



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: February 18, 2025

To: Frank Nastasi, City Manger

From: Robert J. Bruner, Deputy City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Two Warranty Deeds and Five Permanent Easements, Town Haven, LLC, Sidwell #88-20-22-226-023 & -024

History

Developer Tableau By Mondrian has proposed the Town Haven Site Condominium development located on the south side of Wattles Road, west of Rochester. As part of the project the City of Troy received two warranty deeds for right of way and a detention facility. The City also received five permanent easements for sidewalks, water mains, public utilities and public service facilities, sanitary sewers, and storm sewers and surface drainage from Town Haven, LLC, owner of the properties having Sidwell #88-20-22-226-023 and -024.

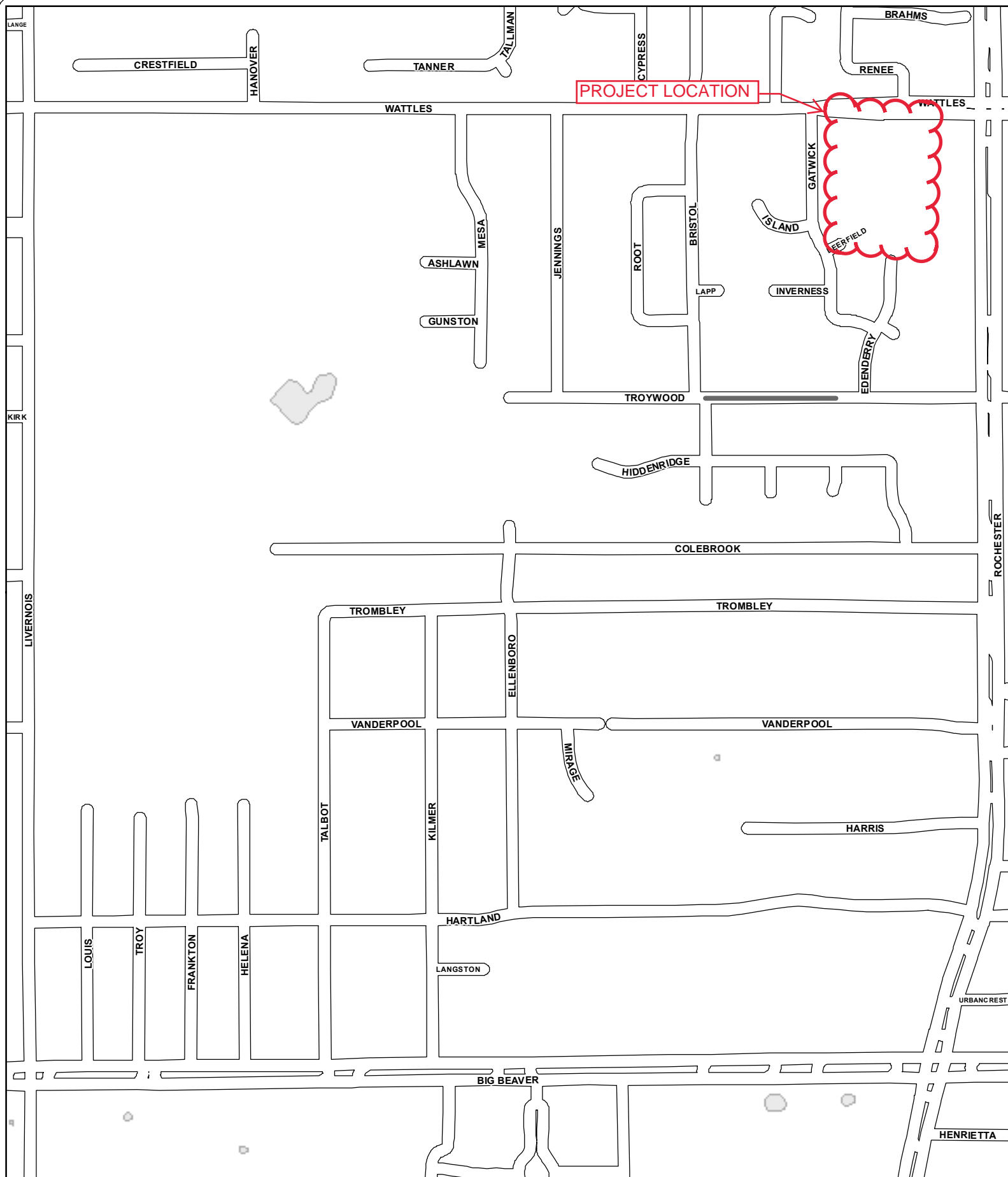
City of Troy Planning Commission approved the 19 single-family unit development on June 11, 2024. (Resolution #PC-2024-06-035)

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



WARRANTY DEED

Sidwell # 88-20-22-226-023 & 024 (pt of)

The Grantor(s) TOWN HAVEN, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) 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" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Subject to zoning, building and use restrictions, easements and right of way of record.

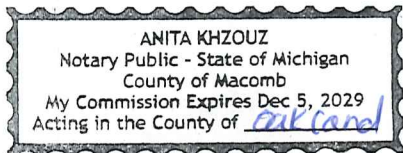
Dated this 19th day of February, 2025.

TOWN HAVEN, LLC
a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 19 day of February, 2025, by Joseph Maniaci, Member of TOWN HAVEN, LLC, a Michigan limited liability company, on behalf of the company.



* [Signature]
Notary Public, Macomb County, MI
My commission expires: Dec 5, 2029
Acting Oakland County, MI

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
---	--	--

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

60' WIDE ROADWAY DEDICATION

A 60 foot wide roadway dedication over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said dedication being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the POINT OF BEGINNING;
 thence S00°00'22"E, 81.73 feet;
 thence C1) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet;
 thence C2) 175.39 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S45°11'19"W, 142.32 feet;
 thence C3) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N80°48'38"W, 14.70 feet;
 thence N89°37'00"W, 118.23 feet;
 thence C4) 22.07 feet along an arc of a curve to the left, having a radius of 14.00 feet and a chord that bears S45°12'56"W, 19.86 feet;
 thence S00°02'52"W, 392.36 feet;
 thence C5) 17.76 feet along an arc of a curve to the left, having a radius of 12.00 feet and a chord that bears S42°20'40"E, 16.18 feet;
 thence C6) 300.35 feet along an arc of a curve to the right, having a radius of 65.00 feet and a chord that bears S47°38'15"W, 96.04 feet;
 thence N00°02'52"E, 430.36 feet;
 thence C7) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N08°45'28"W, 14.70 feet;
 thence C8) 175.31 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N45°12'58"E, 142.28 feet;
 thence C9) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S80°48'38"E, 14.70 feet;
 thence S89°37'00"E, 118.23 feet;
 thence C10) 22.09 feet along an arc of a curve to the left, having a radius of 14.00 feet and a chord that bears N45°11'19"E, 19.87 feet;
 thence N00°00'22"W, 120.87 feet to the aforementioned south line of Wattles Road;
 thence along said south line, S89°37'00"E, 60.00 feet to the POINT OF BEGINNING.

