



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: September 21, 2020

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager  
R. Brent Savidant, Community Development Director  
William J. Huotari, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Four Permanent Easements and a Warranty Deed, Timbercrest Drive Extension Site Condominium, Sidwell #88-20-24-201-015

---

### **History**

Bismack Designs has proposed the 3-unit Timbercrest Drive Extension Site Condominium project located in Section 24, south of Wattles, west of Dequindre, between Fernleigh and Timbercrest Drive. The property is zoned R-1C.

Troy Planning Commission granted preliminary site plan approval on April 28, 2020.

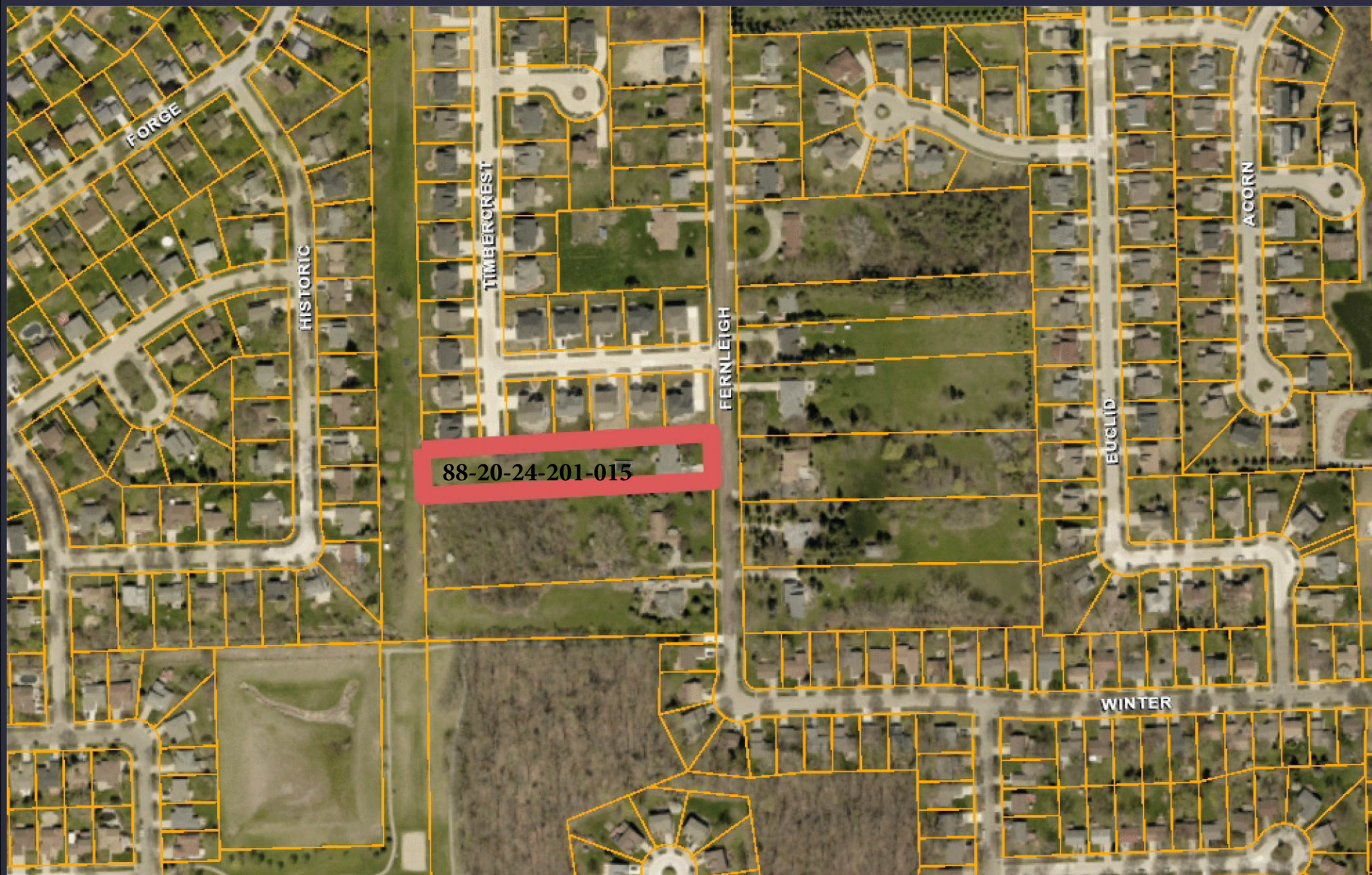
As part of the proposed development, the City of Troy received four permanent easements and a warranty deed for right-of-way from Patrick Bismack, owner of the property having Sidwell #88-20-24-201-015. The easements are for sanitary sewers and public utilities, storm sewers and surface drainage, and water mains.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



770 0 385 770Feet



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.



