

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**

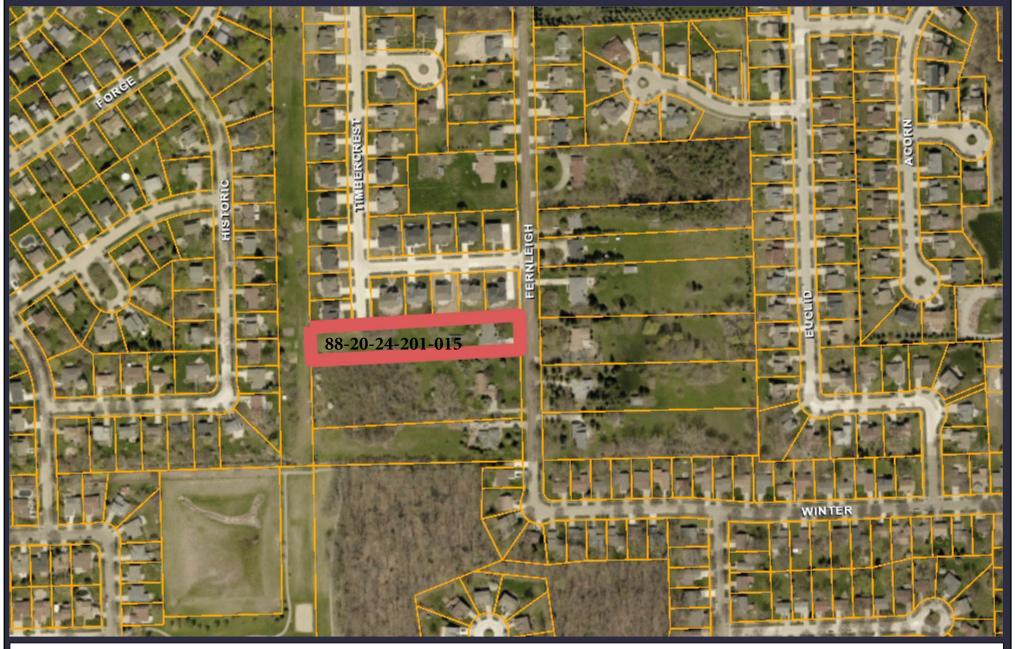
The consideration amount on each document is \$1.00.

#### 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.

# TROY

# **GIS Online**



770 0 385 770 Feet



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 und this 2/ day of 56%	ersigned hereunto affixed their signature(s) . 2020.	
	*Patrick Rismack	(L.S.)

STATE OF M COUNTY OF	OAKLAND	)					
	g instrument wark, a married n	as acknowledged befor nan.	e me th	is <u>ø</u>	day of $\frac{50}{5}$	tember	2020, by
		LARYSA FIGOL try Public, State of Michigar County of Oakland mmission Expires 03-02-20 g in the County of Oakla	24	Му	ary Public,		
Prepared by:	Larysa Figol City of Troy 500 West Big B Troy, MI 48084		Return		City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	_County,	wici ilgari

#### **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 NO1°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.



# **EXHIBIT A** SKETCH OF CENTERLINE OF 20' WIDE SANITARY SEWER & PUBLIC UTILITIES EASEMENT FERNLEIGH DRIVE (60, MDE) BABTIC S1\*35'00"W 100.00 UNIT 1 #2616 LYNWOOD DR 88-20-24-204-001 UNIT 1 UNIT 2 #2602 LYNWOOD DR 88-20-24-204-002 #3585 FERNIEIGH DRIVE 88-20-24-201-015 PART OF LOT 9 #3565 FERNLEIGH DRIVE 88-20-24-201-017 PART OF LOT 9 UNIT 3 #2588 LYNWOOD DR 88-20-24-204-003 505.45 N90'00'00"W 620.00 UNIT 4 #2574 LYNWOOD DR #2574 LYNWOOD DR 89-20-24-204-004 CCCSP NO. 2038 L. 45439, P. 691-69‡, O.C. N90'00'00"E 620.00' ,00.061 **UNIT 2** TIMBER CREST DRIVE (60' WIDE) PUBLIC TIMBERCREST DRIVE (60' WIDE) PUBLIC PR. SANITARY SEWER S00'00'00"E P.O.B. P.O.E. Q\L000-FILES\L556\Office\Exk\bits-Essements\L556-SAN ESMT.chag. 9/8/2020 5:06;36 PM, minman 99.96 UNIT 6 #3605 TIMBERCREST DR 88-20-24-204-006 CENTERLINE OF 20' WIDE SANITARY SEWER AND PUBLIC UTILITIES EASEMENT UNIT 3 S1°35'00"W 100.00' OLDE FORGE SUB. **ENGINEERS** L. 130, P. 21-23, O.C.R. OUTLOT A NOWAK & FRAUS ENGINEERS PREPARED FOR: 88-20-24-180-025 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 **BISMACK DESIGNS SCALE** DATE DRAWN JOB NO. SHEET 2742 POWDERHORN RIDGE TEL (248) 332-7931 1 OF 2 **ROCHESTER HILLS, MI 48309** 1" = 60' 09-08-2020 M.I. L556 FAX. (248) 332-8257

# 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 WI	TNESS	WHEREOF,	the undersigne	ed hereunto affixed their signature(s)	
this	21	day of	SERT	, 2020.	