Containing 1.50 acres of land, more or less.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	14.75'	48.00'	17°36'45"	S08°48'44"E	14.70'
C2	175.39'	80.00'	125°36'52"	S45°11'19"W	142.32'
C3	14.75'	48.00'	17°36'45"	N80°48'38"W	14.70'
C4	22.07'	14.00'	90°20'08"	S45°12'56"W	19.86'
C5	17.76'	12.00'	84°47'05"	S42°20'40"E	16.18'
C6	300.35'	65.00'	264°44'50"	S47°38'15"W	96.04'
C7	14.75'	48.00'	17°36'41"	N08°45'28"W	14.70'
C8	175.31'	80.00'	125°33'33"	N45°12'58"E	142.28'
C9	14.75'	48.00'	17°36'45"	S80°48'38"E	14.70'
C10	22.09'	14.00'	90°23'22"	N45°11'19"E	19.87'



t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

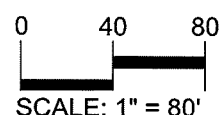
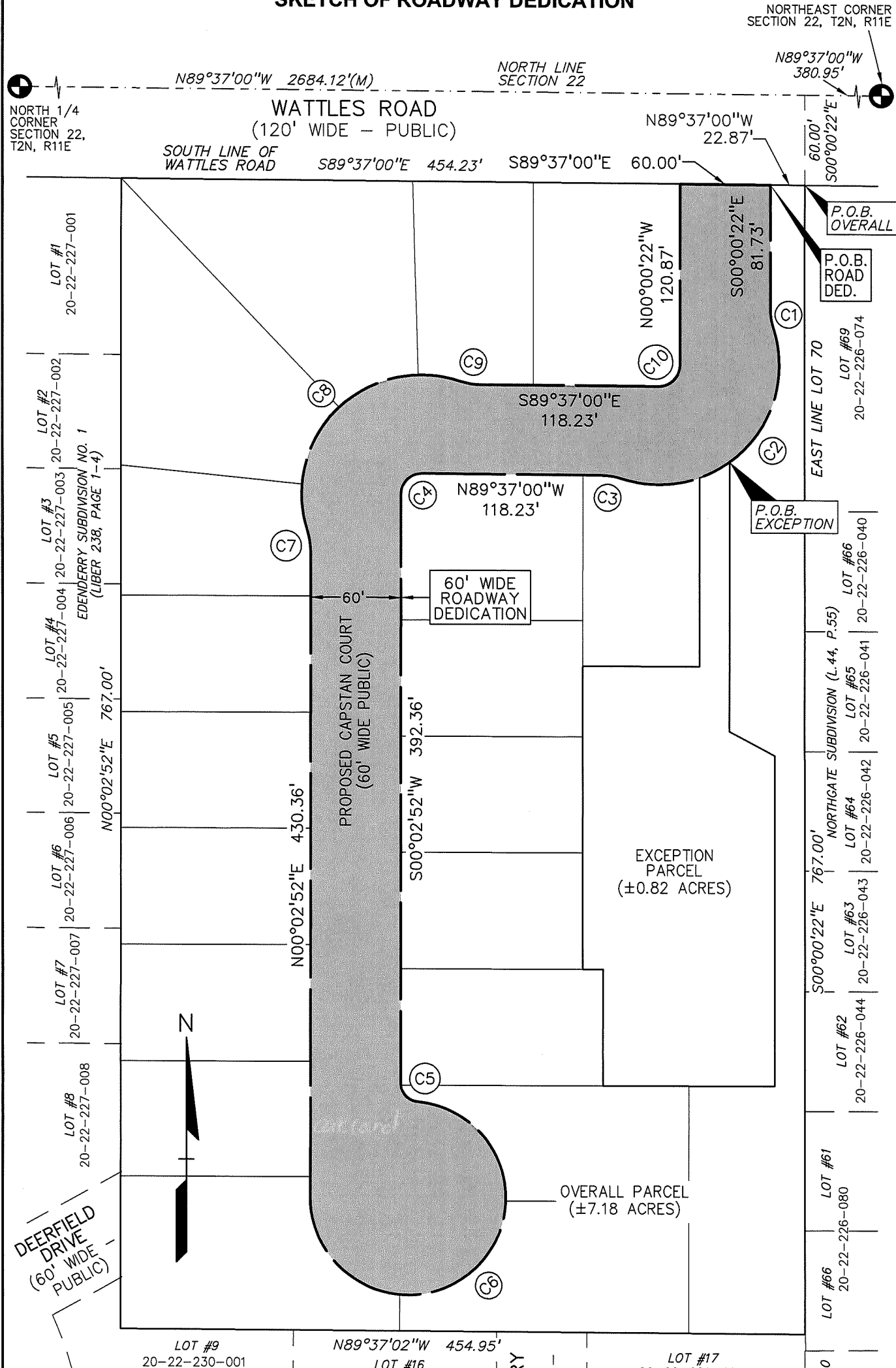


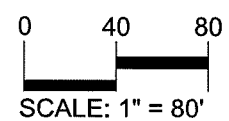
EXHIBIT "B"
SKETCH OF ROADWAY DEDICATION



PEA GROUP
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TABLEAU BY MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 2 OF 4
 JANUARY 27, 2025
 16-0283



EASEMENT CURVE TABLE
 SEE SHEET 4

WARRANTY DEED

Sidwell # 88-20-22-226-024 (pt of)

The Grantor(s) TOWN HAVEN, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 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 EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

Subject to zoning, building and use restrictions, easements and right of way of record.

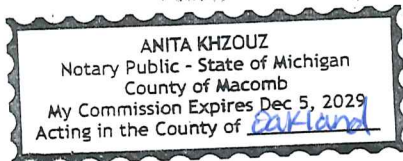
Dated this 13th day of February, 2025.

TOWN HAVEN, LLC
a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF oakland)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of TOWN HAVEN, LLC, a Michigan limited liability company, on behalf of the company.



