



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: July 23, 2024

To: Robert J. Bruner, Acting City Manager

From: Megan E. Schubert, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Quit Claim Deed, Pearl Estates Detention Basin, Sidwell #88-20-12-476-060

History

Constructed as part of the Pearl Estates Site Condominium, the City received a Quit Claim Deed for the existing detention pond from Fazal Khan Investments, LLC, owner of the property having Sidwell #88-20-12-476-060.

The parcel is located in the southeast $\frac{1}{4}$ of Section 12 on Dequindre, north of Long Lake Road.

Financial

The consideration amount on this document is \$1.00.

Recommendation

City Management recommends that City Council accept the attached quit claim deed for detention purposes.



Fazal Khan Investments, LLC
Pearl Estates Detention
88-20-12-476-060



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.

QUIT CLAIM DEED

Sidwell # 88-20-12-476-060
Resolution #

The Grantor(s), Fazal Khan Investments, LLC, a Michigan limited liability company, Grantor, whose address is 5238 Windmill Troy, MI 48085 quit claim(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:

Part of Oakland County Condominium Plan No 1480, "Replat No. 1 of Pearl Estates Condominium", as recorded in Liber 39482, Page 743 of Oakland County, Michigan records, described as: Commencing at the Southeast Corner of Section 12, T2N-R11E; thence North 00 degrees 35 minutes 02 seconds West 1011.24 feet along the east line of Section 12 and centerline of Dequindre Road (60 Feet Half Width); thence North 88 degrees 26 minutes 20 seconds West 60.17 feet to the west right of way of Dequindre Road (60 Feet Half Width) to the Point of Beginning of said Detention Pond; thence South 00 degrees 35 minutes 59 seconds East, along the west right of way of Dequindre Road, 80.00 feet; thence North 88 degrees 25 minutes 30 seconds West, along the south line of said Pearl Estates Condominium, 146.61 feet to the southeast corner of Unit 3 of said Pearl Estates; thence North 00 degrees 35 minutes 59 seconds West 79.96 feet to the northeast of said Unit 3; thence South 88 degrees 26 minutes 20 seconds East, along the north line of said Pearl Estates, 146.61 feet to the Point of Beginning, containing 0.269 acres more or less.

For the sum of One Dollar (\$ 1.00)

Dated this 23rd day of JULY, 2024.

Fazal Khan Investments, LLC, a Michigan limited liability company

By Majid Khan
* Majid Khan
Its: Authorized agent

STATE OF Michigan)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 23 day of JULY, 2024 by Majid Khan, Authorized Agent of Fazal Khan Investments, LLC, a Michigan limited liability company on behalf of the company.

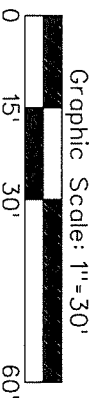
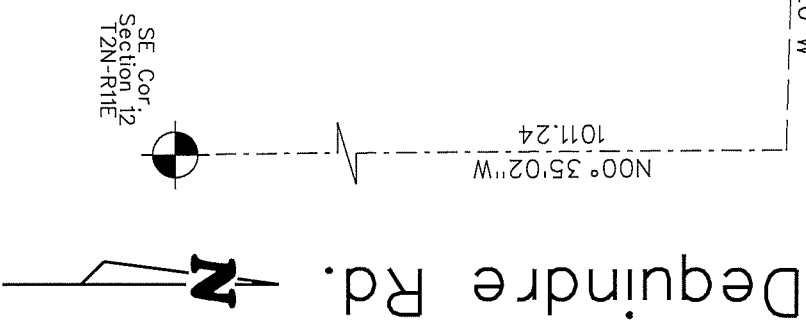
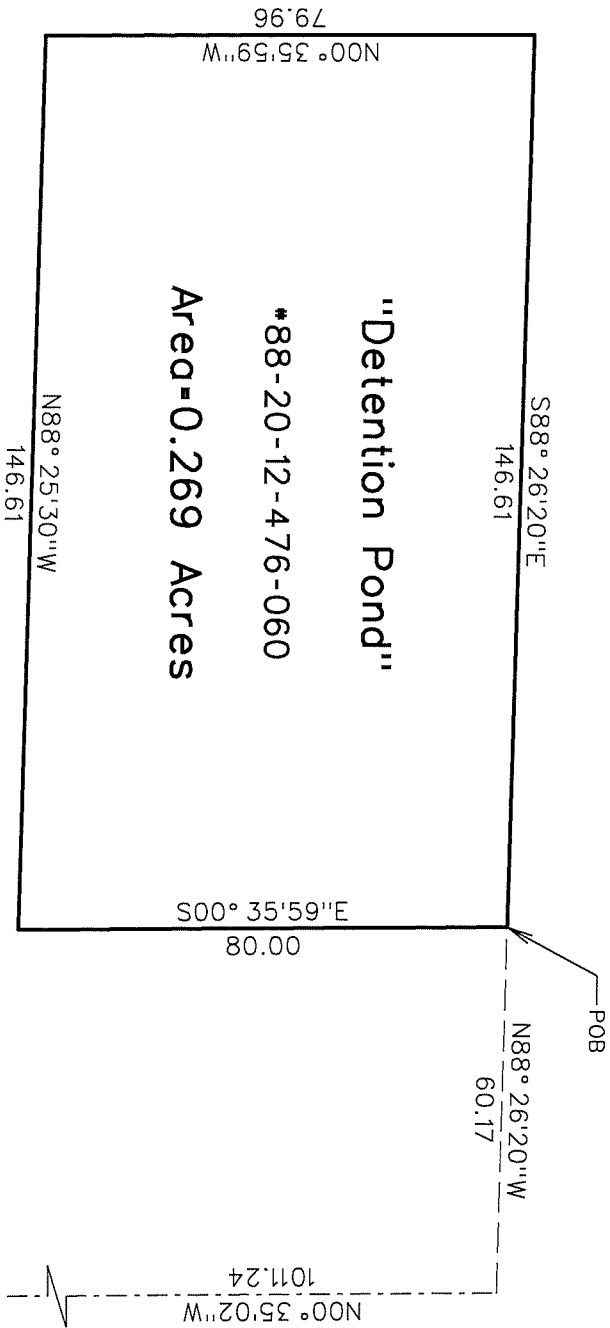
Merissa Clark
Notary Public - State of Michigan
County of Macomb
My Commission Expires April 25, 2029
Acting in the County of Oakland

Merissa Clark *
Notary Public, Macomb County, Michigan
My commission expires: APR 25, 2029
Acting in Oakland County, Michigan

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: City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # 88-20-12-476-060 Recording Fee Transfer Tax

*TYPE OR PRINT NAMES UNDER SIGNATURES



CITY OF TROY
OAKLAND COUNTY, MICHIGAN
Pearl Estates Condominium
Detention Pond
Diagram

Document Prepared By George J. Bolland III, P.S., Land Surveyor		DATE	REV.	FILE: 88-20-12-476-060.DGN	
CONTRACT NO.				SCALE	DRAWN BY
N/A				HOR. 1"=30'	CHECKED BY
				VER. 1"=X'	NAME
				G. SCOTT FINLAY, P.E.	DATE 07-23-24
CITY ENGINEER					DATE XX-XX-XX
				10F 1	JOB NO.
					N/A