

Bryden Land Co., L.L.C.,
a Michigan limited liability company

Brian S. Vargason

*Brian S. Vargason, Member

*Dennis W. Siavrakas, Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 11th day of August, 2008, by Brian S. Vargason, Member and Dennis W. Siavrakas, Member, of the Bryden Land Co., LLC, a Michigan limited liability company, on behalf of said company.

Cheryl A. Stewart

* Cheryl A. Stewart

CHERYL A. STEWART
Notary Public, Oakland County, MI
My Commission Expires May 3, 2012
Acting in Oakland County

Notary Public, Oakland County, Michigan
My commission expires: May 3, 2012
Acting in Oakland, County, Michigan

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 #_____ Recording Fee _____ Transfer Tax _____

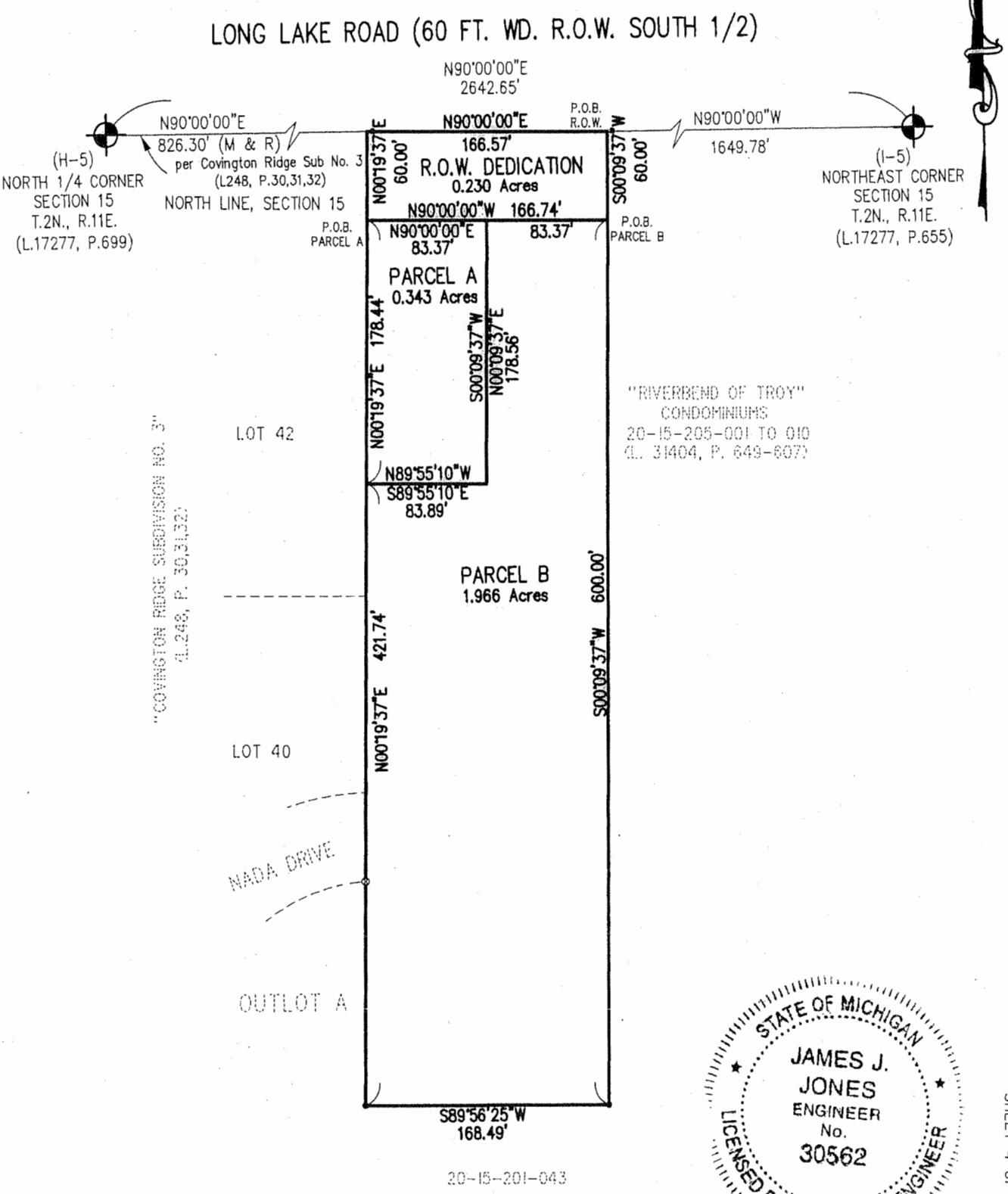
PLEASE SIGN IN BLUE INK AND TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

Right-of-Way Dedication
Sidwell #88-20-15-201-041

Part of the Northeast ¼ Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as follows:
Beginning at a point which is N90˚00'00"W 1649.78 feet along the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South ½) from the Northeast Corner of Section 15; thence S00˚09'37"W 60.00 feet; thence N90˚00'00"W 166.74 feet; thence N90˚19'37"E 60.00 feet to the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South ½); thence N90˚00'00"E 166.57 feet along said North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South ½ to the point of beginning. Containing 9,999 square feet --- 0.230 acres.

EXHIBIT "A"



STATE OF MICHIGAN
JAMES J. JONES
ENGINEER
No. 30562
LICENSED PROFESSIONAL ENGINEER

JJ-08-449
SHEET 4 OF 5

JJ ASSOCIATES, INC.
Civil Engineering and Surveying

44444 Mound Road
Suite 100
Sterling Heights, MI 48314
Telephone (586) 726-9111
Fax (586) 726-9112
Website: www.jjassociates.net

CLIENT: BRYDEN HOMES
DATE: 06-11-2008 cls

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