* [Signature]
Notary Public, Macomb County, MI
My commission expires: Dec 5, 2029
Acting oakland County, MI

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
---	--	--

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

PROPOSED PARCEL B, DETENTION

A parcel of land being part of Lot 70 of "NORTHGATE" SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the east line of a proposed road (Capstan Court - 60 foot wide); thence along said east line the following three (3) courses: 1) S00°00'22"E, 81.73 feet and 2) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet and 3) 100.06 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S18°12'42"W, 93.66 feet to the POINT OF BEGINNING; thence S00°02'52"W, 179.59 feet; thence S61°56'55"E, 34.25 feet; thence S00°02'52"W, 220.29 feet; thence N89°57'08"W, 114.22 feet; thence N00°02'52"E, 77.50 feet; thence N89°57'08"W, 13.52 feet; thence N00°02'52"E, 202.16 feet; thence S89°57'08"E, 77.50 feet; thence N00°02'52"E, 125.72 feet to a point on the aforementioned east line of the proposed road; thence along said east line, 22.70 feet along an arc of a curve to the left, having a radius of 80.00 feet and a chord that bears N62°10'17"E, 22.63 feet to the POINT OF BEGINNING.

Containing 0.82 acres of land, more or less.

**SKETCH OF DESCRIPTION
PROPOSED PARCELS "A" & "B"**

NORTHEAST CORNER
SECTION 22, T2N, R11E

NORTH 1/4
CORNER
SECTION 22,
T2N, R11E

$N89^{\circ}37'00''W$ 2684.12'(M)

NORTH LINE
SECTION 22

$N89^{\circ}37'00''W$
380.95'

WATTLES ROAD
(120' WIDE - PUBLIC)

$N89^{\circ}37'00''W$
22.87'

SOUTH LINE OF
WATTLES ROAD

$S89^{\circ}37'00''E$ 454.23'

$S00^{\circ}00'22''E$
60.00'

LOT #1
20-22-227-001

LOT #2
20-22-227-002

LOT #3
20-22-227-003
EDENDERRY SUBDIVISION NO. 1
(LIBER 238, PAGE 1-4)

LOT #4
20-22-227-004

LOT #5
20-22-227-005

LOT #6
20-22-227-006

LOT #7
20-22-227-007

LOT #8
20-22-227-008

$N00^{\circ}02'52''E$ 767.00'

PROPOSED
CAPSTAN
COURT
(60' WIDE
PUBLIC)

PARCEL "A"
(±7.18 ACRES)
(PART OF LOT
#70 & #71)

ARC = 14.75'
RADIUS = 48.00'
DELTA = 17°36'45"
CHORD = 14.70'
CH. BRG. = $S8^{\circ}48'44''E$

ARC = 100.06'
RADIUS = 80.00'
DELTA = 71°39'38"
CHORD = 93.66'
CH. BRG. = $S18^{\circ}12'42''W$

ARC = 22.70'
RADIUS = 80.00'
DELTA = 16°15'32"
CHORD = 22.63'
CH. BRG. = $N62^{\circ}10'17''E$

$S00^{\circ}00'22''E$
81.73'

P.O.B.
"A"
&
NE COR.
LOT 70

EAST LINE LOT 70

LOT #69
20-22-226-074

$S89^{\circ}57'08''E$
77.50'

$N00^{\circ}02'52''E$
125.72'

$S00^{\circ}02'52''W$ 179.59'

P.O.B.
"B"

LOT #66
20-22-226-040

NORTHGATE SUBDIVISION (L.44, P.55)

LOT #65
20-22-226-041

$S61^{\circ}56'55''E$
34.25'

$N00^{\circ}02'52''E$ 202.16'

PARCEL "B"
(±0.82 ACRES)
(PART OF
LOT #70)

LOT #64
20-22-226-042

LOT #63
20-22-226-043

LOT #62
20-22-226-044

LOT #61
20-22-226-080

LOT #60
20-22-226-086

LOT #60
20-22-226-086

LOT #60
20-22-226-086

LOT #60
20-22-226-086

$N89^{\circ}57'08''W$
13.52'

$N00^{\circ}02'52''E$
77.50'

$N89^{\circ}57'08''W$ 114.22'

NORTHGATE SUBDIVISION
(LIBER 44, PAGE 55)



DEERFIELD
DRIVE
(60' WIDE
PUBLIC)

LOT #9
20-22-230-001

$N89^{\circ}37'02''W$ 454.95'

LOT #16
20-22-230-008

LOT #17
20-22-226-086

EDENDERRY SUBDIVISION NO. 1
(LIBER 238, PAGE 1-4)

EDENDERRY
DRIVE
(60' WIDE
PUBLIC)

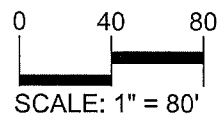
LOT #60

**PEA
GROUP**

t: 844.813.2949
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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 3 OF 4
JANUARY 27, 2025
16-0283



**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" AND "B" 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.

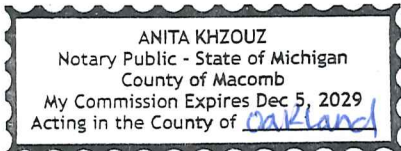
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland County, Michigan

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

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

LEGAL DESCRIPTIONSLEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH SIDEWALK EASEMENT "A"

A variable width sidewalk easement over a parcel of land being part of Lot 70 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70 and the POINT OF BEGINNING;

thence continuing along said east line, S00°00'22"E, 3.50 feet;

thence S63°29'57"W, 14.37 feet;

thence N89°37'00"W, 10.00 feet to the east line of a proposed road (Capstan Court – 60 foot wide);

thence along said east line, N00°00'22"W, 10.00 feet to the aforementioned south line of Wattles Road;

thence along said south line, S89°37'00"E, 22.87 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH SIDEWALK EASEMENT "B"

A variable width sidewalk easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 82.87 feet to the west line of a proposed road (Capstan Court – 60 foot wide) and the POINT OF BEGINNING;

thence along said west line, S00°00'22"E, 10.00 feet;

thence N89°37'00"W, 126.30 feet;

thence N78°02'31"W, 49.84 feet to the aforementioned south line of Wattles Road;

thence along said south line, S89°37'00"E, 175.06 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