**PERMANENT EASEMENT  
FOR SANITARY SEWERS AND PUBLIC UTILITIES**

Sidwell #88-20-24-201-015 (part of)

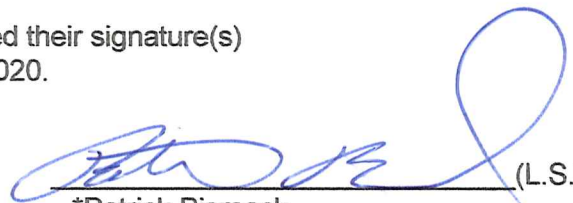
**PATRICK BISMACK**, a married man, Grantor, whose address is 2742 Powderhorn Ridge Road, Rochester Hills, MI 48309 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers and public utilities**, said easement 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.

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.

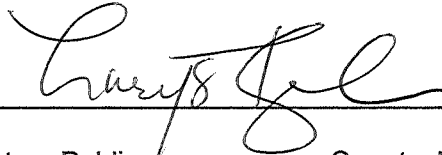
IN WITNESS WHEREOF, the undersigned hereunto affixed their signature(s)  
this 21 day of SEPT, 2020.

  
\_\_\_\_\_(L.S.)  
\*Patrick Bismack

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September 2020, by Patrick Bismack, a married man.

LARYSA FIGOL  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-02-2024  
Acting in the County of Oakland

  
\_\_\_\_\_\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

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

## EXHIBIT A

### DESCRIPTION OF CENTERLINE OF 20' WIDE SANITARY SEWER & PUBLIC UTILITIES EASEMENT

#### DESCRIPTION OF PROPERTY

PART OF LOT 9 OF "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID "TIMBERCREST PRESERVES" THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

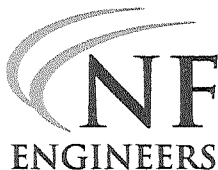
SIDWELL NO. 20-24-201-015

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

#### CENTERLINE OF 20' WIDE SANITARY SEWER & PUBLIC UTILITIES EASEMENT

CENTERLINE OF 20 FOOT WIDE SANITARY SEWER AND PUBLIC UTILITIES EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 505.45 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE POINT OF BEGINNING; THENCE SOUTH 99.96 FEET TO THE POINT OF ENDING.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE  
NTS

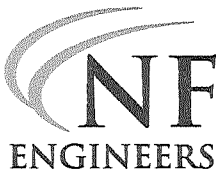
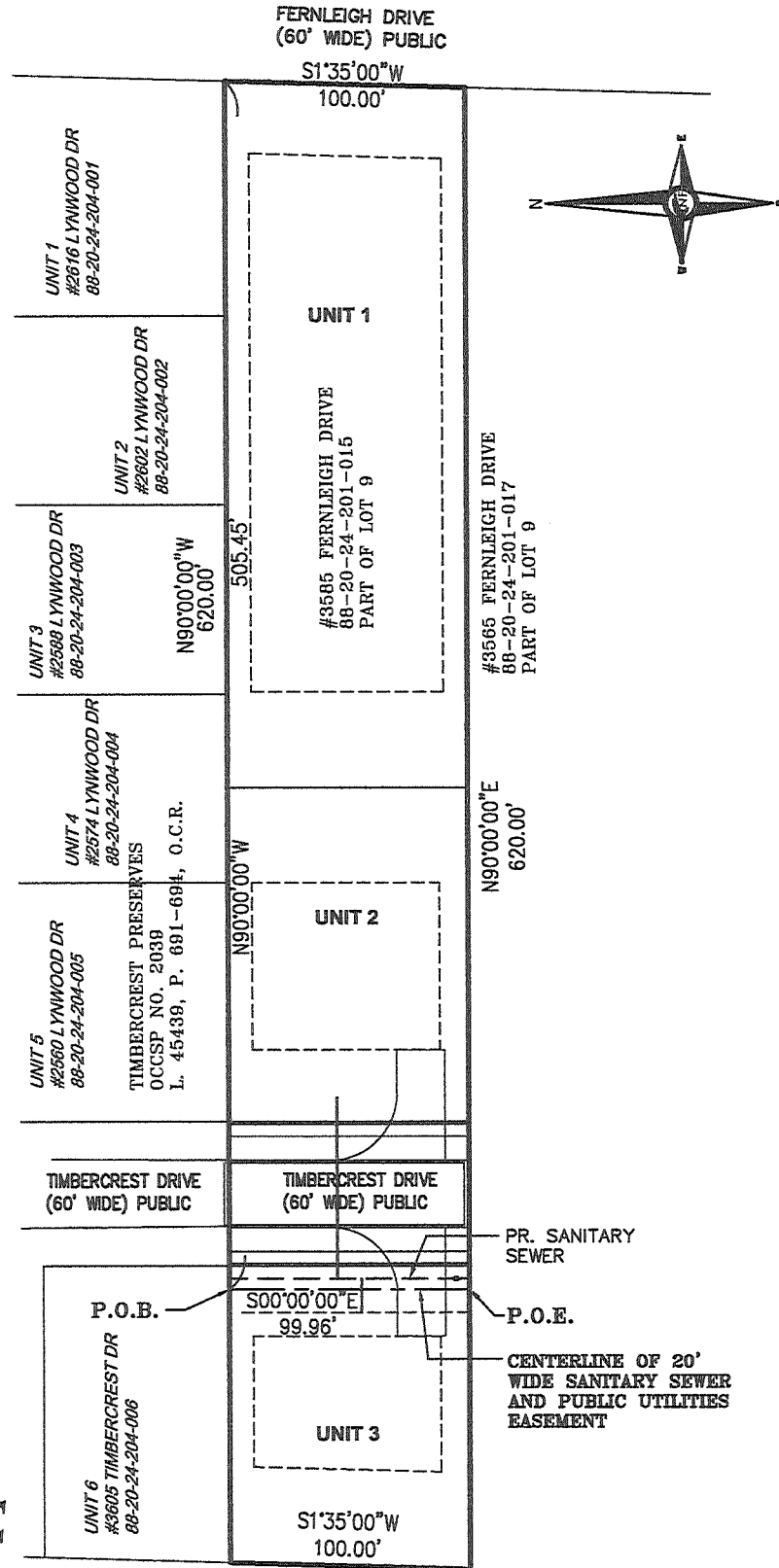
DATE  
09-08-2020

