



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: December 26, 2024

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager  
G. Scott Finlay, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Quit Claim Deed from Motor City Church International, Sidwell #88-20-20-226-097, Project No. 24.913.3

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### **History**

Motor City Church International, owner of the property having Sidwell #88-20-20-226-097, proposed a building additional to an existing church facility located in the northeast  $\frac{1}{4}$  of Section 20 on the south side of Wattles Road, between Coolidge and Crooks. The parcel is zoned R-1B, One Family Residential.

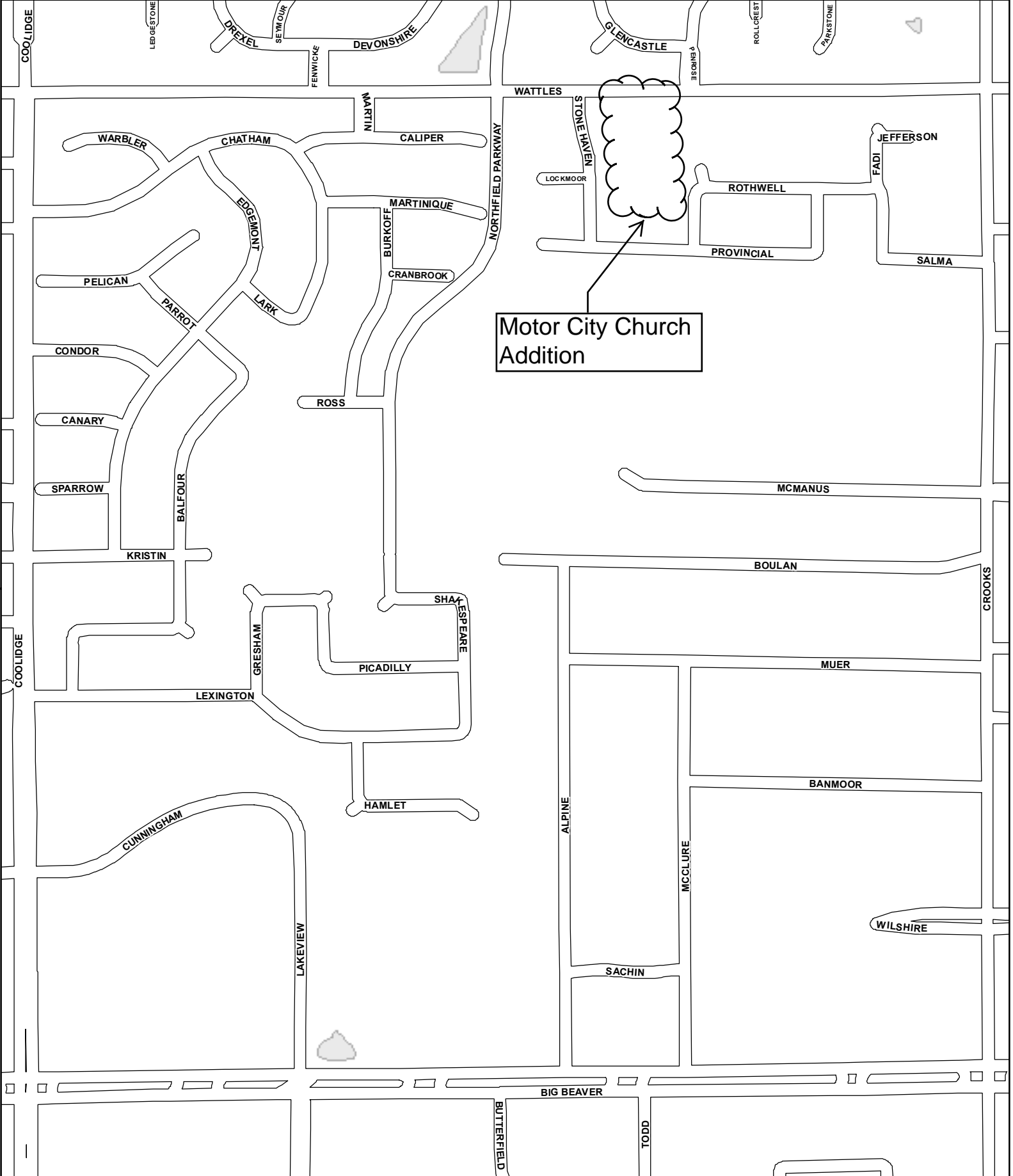
The Planning Commission granted special use and preliminary site plan approval on May 14, 2024.