PEA
GROUP

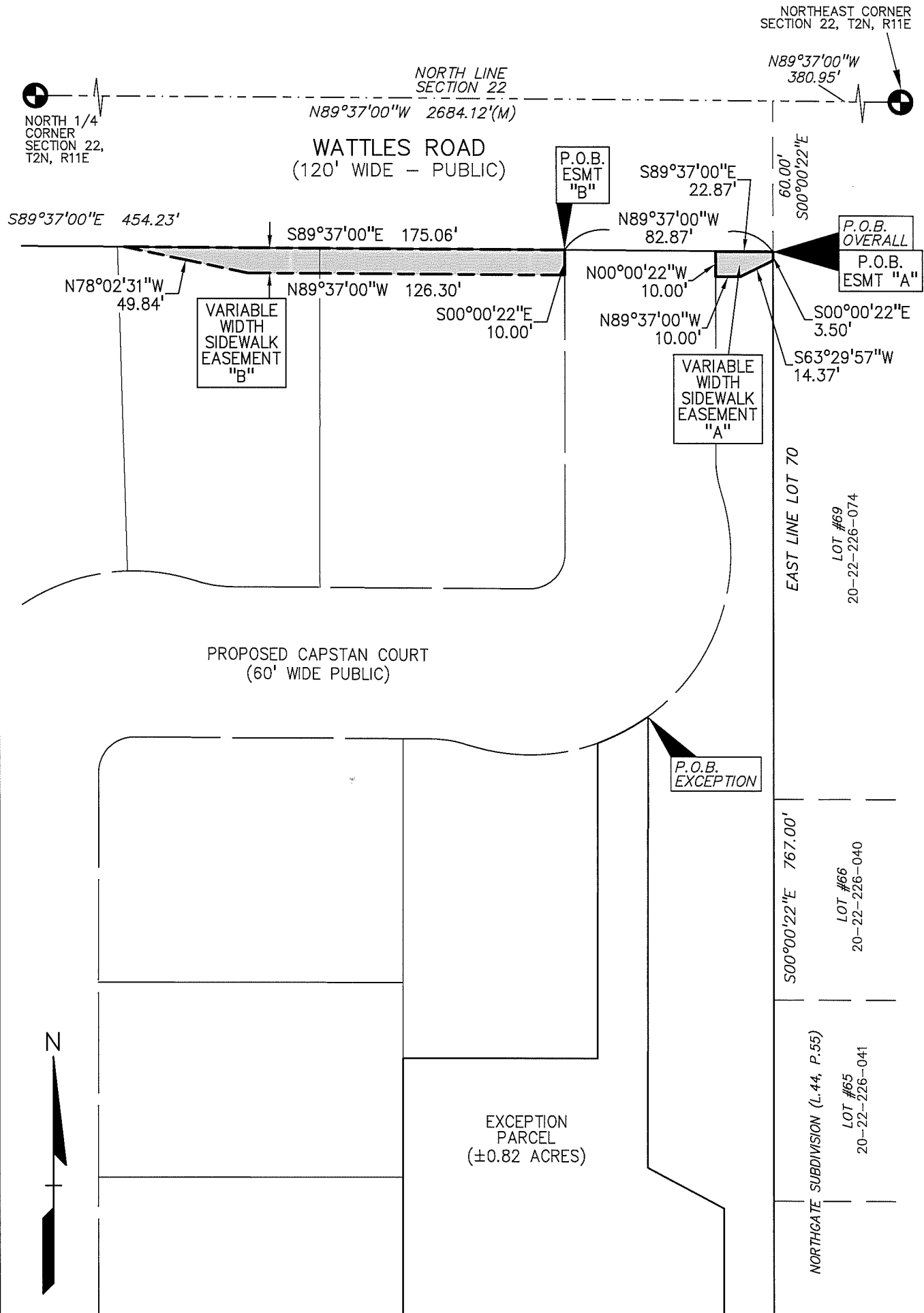
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TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

0 40 80
SCALE: 1" = 80'

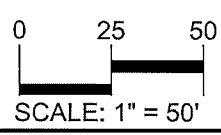
EXHIBIT "B"
SKETCH OF SIDEWALK EASEMENTS



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 www.peagroup.com

TABLEAU BY
MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 2 OF 4
 JANUARY 27, 2025
 16-0283



**PERMANENT EASEMENT
FOR WATERMAINS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **watermains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" 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.

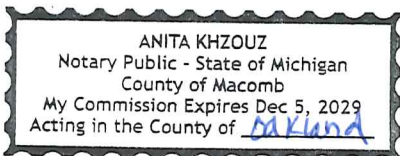
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, oakland County, Michigan
My Commission Expires Dec 5, 2029
Acting in oakland County, Michigan

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

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

VARIABLE WIDTH WATER MAIN EASEMENT

A variable width water main easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

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thence S67°24'24"E, 10.00 feet;

thence (C3) 134.15 feet along an arc of a curve to the right, having a radius of 90.00 feet and a chord that bears S65°17'41"W, 122.07 feet;

thence (C4) 11.68 feet along an arc of a curve to the left, having a radius of 38.00 feet and a chord that bears N80°48'38"W, 11.64 feet;

thence N89°37'00"W, 118.23 feet;

thence (C5) 6.31 feet along an arc of a curve to the left, having a radius of 4.00 feet and a chord that bears S45°12'56"W, 5.67 feet;

thence S00°02'52"W, 399.22 feet;

thence (C6) 141.57 feet along an arc of a curve to the right, having a radius of 70.00 feet and a chord that bears S27°55'13"E, 118.64 feet;

thence S36°17'24"E, 61.50 feet;

thence S89°37'02"E, 21.66 feet;

thence S00°22'58"W, 5.00 feet to a northerly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1-4;

thence along said northerly line, N89°37'02"W, 42.87 feet;

thence N36°17'24"W, 47.42 feet;

thence (C7) 100.46 feet along an arc of a curve to the right, having a radius of 70.00 feet and a chord that bears S88°09'23"W, 92.06 feet;

thence N39°16'19"E, 5.00 feet;

thence along the aforementioned east line of a proposed road (Capstan Court – 60 foot wide) the following seven (7) courses:

1) (C8) 242.79 feet along an arc of a curve to the left, having a radius of 65.00 feet and a chord that bears N22°16'03"E, 124.32 feet;

and 2) (C9) 17.76 feet along an arc of a curve to the right, having a radius of 12.00 feet and a chord that bears N42°20'40"W, 16.18 feet;

and 3) N00°02'52"E, 392.36 feet;

and 4) (C10) 22.07 feet along an arc of a curve to the right, having a radius of 14.00 feet and a chord that bears N45°12'56"E, 19.86 feet;

and 5) S89°37'00"E, 118.23 feet;

and 6) (C11) 14.75 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears S80°48'38"E, 14.70 feet;

and 7) (C12) 119.24 feet along an arc of a curve to the left, having a radius of 80.00 feet and a chord that bears N65°17'41"E, 108.51 feet to the POINT OF BEGINNING.

