



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: April 12, 2022

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 Quit Claim Deed from Noor International Academy, Sidwell #88-20-17-351-028

History

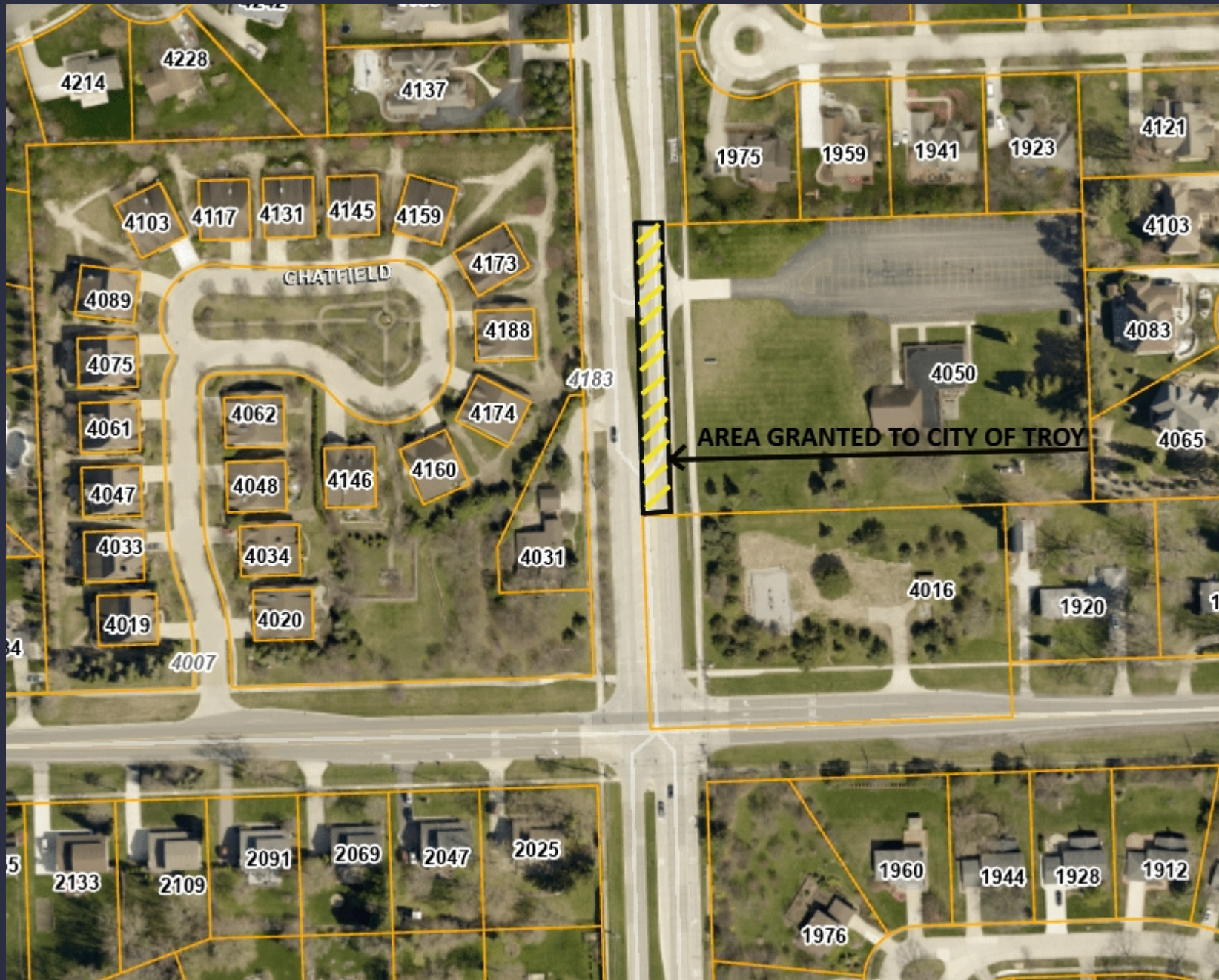
The City of Troy received a Quit Claim Deed for Coolidge Road right-of-way. Noor International Academy, new owners of a vacant parcel identified with Sidwell #88-20-17-351-028, located on the east side of Coolidge, north of Wattles Road, asked the City to accept a portion of right of way located in the existing Coolidge Road. Granting 33 feet will remove exceptions from the legal description of the remaining parcel and exclude the road description from the parcel.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached quit claim deed consistent with our policy of accepting right-of-way for public use.