DRAWN  
M.L.

JOB NO. L556  
SHEET 2 OF 2

# EXHIBIT A

## SKETCH OF CENTERLINE OF 20' WIDE SANITARY SEWER & PUBLIC UTILITIES EASEMENT



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL (248) 332-7931  
 FAX (248) 332-8257

PREPARED FOR:

**BISMACK DESIGNS**  
 2742 POWDERHORN RIDGE  
 ROCHESTER HILLS, MI 48309

SCALE  
 1" = 60'

DATE  
 09-08-2020

DRAWN  
 M.I.

JOB NO. L556  
 SHEET 1 OF 2

OLDE FORGE SUB.  
 L. 130, P. 21-23, O.C.R.  
 OUTLOT A  
 88-20-24-180-025

**PERMANENT EASEMENT  
FOR WATER MAINS**

Sidwell #88-20-24-201-015 (part of)

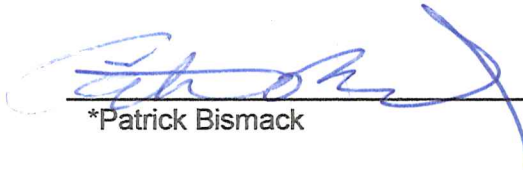
**PATRICK BISMACK**, a married man, Grantor, whose address is 2742 Powderhorn Ridge Road, Rochester Hills, MI 48309 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement 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.

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 their signature(s)  
this 21 day of SEPT, 2020.

  
\_\_\_\_\_(L.S.)  
\*Patrick Bismack

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 21 day of September 2020, by Patrick Bismack, a married man.

LARYSA FIGOL  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-02-2024  
Acting in the County of Oakland

Larysa Figol \*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

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



## EXHIBIT A

### DESCRIPTION OF CENTERLINE OF 2' WIDE WATERMAIN EASEMENT

#### DESCRIPTION OF PROPERTY

PART OF LOT 9 OF "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID "TIMBERCREST PRESERVES" THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

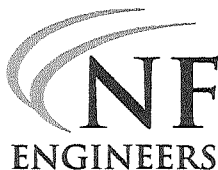
SIDWELL NO. 20-24-201-015

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

#### LEGAL DESCRIPTION OF CENTERLINE OF 2' WIDE WATERMAIN EASEMENT

CENTERLINE OF 2 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 434.45 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE POINT OF BEGINNING; THENCE SOUTH 99.96 FEET TO THE POINT OF ENDING.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