PEA
GROUP

t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

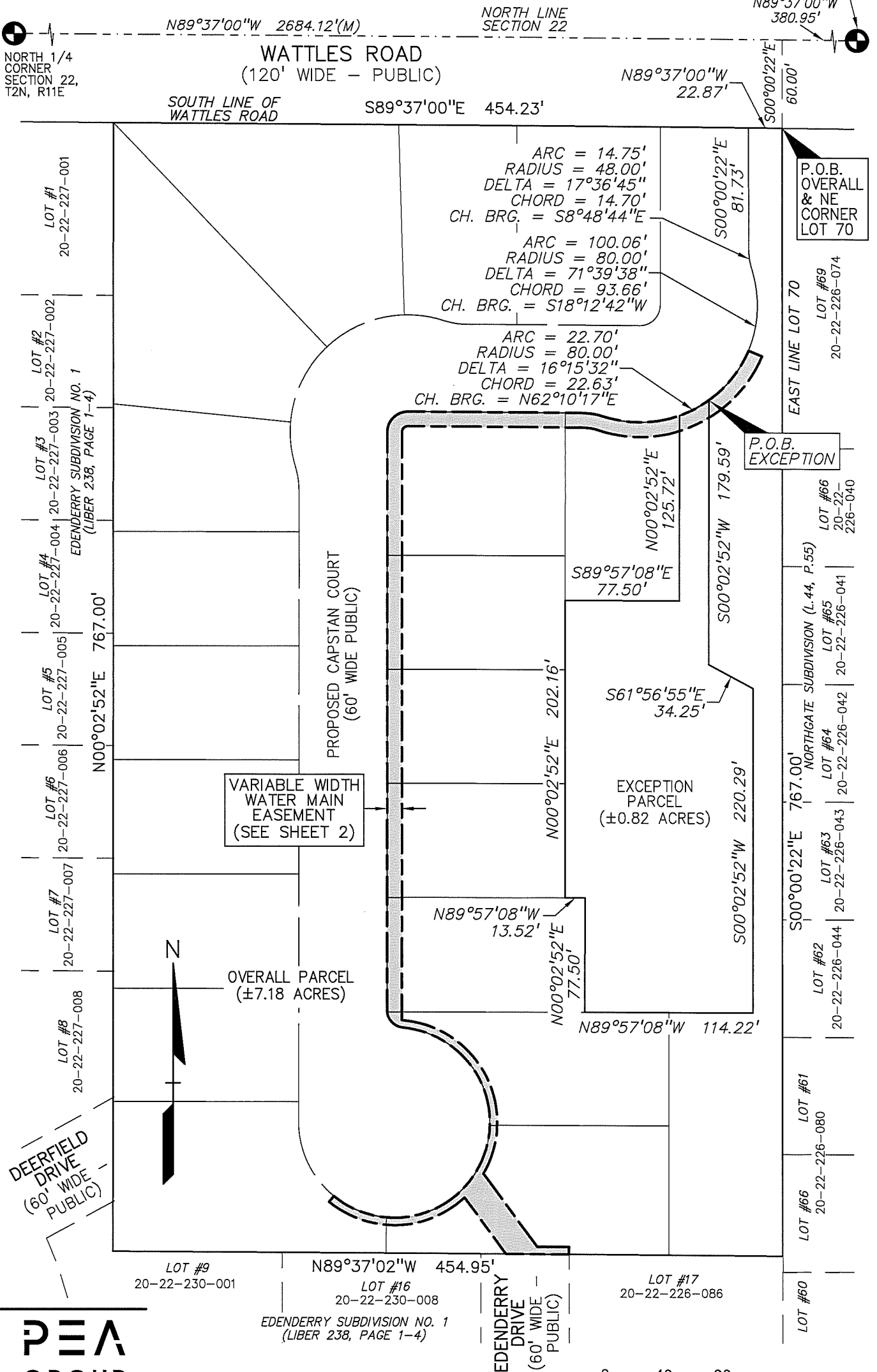
SHEET 4 OF 4
JANUARY 27, 2025
16-0283

0 40 80
SCALE: 1" = 80'

EXHIBIT "B"
SKETCH OF WATER MAIN EASEMENT

NORTHEAST CORNER
 SECTION 22, T2N, R11E

NORTH 1/4
 CORNER
 SECTION 22,
 T2N, R11E

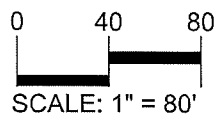


PEA GROUP

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TABLEAU BY
MONDRIAN
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

SHEET 1 OF 4
 JANUARY 27, 2025
 16-0283



**PERMANENT EASEMENT
FOR PUBLIC UTILITIES AND PUBLIC SERVICE FACILITIES**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **public utilities and public service facilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

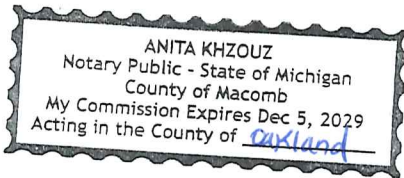
SEE EXHIBITS "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

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 13 day of February A.D. 2025.



TOWN HAVEN, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland County, Michigan

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

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

10' WIDE FRANCHISE UTILITY EASEMENT

A 10 foot wide franchise utility easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 14.87 feet to the POINT OF BEGINNING; thence S00°00'22"E, 168.37 feet; thence C1) 128.79 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears S69°09'30"W, 119.15 feet; thence C2) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N80°48'38"W, 10.10 feet; thence N89°37'00"W, 117.22 feet; thence S00°02'52"W, 393.71 feet; thence C3) 281.94 feet along an arc of a curve to the right, having a radius of 75.00 feet and a chord that bears S25°24'07"W, 142.91 feet; thence S39°16'19"W, 5.01 feet; thence C4) 65.86 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N23°33'46"W, 64.01 feet; thence N00°02'52"E, 430.35 feet; thence C5) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears N08°45'28"W, 10.10 feet; thence C6) 208.18 feet along an arc of a curve to the right, having a radius of 95.00 feet and a chord that bears N45°12'58"E, 168.96 feet; thence C7) 10.14 feet along an arc of a curve to the left, having a radius of 33.00 feet and a chord that bears S80°48'38"E, 10.10 feet; thence S89°37'00"E, 127.22 feet; thence N00°00'22"W, 119.96 feet to the aforementioned south line of Wattles Road (120' wide) and the POINT OF ENDING, said easement to trim and extend to the proposed road line (Capstan Court – 60 foot wide).