Notes:

88-20-17-351-028 (PT)
ROW granted to City of Troy by
QCD



QUIT CLAIM DEED

GRANTOR: Noor International Academy, a Michigan public school academy
and a Michigan non-profit corporation

WHOSE ADDRESS IS: 6919 N. Waverly Street, Dearborn Heights, Michigan 48127

QUIT CLAIMS TO: City of Troy, a Michigan municipal corporation

WHOSE ADDRESS IS: 500 West Big Beaver Road, Troy, Michigan 48084

the property situated in the City of Troy, County of Oakland, State of Michigan, described on Exhibit A attached hereto, together with all and singular the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining thereto.

For the full consideration of Ten and 00/100 Dollars (\$10.00).

This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors and other associated conditions may be used and are protected by the Michigan Right to Farm Act.

Grantor grants to Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

Exempt from County Real Estate Transfer Tax by virtue of MCL 207.505(a) and (l). Exempt from State Real Estate Transfer Tax by virtue of MCL 207.526(a) and (n).

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Dated as of the 5th day of April, 2022.

NOOR INTERNATIONAL ACADEMY,
a Michigan public school academy and a Michigan
non-profit corporation

By: [Signature]
Print Name: Hassen Hijazi
Its: President

STATE OF MICHIGAN)
)
COUNTY OF Wayne)

The foregoing instrument was acknowledged before me this 5th day of April, 2022, by Hassen Hijazi, the President of Noor International Academy, a Michigan public school academy and a Michigan non-profit corporation, on behalf of said public school academy and non-profit corporation.

[Signature]
Print Name: HAIDAR NEMER
Notary Public, Wayne County, MI
Acting in Wayne County, MI
My Commission Expires: Aug 15, 2025

Drafted by and when recorded, return to:
Dawn Faxon Singer
Dickinson Wright PLLC
2600 W. Big Beaver Road, Suite 300
Troy, MI 48084
(248) 433-7240



EXHIBIT A

The West 33 feet only of the following described parcel:

Land situated in the County of Oakland, City of Troy, State of Michigan, described as follows:

Part of the Southwest 1/4 of Section 17, Town 2 North, Range 11 East, described as beginning at a point in the West line of said Section 17, a distance due North on Section line 233.0 feet from the Southwest corner of said Section 17; thence due North on Section line 330.0 feet to a point; thence South 89 degrees 44 minutes 00 seconds East 890.30 feet; thence South 0 degrees 12 minutes 30 seconds West 330.0 feet; thence North 89 degrees 44 minutes 00 seconds West 889.10 feet to the point of beginning. EXCEPT Part of the Southwest 1/4 of Section 17, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is North 02 degrees 57 minutes 04 seconds West 551.00 feet along the West line of Section 17 and North 87 degrees 19 minutes 00 seconds East 60.00 feet from the Southwest corner of Section 17; Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan; thence North 02 degrees 57 minutes 04 seconds West 12.00 feet; thence North 87 degrees 19 minutes 00 seconds East 831.00 feet; thence South 02 degrees 57 minutes 04 seconds East 330.00 feet; thence South 87 degrees 19 minutes 00 seconds West 396.00 feet; thence North 02 degrees 57 minutes 04 seconds West 318.00 feet; thence South 87 degrees 19 minutes 00 seconds West 435.00 feet to the point of beginning. EXCEPT the East 27 feet of the West 60 feet of the North 310 feet deeded to the City of Troy, as disclosed by instrument recorded in Liber 6756, page 127, Oakland County Records, and EXCEPT the East 27 feet of the West 60 feet of the South 20 feet deeded to the City of Troy, as disclosed by instrument recorded in Liber 6756, page 132, Oakland County Records.

Commonly known as: 4050 Coolidge Highway, Troy, Michigan

Tax Id No.: 88-20-17-351-028

4872-7691-9061 v3 [50642-8]