### **Financial**

The consideration amount on this document is \$1.00.

### **Recommendation**

City Management recommends that City Council accept the attached quit claim deed consistent with our policy of accepting right of way for improvement and development purposes.



Motor City Church  
Addition



**QUIT CLAIM DEED**

Sidwell #88-20-20-226-097 (pt of)  
Resolution #

The Grantor(s), **Motor City Church International**, a Michigan non-profit corporation whose address is 3688 Livernois Road, Troy, MI 48083 quit claim(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)

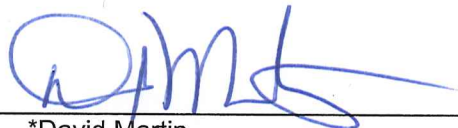
subject to easements and building and use restrictions of record and further subject to

N/A

Dated this 22<sup>nd</sup> day of December, 2024.

Motor City Church International,  
a Michigan non-profit corporation

By: \_\_\_\_\_



\*David Martin  
President

[ACKNOWLEDGMENT ON FOLLOWING PAGE]

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of December, 2024, by David Martin, President of Motor City Church International, a Michigan non-profit corporation, on behalf of the corporation.

Sandra Ann Frankenstein  
\* SANDRA A. FRANKENSTEIN

SANDRA ANN FRANKENSTEIN  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Jun 10, 2030  
ACTING IN COUNTY OF Oakland

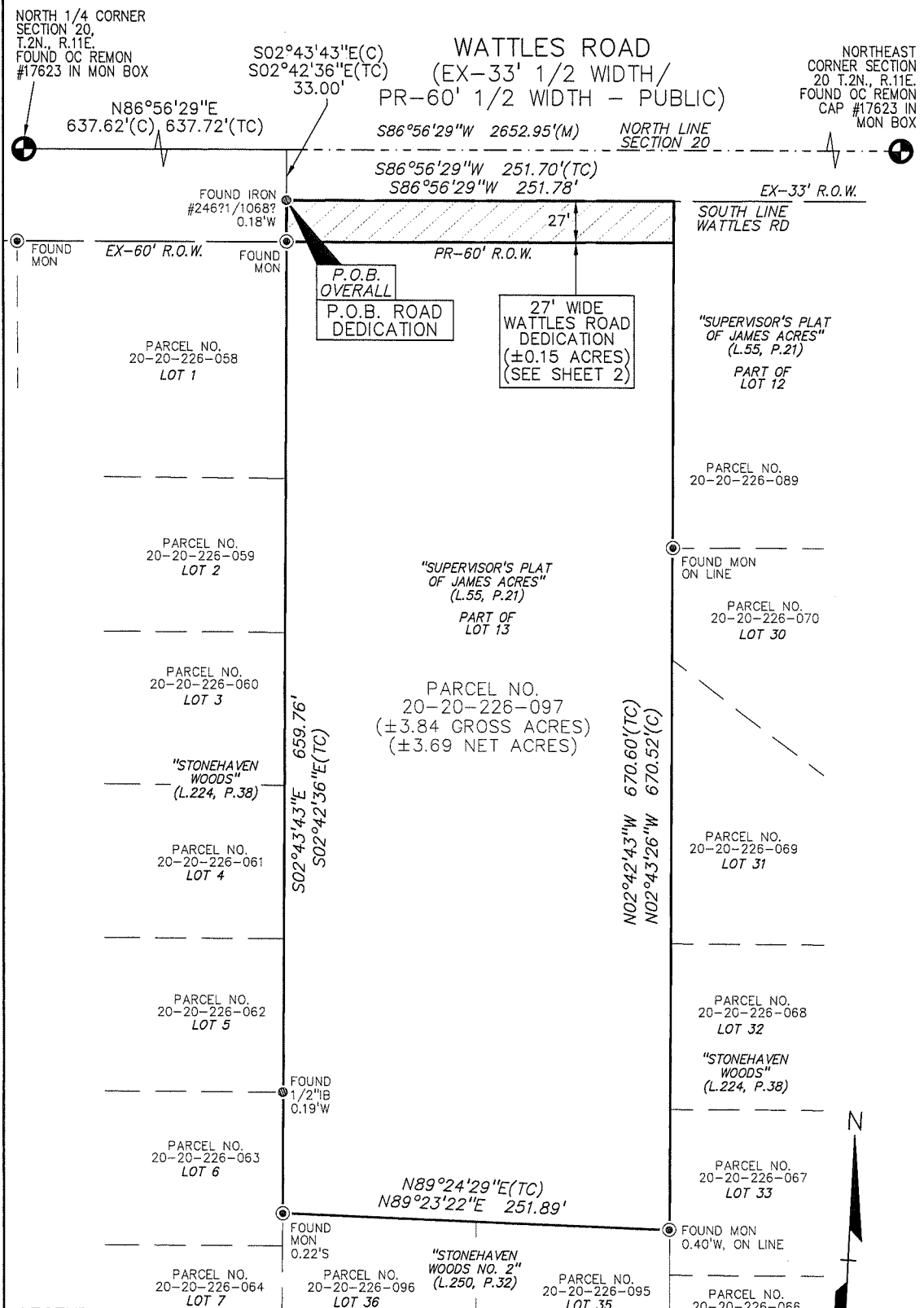
Notary Public, Oakland County, MI  
My commission expires: 6-10-30  
Acting in Oakland County, MI