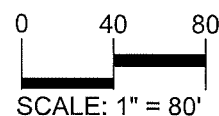
Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	128.79'	95.00'	77°40'30"	S69°09'30"W	119.15'
C2	10.14'	33.00'	17°36'45"	N80°48'38"W	10.10'
C3	281.94'	75.00'	215°23'05"	S25°24'07"W	142.91'
C4	65.86'	80.00'	47°09'49"	N23°33'46"W	64.01'
C5	10.14'	33.00'	17°36'41"	N08°45'28"W	10.10'
C6	208.18'	95.00'	125°33'33"	N45°12'58"E	168.96'
C7	10.14'	33.00'	17°36'45"	S80°48'38"E	10.10'



t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

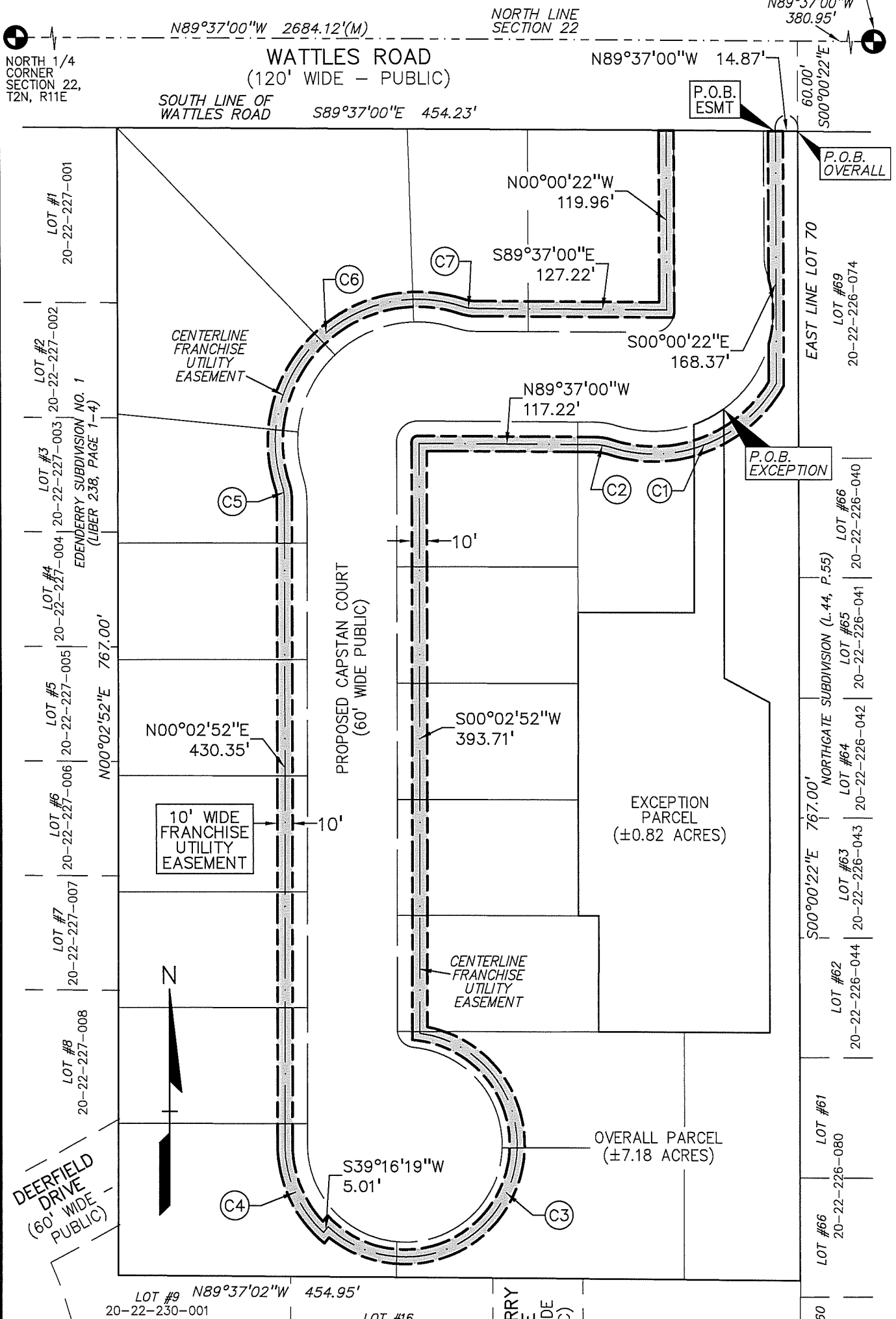
SHEET 4 OF 4
JANUARY 27, 2025
16-0283



SKETCH OF FRANCHISE UTILITY EASEMENT

NORTHEAST CORNER SECTION 22, T2N, R11E

NORTH 1/4 CORNER SECTION 22, T2N, R11E



PEA GROUP

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www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 2 OF 4
JANUARY 27, 2025
16-0283

0 40 80
SCALE: 1" = 80'

EASEMENT
CURVE TABLE
SEE SHEET 4

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" and "B" 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.

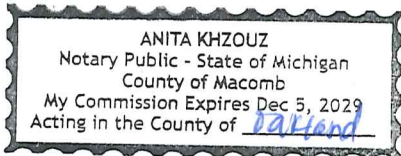
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.

TOWN HAVEN, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.



*[Signature]
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland County, Michigan

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

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

10' WIDE SANITARY SEWER EASEMENT "A"

A 10 foot wide sanitary sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 82.87 feet to the west line of a proposed road (Capstan Court – 60 foot wide); thence along said west line the following two (2) courses: S00°00'22"E, 120.87 feet and C1) 9.87 feet along an arc of a curve to the right, having a radius of 14.00 feet and a chord that bears S20°11'28"W, 9.67 feet to the POINT OF BEGINNING; thence N89°37'00"W, 128.95 feet; thence C2) 13.22 feet along an arc of a curve to the right, having a radius of 43.00 feet and a chord that bears N80°48'38"W, 13.17 feet; thence C3) 186.27 feet along an arc of a curve to the left, having a radius of 85.00 feet and a chord that bears S45°12'58"W, 151.17 feet; thence C4) 13.22 feet along an arc of a curve to the right, having a radius of 43.00 feet and a chord that bears S08°45'28"E, 13.17 feet; thence S00°02'52"W, 430.36 feet; thence C5) 8.62 feet along an arc of a curve to the left, having a radius of 70.00 feet and a chord that bears S03°31'01"E, 8.62 feet to the POINT OF ENDING, said easement to trim and extend to the proposed road line.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE SANITARY SEWER EASEMENT "B"