Datrick Riemack

STATE OF M COUNTY OF	OAKLAND	)					
The foregoing Patrick Bisma	g instrument ack, a married	was acknowled d man.	ged before m	e this _	$\frac{21}{2}$ day of $\frac{2e}{2}$	tember.	-2020, by
	·	LARYSA FIG	Of Michigan	,	Laus Fo		
		County of Oa County of Oa Ly Commission Expi cting in the Coun	03-02-2024	Nota My	ary Public, Commission Expires_	County,	* Michigan
				Acti	ing in	County,	Michigan
Prepared by:	Larysa Figol City of Troy 500 West Big Troy, MI 480		Re	eturn to:	City Clerk City of Troy 500 West Big Beaver Troy, MI 48084		

#### **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

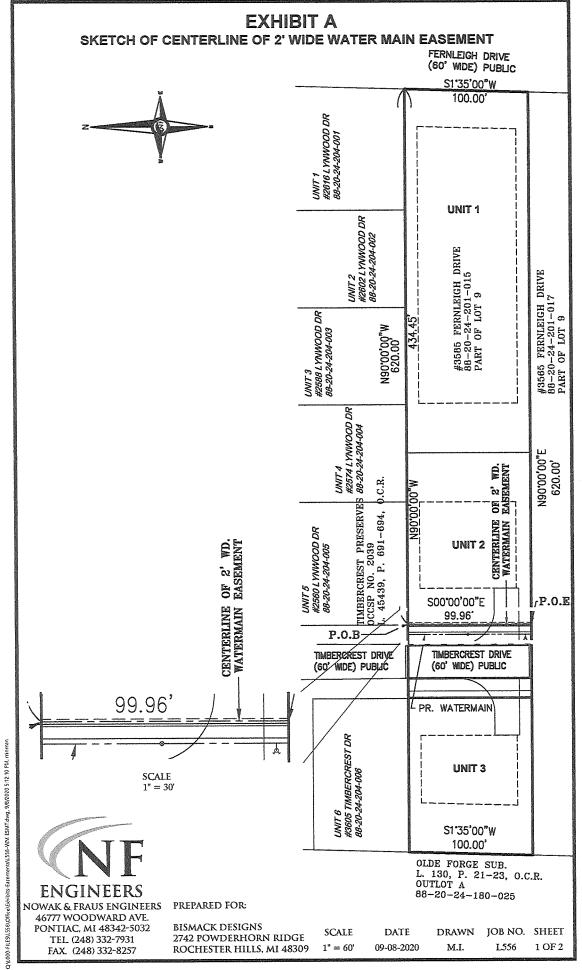
CENTERLINE OF 2 FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



TEL. (248) 332-7931

FAX. (248) 332-8257



# 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 VVI I NESS VVHEREOF, the undersigned hereunt	o amxed their signature(s)	
this 2/ day of SEPT	, 2020.	
	Colon (Man)	(L.S.)
	*Patrick Bismack	

STATE OF MICHIGAN	)
COUNTY OF OAKLAND	)

The foregoing instrument was acknowledged before me this 1st day of 5eptember, 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

#### **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.



PONTIAC MI 48342-5032

TEL. (248) 332-7931

FAX. (248) 332-8257

#### **EXHIBIT A** SKETCH OF CENTERLINE OF 20' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENT SKETCH OF CENTERLINE OF 12' WIDE STORM SEWER & SURFACE DRAINAGE EASEMENT FERNLEIGH DRIVE (60' WIDE) PUBLIC S1°35'00"W 100.00 UNIT 1 #2616 LYNWOOD DR 88-20-24-204-001 UNIT 1 UNIT 2 #2602 LYNWOOD DR 88-20-24-204-002 N90'00'00"W 620.00 #3585 FERNIEIGH DRIVE 88-20-24-201-015 PART OF LOT 9 #3565 FERNLEIGH DRIVE 88-20-24-201-017 PART OF LOT 9 UNIT 3 #2588 LYNWOOD DR 88-20-24-204-003 ),00**,**06N UNIT 4 CENTERLINE OF 20' WIDE STORM SEWER AND SURFACE #2574 LYNWOOD DR 88-20-24-204-004 DRAINAGE EASEMENT S00'00'00"E POINT "A" 99.96 P.O.B. #1 0,C.F P.O.E. #1 TIMBERCREST PRESERVES OCCSP NO. 2039 L. 45439, P. 691-694, O. PR. STORM SEWER UNIT 5 #2560 LYNWOOD DR 88-20-24-204-005 UNIT 2 N90'00'00"E 620.00' 298.55 TIMBERCREST DRIVE TIMBERCREST DRIVE (60' WIDE) PUBLIC (60° WIDE) PUBLIC UNIT 6 #3605 TIMBERCREST DR 88-20-24-204-006 Q\L000-FILES\L556\Office\Edvibits-Easements\L556-STORM ESMT.dwg, 9/8/2020 5.08:22 PM, 8 .00.06N CENTERLINE OF 12' WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT UNIT 3 P.O.B. #2 S1°35'00"W 100.00 P.O.E. #2 ENGINEERS S1'35'00"W 100.00' PR OLDE FORGE SUB. L. 130, P. 21-23, O.C.R. OUTLOT A 68-20-24-180-025 NOWAK & FRAUS ENGINEERS PREPARED FOR: PR. STORM SEWER 46777 WOODWARD AVE. PONTIAC, MI 48342-5032 BISMACK DESIGNS TEL. (248) 332-7931 2742 POWDERHORN RIDGE DATE JOB NO. SHEET SCALE DRAWN FAX. (248) 332-8257 ROCHESTER HILLS, MI 48309 1" = 60' 09-08-2020 L556 1 OF 2 M.I.