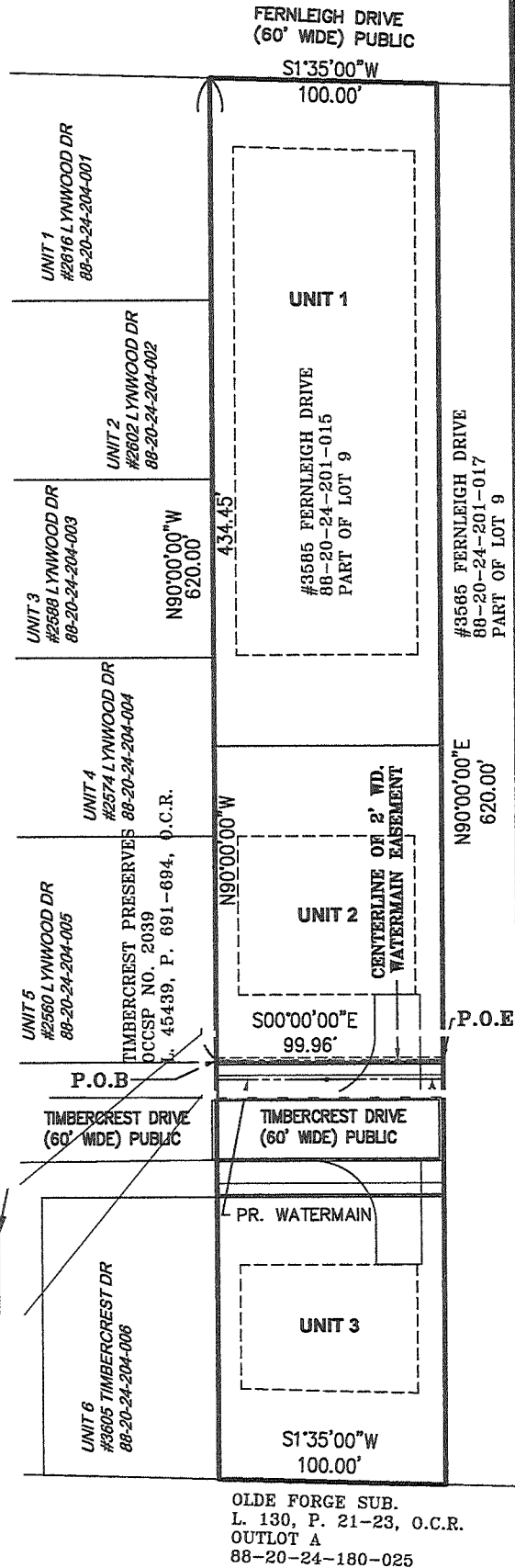
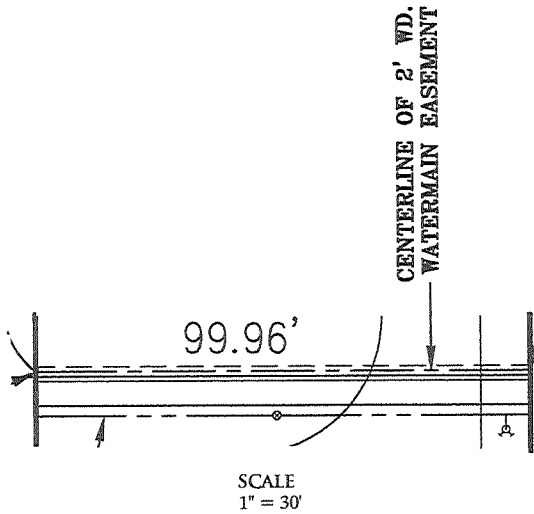
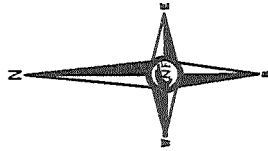
PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	09-08-2020	M.L.	L556	2 OF 2

# EXHIBIT A

## SKETCH OF CENTERLINE OF 2' WIDE WATER MAIN EASEMENT



**NF**  
ENGINEERS

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE  
1" = 60'

DATE  
09-08-2020

DRAWN  
M.I.

JOB NO. SHEET  
L556 1 OF 2

OLDE FORGE SUB.  
L. 130, P. 21-23, O.C.R.  
OUTLOT A  
88-20-24-180-025

**PERMANENT EASEMENT  
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-24-201-015 (part of)


**PATRICK BISMACK**, a married man, Grantor, whose address is 2742 Powderhorn Ridge Road, Rochester Hills, MI 48309 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement 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.

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.

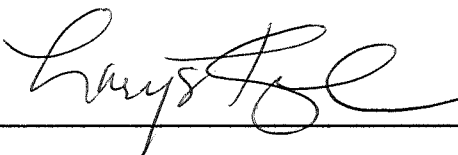
IN WITNESS WHEREOF, the undersigned hereunto affixed their signature(s)  
this 21 day of SEPT, 2020.

  
\_\_\_\_\_(L.S.)  
\*Patrick Bismack

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND     )

The foregoing instrument was acknowledged before me this 21<sup>st</sup> day of September, 2020, by Patrick Bismack, a married man.

LARYSA FIGOL  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-02-2024  
Acting in the County of Oakland

  
\_\_\_\_\_\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

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

## EXHIBIT A

### DESCRIPTION OF CENTERLINE OF 20' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENT

### DESCRIPTION OF CENTERLINE OF 12' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENT

#### DESCRIPTION OF PROPERTY

PART OF LOT 9 OF "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID "TIMBERCREST PRESERVES" THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

SIDWELL NO. 20-24-201-015

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

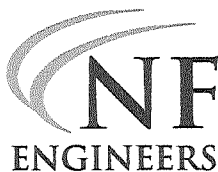
#### CENTERLINE OF 20' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENT AND CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT

CENTERLINE OF 20 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 305.45 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO POINT "A" AND TO POINT OF BEGINNING #1; THENCE SOUTH 99.96 FEET TO THE POINT OF ENDING #1.

CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT POINT "A"; THENCE WEST 298.55 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE POINT OF BEGINNING #2; THENCE SOUTH 01 DEGREES 35 MINUTES 00 SECOND WEST 100.00 FEET TO THE POINT OF ENDING #2.



NOWAK & FRAUS ENGINEERS PREPARED FOR:

46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

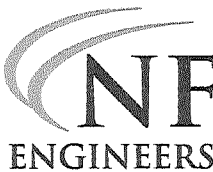
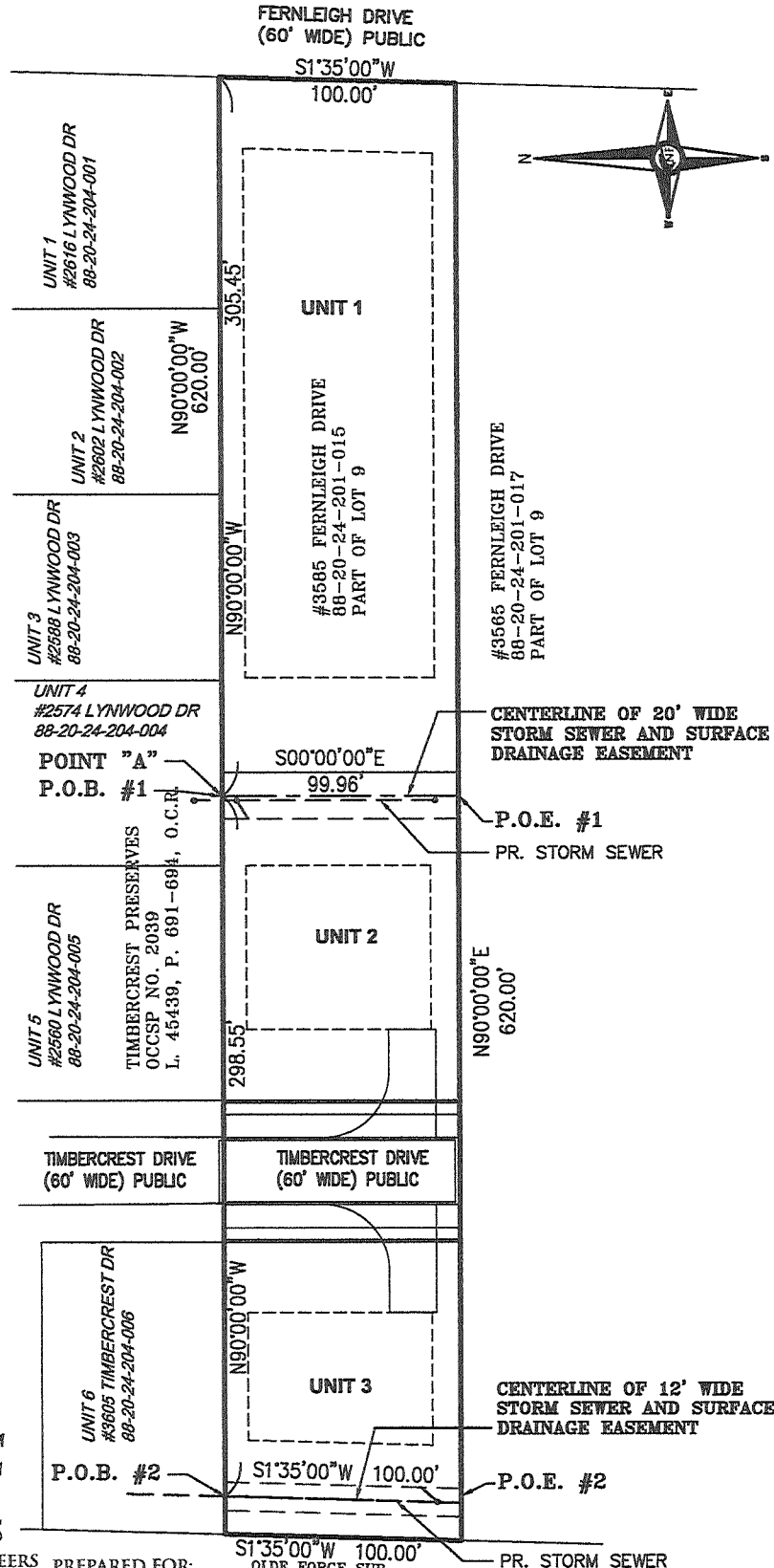
SCALE	DATE	DRAWN	JOB NO.	SHEET
NTS	09-08-2020	M.I.	L556	2 OF 2