When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084
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Tax Parcel #20-20-226-097 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

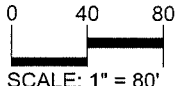
\*TYPE OR PRINT NAMES UNDER SIGNATURE

EXHIBIT A (page 1 of 2)  
**SKETCH OF WATTLES ROAD DEDICATION**



- LEGEND**
- IRON FOUND
  - ⊙ MONUMENT FOUND
  - ⊕ SECTION CORNER FOUND
  - (C) CALCULATED
  - (TC) TITLE COMMITMENT

**JTA INC.**  
 309 N. MAIN ST., STE 213  
 ROYAL OAK, MI



**SHEET 1 OF 3**  
 JULY 17, 2024  
 24-0037

**PEA GROUP**  
 t: 844.813.2949  
 www.peagroup.com

EXHIBIT A ( page 2 of 2)  
**LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION**

(Per First American Title Insurance Company, File No. 82146, Dated December 22, 2023)

The Land referred to herein below is situated in the County of Oakland, State of MI, and is described as follows:

Part of Lot(s) 13 of SUPERVISOR'S PLAT OF JAMES ACRES according to the plat thereof recorded in Liber 55 of Plats, Page 21 of Oakland County Records, described as: Commencing at the North 1/4 corner of Section 20, Town 2 North, Range 11 East; thence N86°56'29"E 637.72 feet along the North Section line and centerline of Wattles Road; thence S02°42'36"E 33.00 feet to the South right of way of Wattles Road and for a Point of Beginning; thence continuing S02°42'36"E 659.76 feet along the West line of Lot 13; thence N89°24'29"E 251.89 feet to the East line of Lot 13; thence N02°42'43"W 670.60 feet to the South right of way of Wattles Road; thence S86°56'29"W 251.70 feet along the South right of way of Wattles Road and to the Point of Beginning.

**LEGAL DESCRIPTION**

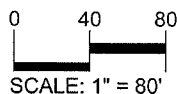
(Per PEA Group)

27' WATTLES ROAD DEDICATION

A 27 foot Wattles Road Dedication over part of Lot 13 of SUPERVISOR'S PLAT OF JAMES ACRES, as recorded in Liber 55 of Plats, Page 21, Oakland County Records, being part of the Northeast 1/4 of Section 20, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the North 1/4 corner of said Section 20; thence along the north line of said Section 20, N86°56'29"E 637.62 feet to the extension of the west line of said Lot 13; thence along said extension, S02°43'43"E 33.00 feet to the existing south line of Wattles Road (existing 33 foot 1/2 width) and the POINT OF BEGINNING;  
thence continuing along said west line, S02°43'43"E 27.00 feet to the proposed south line of Wattles Road (proposed 60 foot 1/2 width);  
thence along said proposed south line, N86°56'29"E, 251.78 feet to the east line of said Lot 13;  
thence N02°43'26"W 27.00 feet to the aforementioned existing south line of Wattles Road;  
thence along said existing south line, S86°56'29"W 251.78 feet to the POINT OF BEGINNING.  
Containing 0.15 acres of land, more or less.

JTA INC.  
309 N. MAIN ST., STE 213  
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SHEET 3 OF 3  
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