



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: June 10, 2025

To: Frank Nastasi, City Manager

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

Subject: Request for Acceptance of a Warranty Deed from Gary Abitheira, Sidwell #88-20-15-179-002

---

### **History**

At their May 19, 2025 meeting, City Council approved the exchange of City owned parcels for a privately owned parcel to expand the City's trail route.

As part of the remaining allowable splits of the larger parcel, Gary Abitheira, owner of the Parcel identified by Sidwell #88-20-15-179-002, is granting additional right of way to extend the existing Colling Road to allow for the development of one of the remaining parcel splits.

### **Financial**

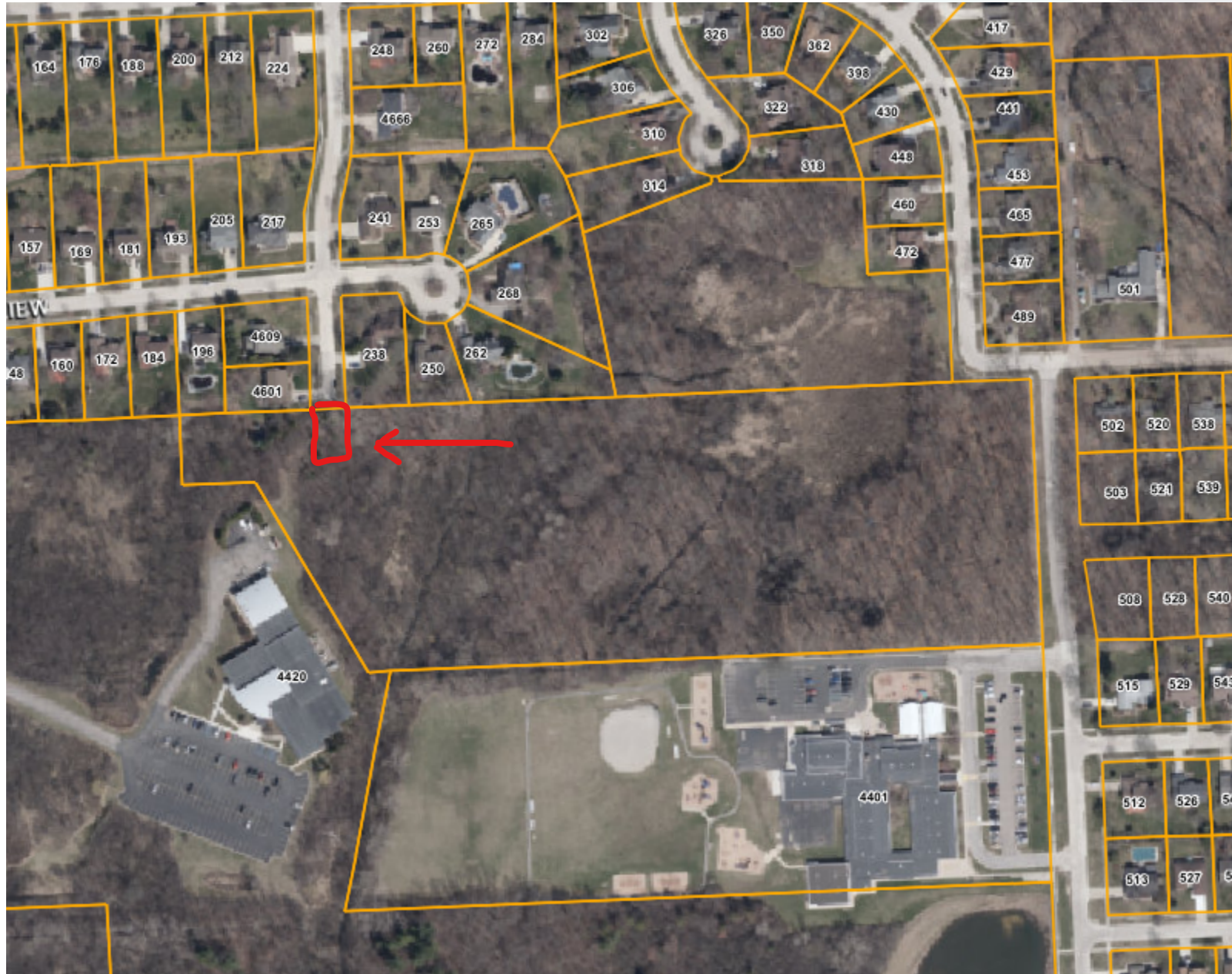
The consideration amount on this document is \$1.00

