



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: December 28, 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 a Warranty Deed from Eureka Building Co.,
Sidwell #88-20-10-426-029 & 031

History

The City of Troy received a Warranty Deed for Rochester Road right-of-way from Eureka Building Co., owner of the parcels identified with Sidwell #88-20-10-426-029 & 031.

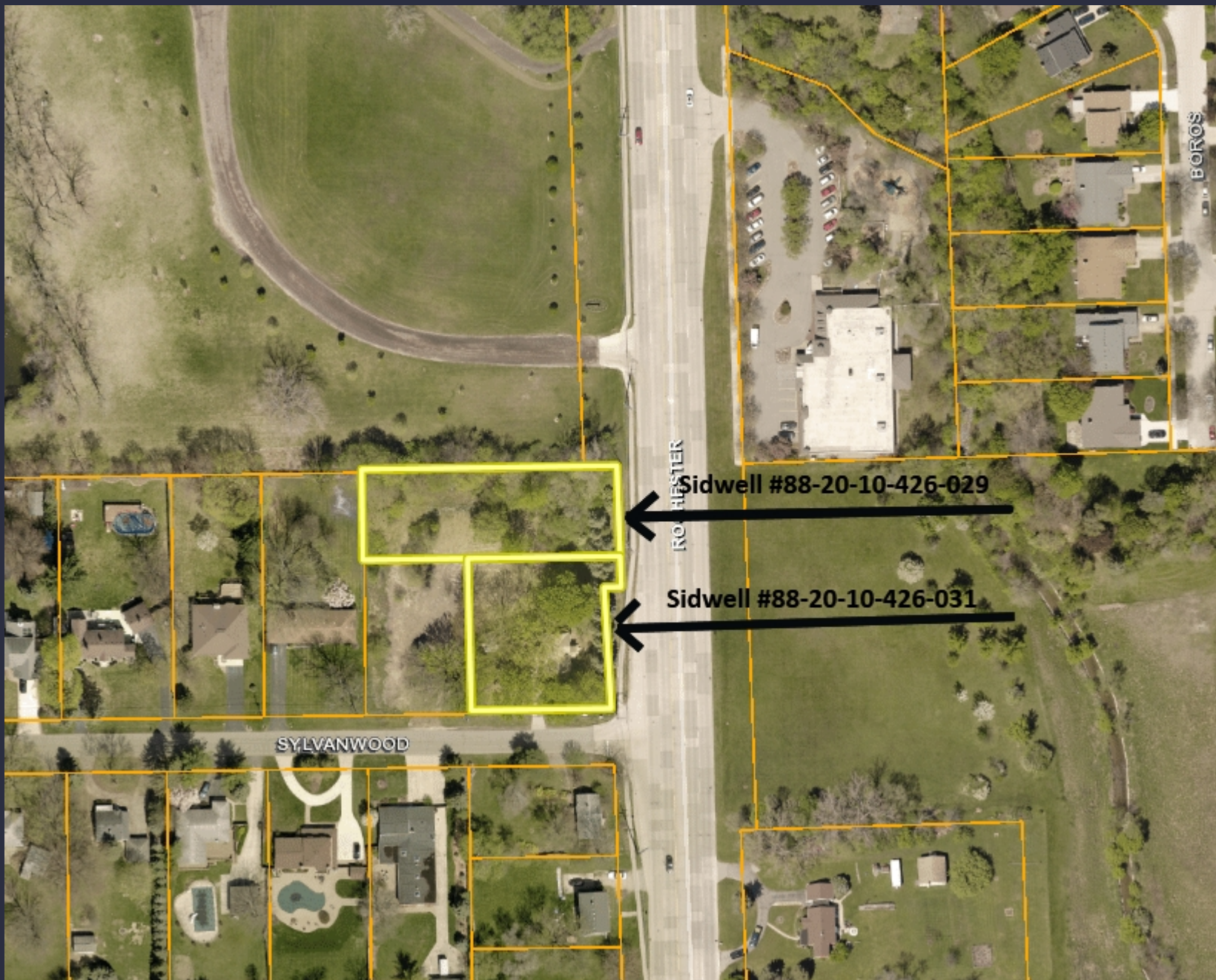
The parcels are located in the southeast $\frac{1}{4}$ of Section 10, at the northwest corner of Rochester Road and Sylvanwood. The grantor has submitted an application to split then combine parcels under R1-C, Single Family Residential requirements.

Financial

The consideration amount on this document is \$1.00.

Recommendation

Management recommends that City Council accept the attached warranty deed consistent with our policy of accepting right-of-way.