A 20 foot wide sanitary sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 767.00 feet to a northerly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said northerly line, N89°37'02"W, 126.86 feet; thence N00°22'59"E, 10.00 feet to the POINT OF BEGINNING; thence N89°37'02"W, 74.54 feet; thence N57°05'39"W, 39.42 feet to a point on the line of a proposed road (Capstan Court – 60 foot wide) and the POINT OF ENDING, said easement to trim and extend to the proposed road line.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	9.87'	14.00'	40°23'41"	S20°11'28"W	9.67'
C2	13.22'	43.00'	17°36'45"	N80°48'38"W	13.17'
C3	186.27'	85.00'	125°33'33"	S45°12'58"W	151.17'
C4	13.22'	43.00'	17°36'41"	S08°45'28"E	13.17'
C5	8.62'	70.00'	7°03'32"	S03°31'01"E	8.62'



t: 844.813.2949
www.peagroup.com

TABLEAU BY
MONDRIAN
50215 SCHOENHERR
SHELBY TWP, MI 48315

SHEET 4 OF 4
JANUARY 27, 2025
16-0283

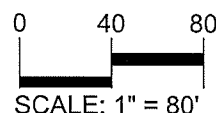


EXHIBIT "B"

SKETCH OF SANITARY SEWER EASEMENTS

NORTHEAST CORNER SECTION 22, T2N, R11E

N89°37'00"W 380.95'

N89°37'00"W 2684.12'(M)

NORTH LINE SECTION 22

NORTH 1/4 CORNER SECTION 22, T2N, R11E

WATTLES ROAD (120' WIDE - PUBLIC)

SOUTH LINE OF WATTLES ROAD S89°37'00"E 454.23'

N89°37'00"W 82.87'

60.00' S00°00'22"E

P.O.B. OVERALL

LOT #1 20-22-227-001

LOT #2 20-22-227-002

LOT #3 20-22-227-003

LOT #4 20-22-227-004

LOT #5 20-22-227-005

LOT #6 20-22-227-006

LOT #7 20-22-227-007

LOT #8 20-22-227-008

LOT #9 20-22-230-001

LOT #16 20-22-230-008

LOT #17 20-22-226-086

LOT #60 20-22-226-080

LOT #61 20-22-226-080

LOT #66 20-22-226-074

LOT #65 20-22-226-041

LOT #64 20-22-226-042

LOT #63 20-22-226-043

LOT #62 20-22-226-044

LOT #61 20-22-226-043

LOT #60 20-22-226-042

LOT #59 20-22-226-041

LOT #58 20-22-226-040

LOT #57 20-22-226-040

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CENTERLINE SANITARY SEWER EASEMENT

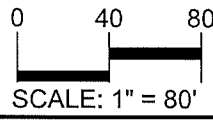
PROPOSED CAPSTAN COURT (60' WIDE PUBLIC)

10' WIDE SANITARY SEWER EASEMENT "A"

CENTERLINE SANITARY SEWER EASEMENT

20' WIDE SAN SEWER ESMT "B"

P.O.B. ESMT "B"



EASEMENT CURVE TABLE SEE SHEET 4



t: 844.813.2949 www.peagroup.com

TABLEAU BY MONDRIAN 50215 SCHOENHERR SHELBY TWP, MI 48315

SHEET 2 OF 4 JANUARY 27, 2025 16-Q283

**PERMANENT EASEMENT
FOR STORM SEWERS AND SURFACE DRAINAGE**

Sidwell #88-20-22-226-023 & 024 (pt of)

TOWN HAVEN, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 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 grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge, remove or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBITS "A" AND "B" 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.

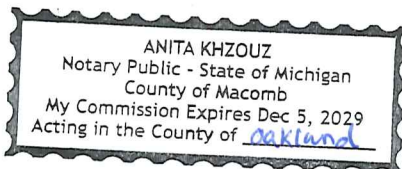
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 13 day of February A.D. 2025.


TOWN HAVEN, LLC,
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13 day of February, 2025, by Joseph Maniaci, Member of Town Haven, LLC, a Michigan limited liability company, on behalf of the company.




*
Notary Public, Macomb County, Michigan
My Commission Expires Dec 5, 2029
Acting in Oakland County, Michigan

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

Return to: City Clerk
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

EXHIBIT "A" (1 of 2)
LEGAL DESCRIPTIONS

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "A"

A 20 foot wide storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 269.49 feet; thence S00°23'00"W, 30.00 feet to the POINT OF BEGINNING;

thence S89°37'00"E, 89.40 feet;

thence S00°02'52"W, 104.96 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "B"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 454.23 feet to an easterly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said easterly line, S00°02'52"W, 183.48 feet; thence S89°57'08"E, 20.00 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 171.93 feet;

thence continuing S00°02'52"W, 165.00 feet;

thence N00°02'52"E, 165.00 feet;

thence S89°57'08"E, 106.00 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)

20' WIDE STORM SEWER EASEMENT "C"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 454.23 feet to an easterly line of "Edenderry Subdivision No. 1", as recorded in Liber 238, Pages 1–4; thence along said easterly line, S00°02'52"W, 697.64 feet to the POINT OF BEGINNING;

thence N41°49'19"E, 43.21 feet;

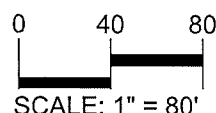
thence S89°57'08"E, 97.21 feet to a point on the proposed road line (Capstan Court – 60 foot wide) and the POINT OF ENDING.



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SHELBY TWP, MI 48315

SHEET 4 OF 5
JANUARY 27, 2025
16-0283



LEGAL DESCRIPTIONSLEGAL DESCRIPTIONS: (per PEA Group)20' WIDE STORM SEWER EASEMENT "D"

A 20 foot wide storm sewer easement over a parcel of land being part of Lot 70 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 601.07 feet; thence N89°57'08"W, 91.38 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 87.50 feet to the POINT OF ENDING.

LEGAL DESCRIPTIONS: (per PEA Group)20' WIDE STORM SEWER EASEMENT "E"

A 20 foot wide storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along the east line of said Lot 70, S00°00'22"E, 601.07 feet; thence N89°57'08"W, 120.29 feet to the POINT OF BEGINNING;

thence S44°23'58"W, 13.98 feet;

thence N89°57'08"W, 84.96 feet;

thence S58°21'35"W, 18.25 feet to a point on the proposed road line (Capstan Court – 60 foot wide);

thence along said road line, 25.90 feet along an arc of a curve to the left, having a radius of 65.00 feet and a chord that bears N70°36'56"W, 25.73 feet;

thence N58°21'35"E, 40.11 feet;

thence S89°57'08"E, 82.22 feet;

thence N44°23'58"E, 6.02 feet;

thence S00°02'52"W, 14.30 feet;

thence S89°57'08"E, 13.98 feet to the POINT OF BEGINNING.