# EXHIBIT A

SKETCH OF CENTERLINE OF 20' WIDE STORM SEWER  
& SURFACE DRAINAGE EASEMENT

SKETCH OF CENTERLINE OF 12' WIDE STORM SEWER  
& SURFACE DRAINAGE EASEMENT



**NOWAK & FRAUS ENGINEERS**  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

S1'35'00"W 100.00'  
OLDE FORGE SUB.  
L. 130, P. 21-23, O.C.R.  
OUTLOT A 88-20-24-180-025

SCALE DATE  
1" = 60' 09-08-2020

DRAWN JOB NO. SHEET  
M.I. L556 1 OF 2

**PERMANENT EASEMENT  
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-24-201-015 (part of)

**PATRICK BISMACK**, a married man, Grantor, whose address is 2742 Powderhorn Ridge Road, Rochester Hills, MI 48309 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

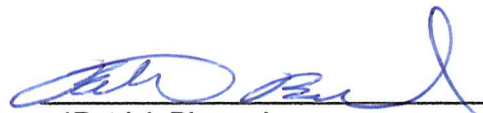
SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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

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 their signature(s)

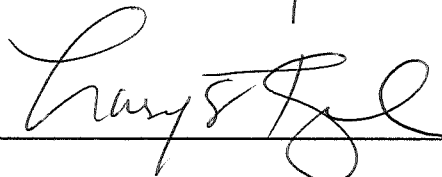
this 21 day of SEPT, 2020.

 (L.S.)  
\*Patrick Bismack

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 21 day of September, 2020, by Patrick Bismack, a married man.

LARYSA FIGOL  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-02-2024  
Acting in the County of Oakland

  
\_\_\_\_\_\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysa Figol  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

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

## EXHIBIT A

### DESCRIPTION OF CENTERLINE OF 12' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENTS

#### DESCRIPTION OF PROPERTY

PART OF LOT 9 OF "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID "TIMBERCREST PRESERVES" THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

SIDWELL NO. 20-24-201-015

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

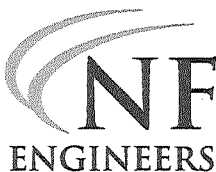
#### CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENTS

CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENTS LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 295.45 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES"; THENCE SOUTH 93.96 FEET TO THE POINT OF BEGINNING #1; THENCE WEST 140.00 FEET TO THE POINT OF ENDING #1.

CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES"; THENCE SOUTH 01 DEGREES 35 MINUTES 00 SECOND WEST 94.00 FEET TO THE POINT OF BEGINNING #2; THENCE EAST 127.15 FEET TO THE POINT ENDING #2.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE  
NTS

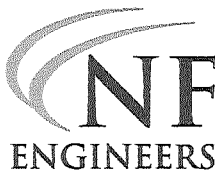
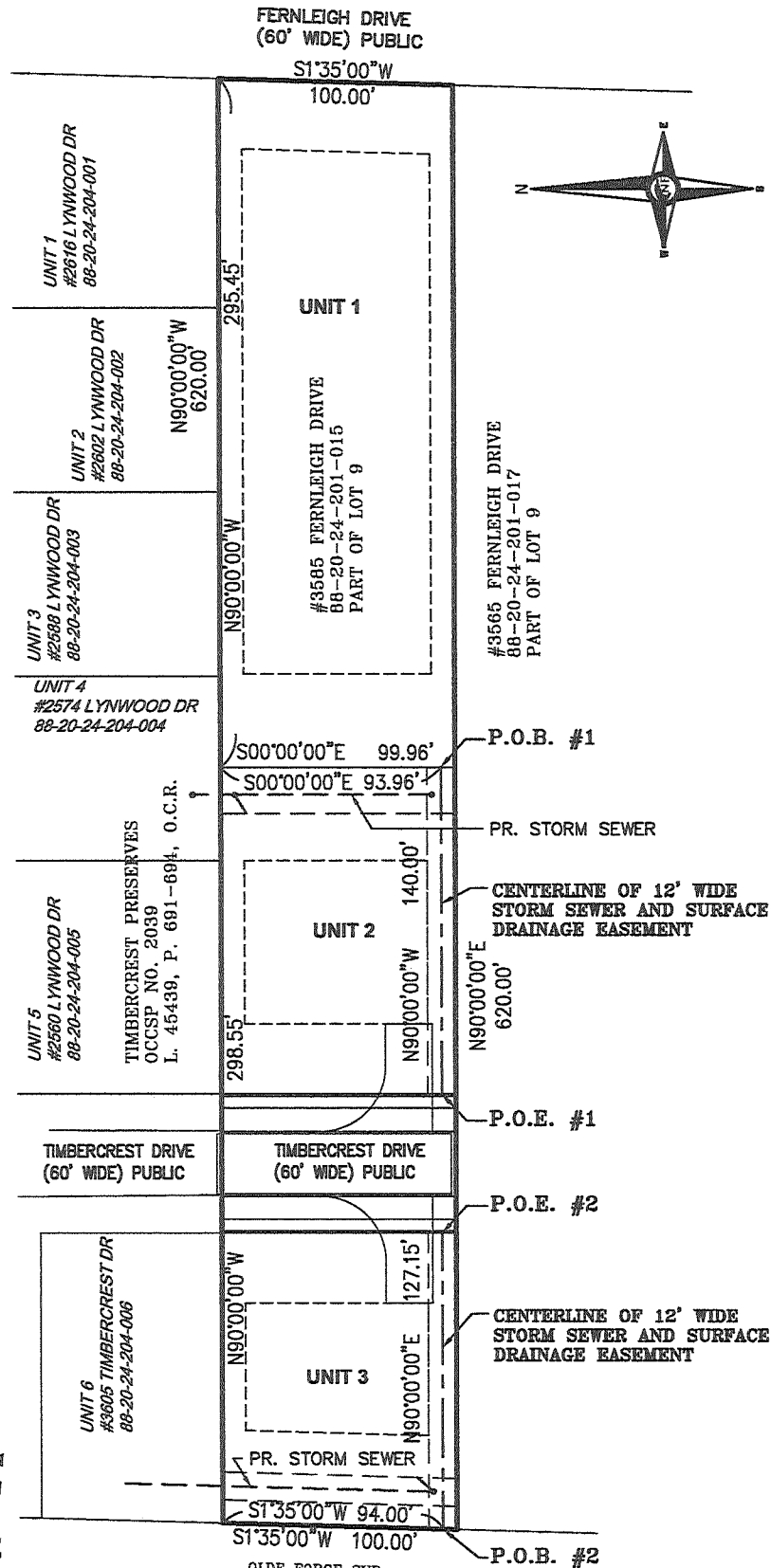
DATE  
09-08-2020