### **Recommendation**

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



# GIS Online



## Legend

Tax Parcels

Tax Parcel



0 350 700  
ft

Print Date: 6/13/2025



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

The Grantor(s), **GARY ABITHEIRA**, a married man, whose address is 3301 Mirage Drive, 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, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:


Part of the Northwest ¼ of Section 15, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as:  
Commencing at the West ¼ Corner of said Section 15; thence, North 89 degrees 30 minutes 00 seconds East, along the East & West ¼ Line, 1511.36 feet and North 29 degrees 24 minutes 42 seconds West 164.08 feet and North 89 degrees 28 minutes 37 seconds East 60.00 feet and North 00 degrees 31 minutes 23 seconds West 183.82 feet to the Point of Beginning; thence South 89 degrees 28 minutes 37 seconds West 60.00 feet; thence North 00 degrees 31 minutes 23 seconds West 120.00 feet to the south line of "Streamview Subdivision", as recorded in Liber 166, Page 1-3, Oakland County Records; thence North 89 degrees 28 minutes 37 seconds East, along said south line, 60.00 feet; thence South 00 degrees 31 minutes 23 seconds East 120.00 feet to the Point of Beginning. Containing 0.165 acres of land, more or less.

Part of 88-20-15-179-002 (part of)  
Vacant, City of Troy

For the sum of One Dollar (\$1.00) and other good and valuable consideration.

Subject to easements and building and use restrictions of record. 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.

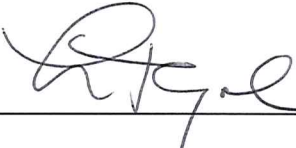
Dated this 29<sup>th</sup> day of May, 2025.

  
\_\_\_\_\_(L.S.)  
\*Gary Abitheira

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of May, 2025, by Gary Abitheira, a married man.

L FIGOL  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires March 02, 2031  
Acting in the County of Oakland

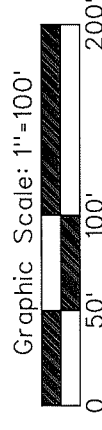
  
\_\_\_\_\_  
\*  
Notary Public, Oakland County, Michigan  
My commission expires: \_\_\_\_\_  
Acting in Oakland County, Michigan

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:	Drafted by: Gary Abitheira 3301 Mirage Drive Troy, MI 48083

\*TYPE OR PRINT NAMES UNDER SIGNATURES



City of Troy  
500 W. Big Beaver Rd.  
Troy, MI 48084  
and  
GFA Development  
950 Elmsford  
Troy, MI 48083



**CITY OF TROY**  
OAKLAND COUNTY, MICHIGAN

CERTIFICATE OF SURVEY  
Parcel# 88-20-15-179-002

FILE: Proposed Parcel Splits Sketch\_100 Scale.DGN

1	DATE	04-15-25	NAME	GJBIII	DATE	04-15-25
2	SCALE		DRAWN BY			
3	HOB 1"=100'		CHECKED BY		NAME	GSE
4					DATE	04-15-25

VER. 1" = X'	SHEET NO.	JOB NO.
--------------	-----------	---------

10F4	DPW
------	-----

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

DATE \_\_\_\_\_ REV. \_\_\_\_\_  
**CONTRACT NO.** XX-XX

