



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: May 27, 2021

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Assistant City Manager
R. Brent Savidant, Community Development Director
William J. Huotari, City Engineer

Subject: Request for Acceptance of a Warranty Deed and Permanent Easements,
Regency of Troy, Sidwell #88-20-32-126-001

History

As part of the proposed Regency of Troy Convalescent Center/Nursing Home development, the Engineering department received a warranty deed for right-of-way and three permanent easements for storm sewers and surface drainage, emergency ingress/egress, and water mains from Troy Senior Leasing, LLC, owner of the property having Sidwell #88-20-32-126-001.

The property is located in the northwest ¼ of Section 36, on the south side of Maple Road at Axtell. It is zoned IB (Integrated Industrial and Business) District.

Troy Planning Commission granted preliminary site plan approval at their October 27, 2020 meeting (Resolution #PC-2020-10-025).

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



GIS Online

Legend:



Notes:

#88-20-32-126-001
Troy Senior Leasing, LLC

Map Scale: 1=428
Created: May 28, 2021



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

Sidwell # 88-20-32-126-001 (part of)
Resolution #

The Grantor(s) **TROY SENIOR LEASING, LLC**, a Michigan limited liability company whose address is: 4000 Town Center, Suite 700, Southfield, MI 48075, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

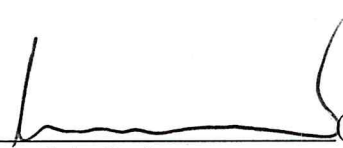
SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and no/cents (\$1.00)

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

Dated this 25 day of May, 2021.

Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25 day of May, 2021, by
Mohammad A. Qazi, Manager of Troy Senior Leasing, LLC, a Michigan limited liability company, on behalf of
the company.

LYNN DEE BOYER
Notary Public, State of Michigan
County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland

Lynn Dee Boyer
*
Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
Acting in Oakland County, Michigan

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

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

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, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # (88-20-32-126-001 pt. of) Recording Fee _____ Transfer Tax _____

**TYPE OR PRINT NAMES UNDER SIGNATURES*

EXHIBIT "A"

RIGHT OF WAY

Part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet to the Point of Beginning; thence N87°25'25"E 39.26 feet parallel with said North line; thence S00°59'14"W 75.48 feet; thence S00°45'00"E 17.19 feet; thence S02°29'14"E 117.38 feet; thence S03°15'17"W 130.36 feet; thence S02°40'39"E 314.88 feet; thence S87°24'50"W 20.00 feet; thence N02°40'39"W 654.46 feet along the East line of Maple Coolidge Estates as recorded in Liber 47, Page 51, Oakland County Records, to the Point of Beginning. Contains 0.39 acres.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR STORM SEWERS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, 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, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove and/or replace storm sewers, 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.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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 1 signature(s)
this 25 day of May A.D. 2021.


Troy Senior Leasing, LLC
a Michigan limited liability company

By  (L.S.)
* Mohammad A. Qazi
Its Manager

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COUNTY OF OAKLAND)

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County of Wayne
My Commission Expires October 28, 2027
Acting in the County of Oakland



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Notary Public, Wayne County, Michigan
My Commission Expires 10-28-2027
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Prepared by:
Larysa Figol, SR/WA
City of Troy
500 West Big Beaver
Troy, MI 48084

When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "A"

STORM SEWER EASEMENT

A 20 foot wide easement for Storm over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 528.58 feet parallel with said North line to the Point of Beginning; thence S02°30'30"E 183.51 feet; thence N87°25'24"E 20.00 feet; thence N02°30'30"W 183.51 feet; thence S87°25'25"W 20.00 feet parallel with said North line to the Point of Beginning.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR EMERGENCY INGRESS & EGRESS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, 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, Troy, MI 48084, grants to the Grantee the **right to traverse or use for emergency ingress and egress for police and fire protection**, 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 construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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EXHIBIT "A"

ACCESS EASEMENT

A 45 foot wide easement for Access over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 287.80 feet parallel with said North line to the Point of Beginning; thence S02°35'10"E 30.48 feet; thence Southwesterly 23.96 feet along a 45.75 foot radius curve to the right, said curve having a central angle of 30°00'15", and a chord bearing S12°24'50"W 23.69 feet; thence S27°24'50"W 43.99 feet; thence Southwesterly 46.47 feet along a 84.25 foot radius curve to the left, said curve having a central angle of 31°36'07", and a chord bearing S12°24'50"W 45.88 feet; thence S02°35'10"E 47.73 feet; thence N87°25'24"E 45.00 feet; thence N02°35'10"W 49.72 feet; thence Northeasterly 18.94 feet along a 39.25 foot radius curve to the right, said curve having a central angle of 27°39'10", and a chord bearing N12°24'50"E 18.76 feet; thence N27°24'50"E 45.97 feet; thence Northeasterly 47.52 feet along a 90.75 foot radius curve to the left, said curve having a central angle of 30°00'10", and a chord bearing N12°24'50"E 46.98 feet; thence N02°35'10"W 30.47 feet; thence S87°25'25"W 45.00 feet parallel with said North line to the Point of Beginning.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-32-126-001 (pt of)

TROY SENIOR LEASING, LLC., a Michigan limited liability company, Grantor(s), whose address is 4000 Town Center, Suite 700, Southfield, MI 48075, 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, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, 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.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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.

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EXHIBIT "A"

WATER MAIN EASEMENT

A 20 foot wide easement for Water Main, over part of the Northwest 1/4 of Section 32, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of which is described as: Commencing at the Northwest corner of said Section; thence N87°25'25"E 869.28 feet along the North line of said Section and the centerline of W. Maple Road (120 foot wide right-of-way); thence S02°40'39"E 60.00 feet; thence N87°25'25"E 297.80 feet parallel with said North line to the Point of Beginning of said centerline; thence S02°35'10"E 42.72 feet; thence S19°54'50"W 104.53 feet; thence S02°35'10"E 98.15 feet to Point 'A'; thence continuing S02°35'10"E 64.25 feet; thence S42°24'50"W 4.24 feet; thence S87°24'50"W 99.76 feet; thence S42°24'50"W 4.24 feet; thence S02°35'10"E 159.75 feet to Point 'B'; thence continuing S02°35'10"E 113.75 feet; thence S47°35'10"E 4.24 feet; thence N87°24'50"E 322.65 feet; thence N42°24'50"E 31.55 feet; thence N02°35'10"W 253.10 feet; thence N47°35'10"W 76.80 feet; thence N70°05'10"W 44.51 feet; thence S87°24'50"W 146.77 feet to said Point 'A' and the Point of Ending of said centerline. ALSO, commencing at said Point 'B' and the Point of Beginning; thence S87°24'50"W 131.30 feet to the Point of Ending of said centerline. The sidelines of said easement to begin on the South right-of-way line of W. Maple Road, meet at the angle points, and terminate on the East line of Right-of-Way Taking.

BASIS OF BEARING: NAD83 Michigan State Planes, South Zone, International Foot.