DRAWN  
M.I.

JOB NO. L556  
SHEET 2 OF 2

# EXHIBIT A

## SKETCH OF CENTERLINE OF 12' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENTS



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

OLDE FORGE SUB.  
L. 130, P. 21-23, O.C.R.  
OUTLOT A 88-20-24-180-025

SCALE  
1" = 60'

DATE  
09-08-2020

DRAWN  
M.I.

JOB NO. SHEET  
L556 1 OF 2



WARRANTY DEED

Sidwell #88-20-24-201-015 (pt)  
Resolution #

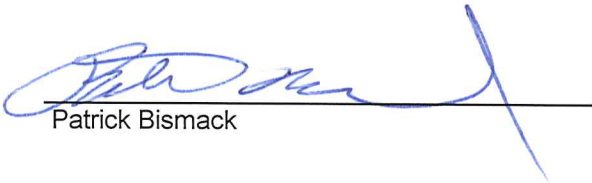
**PATRICK BISMACK**, a married man, Grantor, whose address is 2742 Powderhorn Ridge Road, Rochester Hills, MI 48309, conveys and warrants to the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084 the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar (\$ 1.00).

This instrument is exempt from transfer tax pursuant to MCL §207.505(a) and MCL §207.526(a).

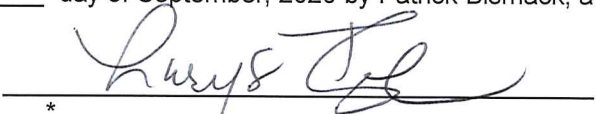
Dated this 21 day of September, 2020.

  
Patrick Bismack

STATE OF MICHIGAN )  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 21 day of September, 2020 by Patrick Bismack, a married man.

**LARYSA FIGOL**  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires 03-02-2024  
Acting in the County of Oakland

  
\*  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ 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 # 88-20-24-201-015 (pt) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

EXHIBIT A

DESCRIPTION OF 60' WIDE RIGHT OF WAY

DESCRIPTION OF PROPERTY

PART OF LOT 9 OF "EYSTER'S DEQUINDRE FARMS SUBDIVISION NO. 5", BEING A PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN. AS RECORDED IN LIBER 55 OF PLATS ON PAGE 58, OAKLAND COUNTY RECORDS. AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 620.00 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE SOUTHWEST CORNER OF UNIT 6 OF SAID "TIMBERCREST PRESERVES" THENCE S01°35'00"W 100.00 FEET ALONG THE WEST LINE OF SAID LOT 9; THENCE EAST 620.00 FEET TO THE EAST LINE OF LOT 9; THENCE N01°35'00"E 100.00 FEET ALONG THE EAST LINE OF LOT 9 TO THE POINT OF BEGINNING. CONTAINING 1.423 ACRES OF LAND.

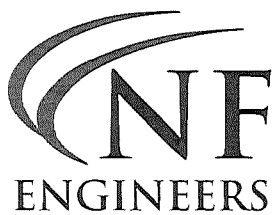
SIDWELL NO. 20-24-201-015

SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHER WISE.