# 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 W	INESS	WHEREOF, the un	dersigned hereur	nto attixed their	signature(s)		
this	21	day of SE	T	, 2020.			
						0	
						V	
					an Bu		_(L.S.)
				*	Patrick Bismack		

20-24-201-015 Storm Sewer Easement Page 1 of 2

STATE OF M COUNTY OF		) )		71 5	. :
_	g instrument was ack, a married ma	s acknowledged before an.	me this <u>C</u>	$\frac{1}{2}$ day of $\frac{1}{2}$	<u>estember</u> , 2020, by
		LARYSA FIGOL Public, State of Michigan County of Oakland mission Expires 03-02-2024 in the County of Oakland	Му	tary Public,Commission Expires	
Prepared by:	Larysa Figol City of Troy 500 West Big Bea Troy, MI 48084	aver	Ac Return to:	City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	County, Michigan

#### 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 NO1°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.

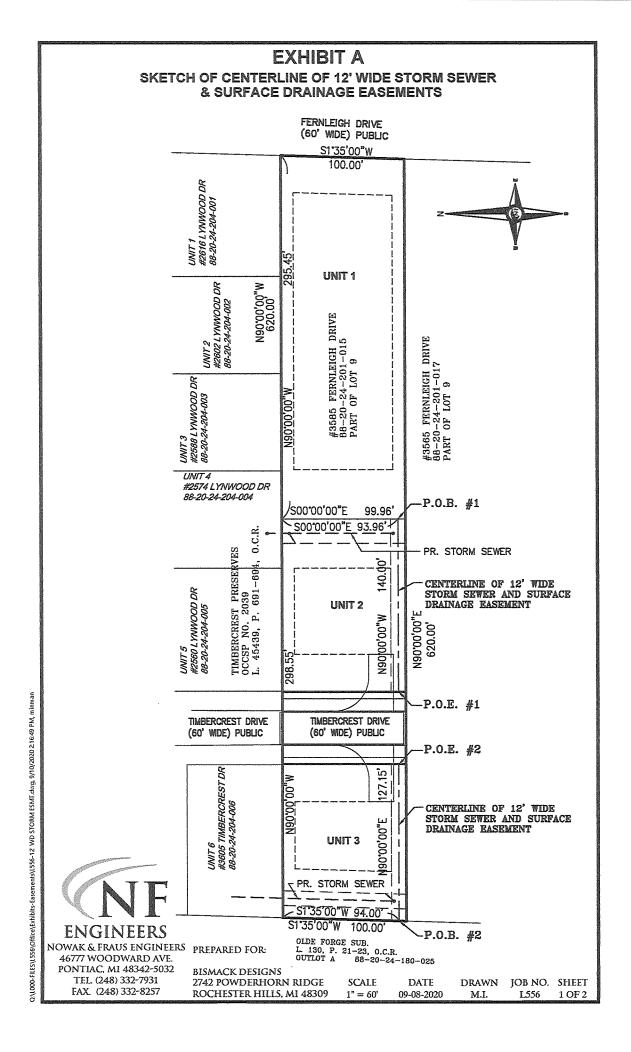
CENTERLINE OF 12 FOOT WIDE STORM SEWER AND SURFACE DRAINAGE EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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.



TEL (248) 332-7931

FAX. (248) 332-8257



### **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 2 / day of September, 2020.	Patrick Bismack
STATE OF MICHIGAN ) COUNTY OF OAKLAND)	A.,
The foregoing instrument was acknowledged before me this _ married man.	day of September, 2020 by Patrick Bismack, a
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 Grantee	tax bills to:	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 \_\_\_\_\_

## **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 \$01°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.



TEL. (248) 332-7931

FAX. (248) 332-8257

PREPARED FOR:

2 OF 2

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