Notes:

Eureka Building Co.
Warranty Deed
88-20-10-426-029 & 031



WARRANTY DEED

Sidwell #88-20-10-426-029 & 031 (pt)
Resolution #

EUREKA BUILDING CO., a Michigan corporation, Grantor, whose address is 5960 Livernois, Troy, MI 48098 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:

A parcel of land in the SE ¼ of Section 10, T.2N., R.11E., City of Troy, Oakland County, Michigan and part of Lots 1 and 2, "Sylvanwood Gardens Subdivision," part of the SE ¼ of Section 10, T.2N., R.11E., City of Troy (formerly known as Troy Twp.), Oakland County, Michigan as recorded in Liber 13, Page 48 of Oakland County Records described as: Commencing at the East ¼ corner Section 10; thence S.89°55'48"W., 43.01 feet along the east/west ¼ line of Section 10 to the 43 foot right of way of Rochester Road and the Point of Beginning; thence along said line S.01°18'36"E., 115.01 feet; thence S.89°57'00"W., 17.00 feet; thence S.01°18'36"E., 113.85 feet; thence S.89°57'00"W., 15.00 feet to a point on the 75 foot right of way of Rochester Road thence N.01°18'36"W., 228.84 feet to a point on the east/west ¼ line of Section 10; thence along said line N.89°55'48"E., 32.00 feet to the Point of Beginning.

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).

[SIGNATURES AND ACKNOWLEDGMENT ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date and year set forth below.

Dated this 28 day of December, 2020

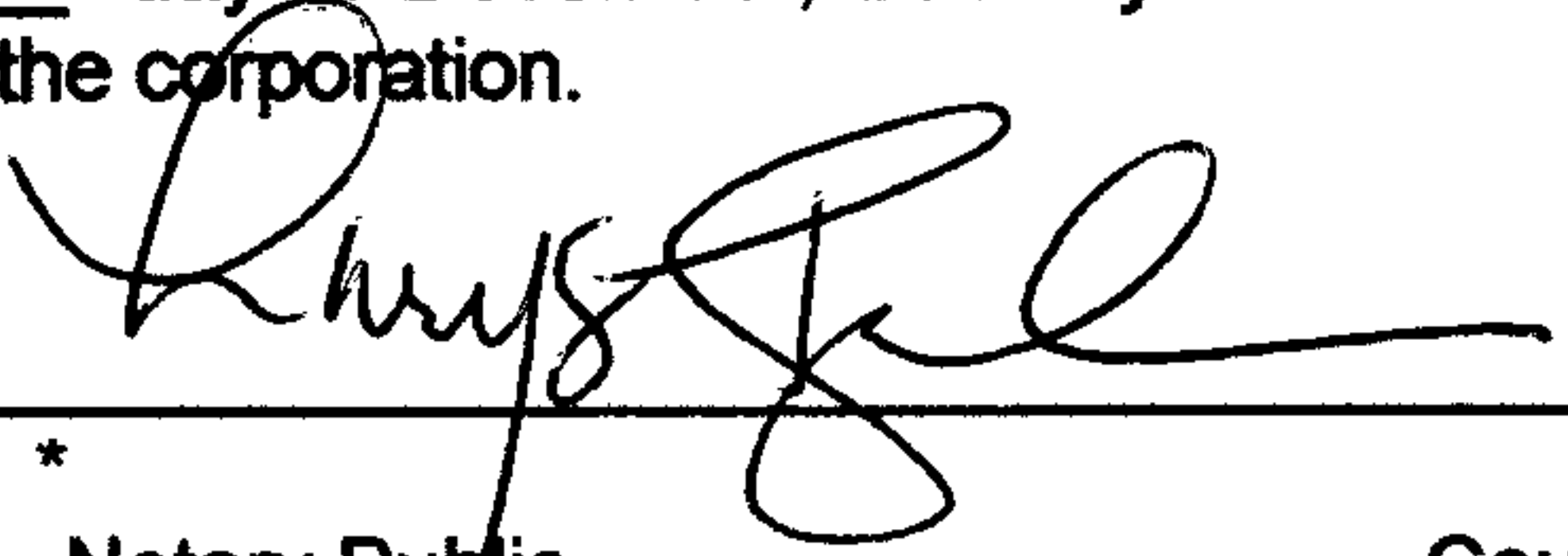
Eureka Building Co., a Michigan corporation

By 
*Erion Nikolla
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of December, 2020 by Erion Nikolla, the President of Eureka Building Co., a Michigan corporation, on behalf of the corporation.