60' WIDE RIGHT OF WAY

60' WIDE RIGHT OF WAY LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF UNIT 1 OF "TIMBERCREST PRESERVES", OAKLAND COUNTY SUBDIVISION PLAN NO. 2039, AS RECORDED IN LIBER 45439 ON PAGE 691-694 OAKLAND COUNTY RECORDS; THENCE WEST 435.45 FEET ALONG THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES" TO THE POINT OF BEGINNING; THENCE SOUTH 99.96 FEET; THENCE WEST 60.00 FEET; THENCE NORTH 99.96 FEET TO THE SOUTH LINE OF SAID "TIMBERCREST PRESERVES"; THENCE EAST 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,998 SQUARE FEET OR 0.138 ACRES.



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE  
NTS

DATE  
09-08-2020

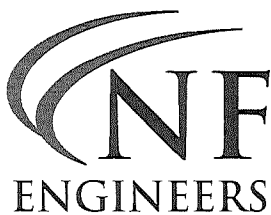
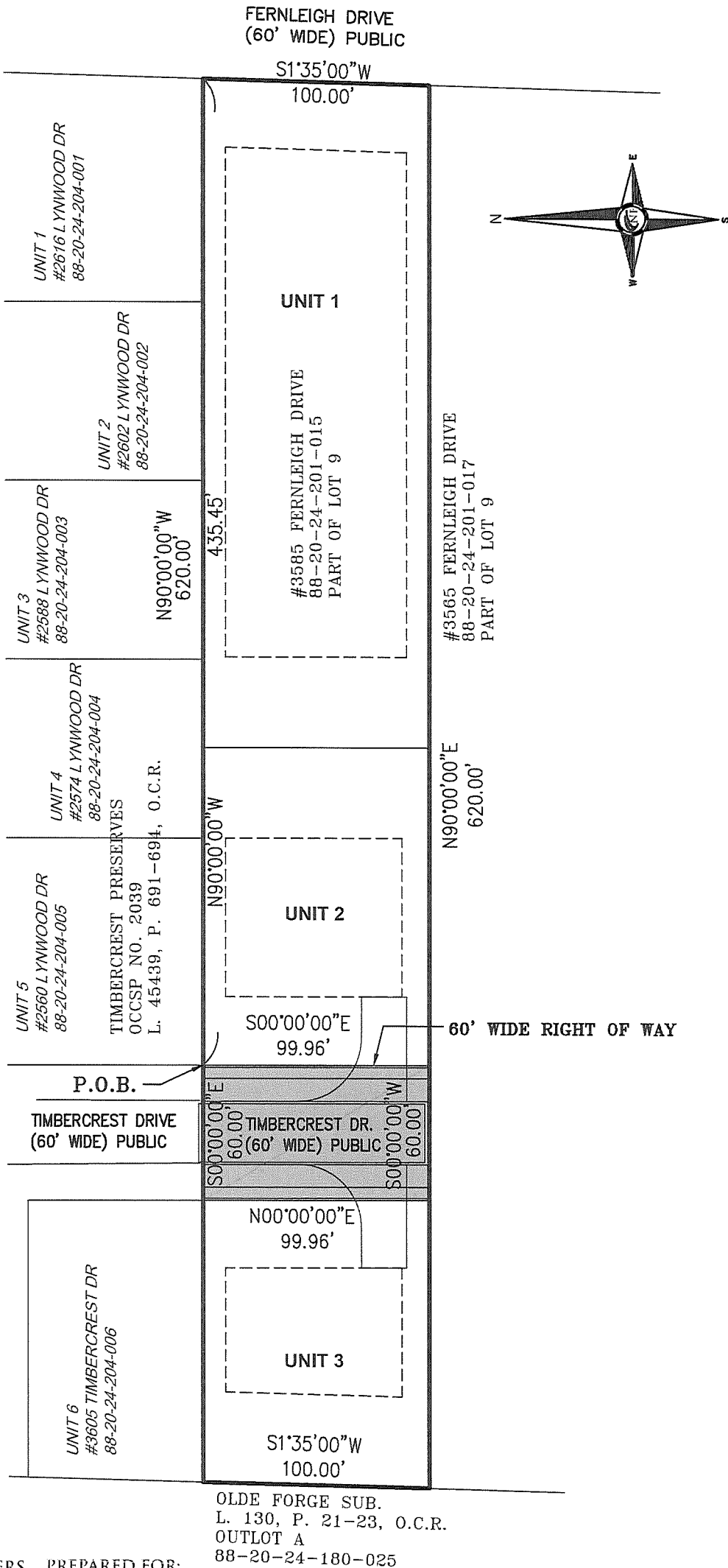
DRAWN  
M.I.

JOB NO.  
L556

SHEET  
2 OF 2

# EXHIBIT A

## SKETCH OF 60' WIDE RIGHT OF WAY



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

PREPARED FOR:

BISMACK DESIGNS  
2742 POWDERHORN RIDGE  
ROCHESTER HILLS, MI 48309

SCALE  
1" = 60'

DATE  
09-08-2020

DRAWN  
M.I.

JOB NO.  
L556

SHEET  
1 OF 2