LEGAL DESCRIPTIONS: (per PEA Group)VARIABLE WIDTH STORM SEWER EASEMENT "F"

A variable width storm sewer easement over a parcel of land being part of Lots 70 & 71 of "NORTHGATE SUB.", as recorded in Liber 44 of Plats, Page 55, Oakland County Records, said land also being part of the Northeast 1/4 of Section 22, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northeast Corner of said Section 22; thence along the north line of said Section 22, N89°37'00"W, 380.95 feet to the northerly extension of the east line of said Lot 70; thence along said extension, S00°00'22"E, 60.00 feet to a point on the south line of Wattles Road (120' wide), said point also being the northeast corner of said Lot 70; thence along said south line, N89°37'00"W, 22.87 feet to the east line of a proposed road (Capstan Court – 60 foot wide); thence along said east line the following five (5) courses: 1) S00°00'22"E, 81.73 feet and 2) (C2) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S08°48'44"E, 14.70 feet and 3) (C3) 175.39 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears S45°11'19"W, 142.32 feet and 4) (C4) 14.75 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N80°48'38"W, 14.70 feet and 5) N89°37'00"W, 1.31 feet to the POINT OF BEGINNING;

thence S00°02'52"W, 127.25 feet;

thence N89°57'08"W, 10.00 feet;

thence S00°02'52"W, 57.16 feet;

thence N89°57'08"W, 121.00 feet to the aforementioned proposed road line;

thence along said line, N00°02'52"E, 20.00 feet;

thence S89°57'08"E, 111.00 feet;

thence N00°02'52"E, 164.53 feet to the aforementioned proposed road line;

thence along said line, S89°37'00"E, 20.00 feet to the POINT OF BEGINNING.

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SHEET 5 OF 5
JANUARY 27, 2025
16-0283


0 40 80

SCALE: 1" = 80'

EXHIBIT "B"
SKETCH OF STORM SEWER EASEMENTS

NORTHEAST CORNER
 SECTION 22, T2N, R11E

NORTH 1/4
 CORNER
 SECTION 22,
 T2N, R11E

N89°37'00"W 2684.12'(M)

NORTH LINE
 SECTION 22

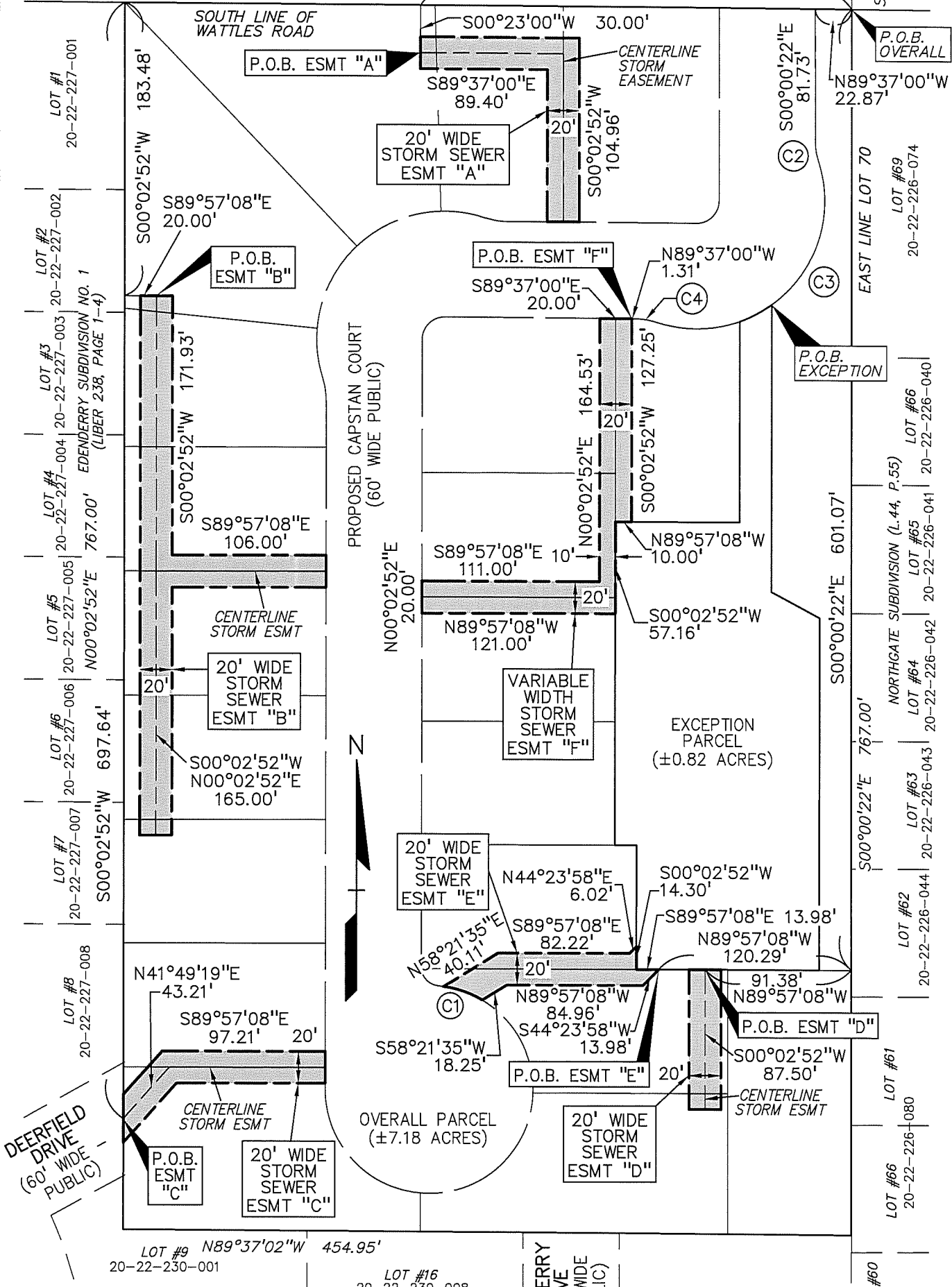
N89°37'00"W
 380.95'

WATTLES ROAD (120' WIDE - PUBLIC)

N89°37'00"W
 S89°37'00"E 454.23'

N89°37'00"W 269.49'

60.00'
 S00°00'22"E



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SHEET 2 OF 5
 JANUARY 27, 2025
 16-0283



EASEMENT
 CURVE TABLE
 SEE SHEET 3