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 # 88-20-10-426-029 & 031 (pt) Recording Fee 30 - Transfer Tax Exempt
MCL 207.505(a)
MCL 207.526(a)

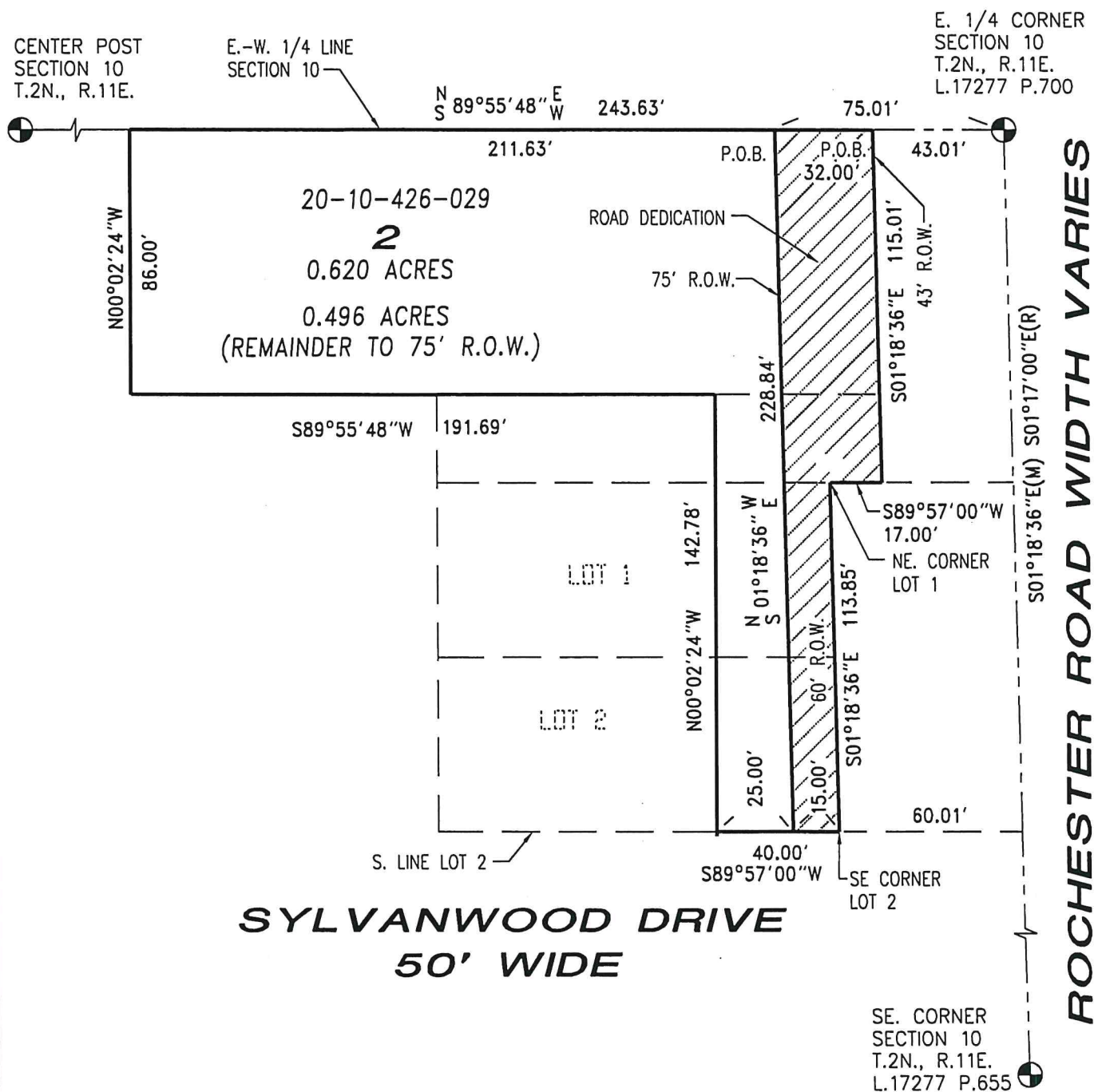
PROPOSED ROAD DEDICATION

NOTES:

- BEARINGS IN RELATION TO PLAT OF RECORD.



Scale : 1" = 50'



ROCHESTER ROAD WIDTH VARIES



URBAN
LAND
CONSULTANTS ©

CIVIL ENGINEERS PLANNERS LAND SURVEYORS
GPS CONSULTANTS
8800 23 MILE ROAD SHELBY TWP., MI 48316-4516

LEGEND

FIB = Found Bar ●
FIP = Found Pipe ●
SIB = Set Bar/Cap ○
SMN = Set Mag Nail ○
R = Record Distance
M = Measured Distance
RAD = Radial

EXHIBIT "A"
ROAD DEDICATION

Date 12-10-20
Drawn T.M.P.
Check W.C.A.
Sheet 1 of 2

Job No.
171109-8418