



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: January 6, 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 and Six Permanent Easements –
West Troy Meadows Site Condominium, Section 16, Sidwell #88-20-16-401-002

History

Mondrian Homes has proposed West Troy Meadows Site Condominium, a 35-unit cluster development located in the southeast ¼ of Section 16, north of Wattles Road, between I-75 and Livernois Road.

City Council granted preliminary site plan approval at their May 20, 2019 meeting (Resolution #2019-05-053).

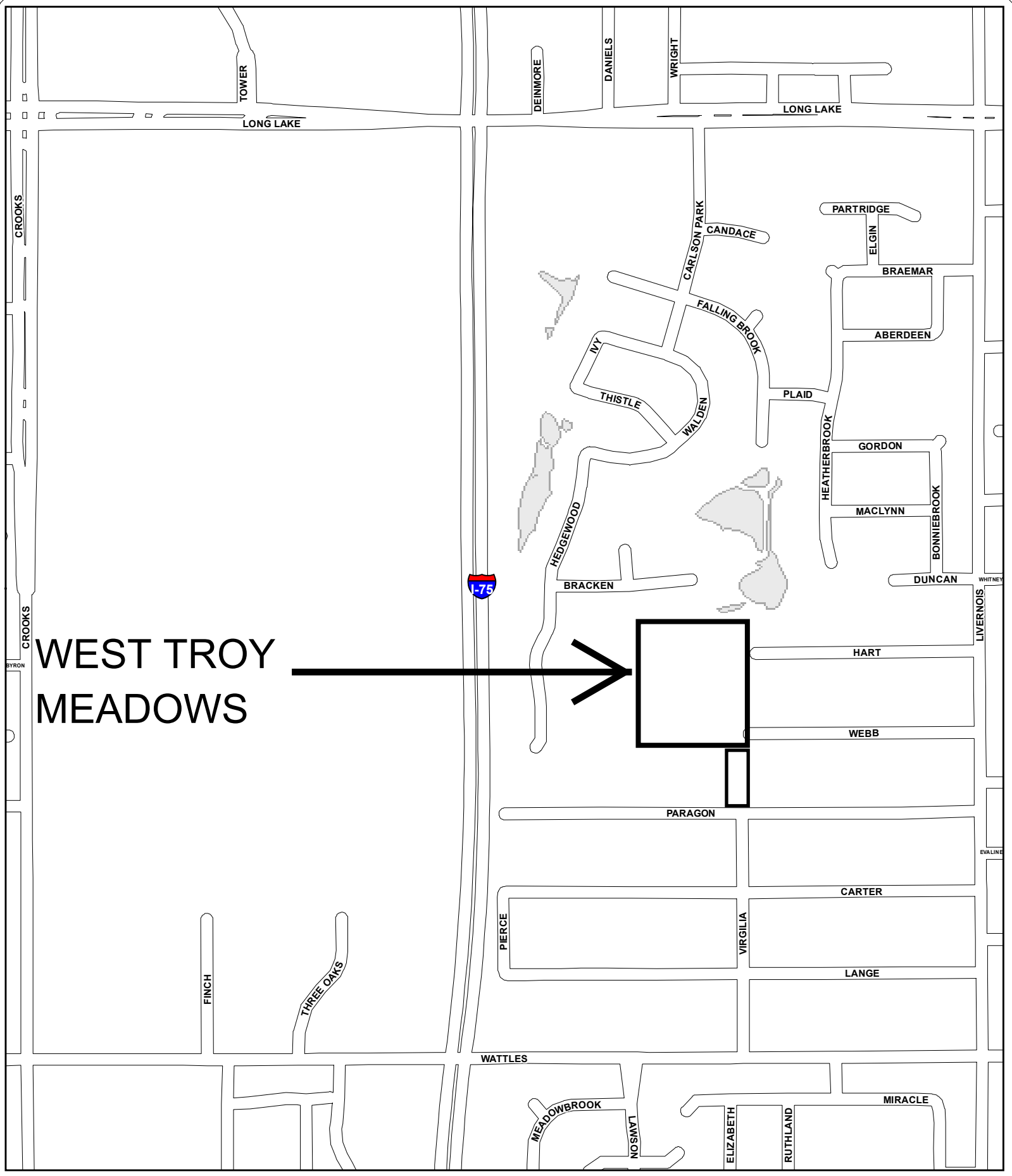
As part of the proposed development, the City of Troy received a warranty deed for a detention facility and six permanent easements for emergency ingress/egress, public utility & franchise utilities, sanitary sewers, sidewalks, storm sewers & surface drainage, and water mains. The grantor of these property rights is West Troy Meadows, LLC, owner of the property having Sidwell #88-20-16-401-002.

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



WEST TROY
MEADOWS



WARRANTY DEED

Sidwell # 88-20-16-401-002 (pt of)
Resolution #

The Grantor(s) **WEST TROY MEADOWS, LLC**, a Michigan limited liability company, whose address is: 50215 Schoenherr Road, Shelby Township, Michigan 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" 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 3rd day of January, 2019.

WEST TROY MEADOWS, LLC
a Michigan limited liability company

By Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 3rd day of January, 2019, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

* Maria Petkovski
Notary Public, Macomb County, MI
My commission expires: Sep 20, 2020
Acting in Oakland 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 #88-20-16-401-002 (pt of) Recording Fee Transfer Tax

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION

(as surveyed by PEA, Inc.)

PARCEL ID 20-16-401-002

Part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; being more particularly described as:
COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet (recorded as 161.50 feet) to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision", and the POINT OF BEGINNING;
thence continuing along said north line N87°20'00"W, 921.90 feet (recorded as 931.87 feet) to the east line of "Walnut Forest Site Condominium", Oakland County Condominium Plan No. 1874; thence along said east line N02°37'32"E, 918.90 feet (recorded as N02°33'30"E, 917.94 feet) to the south line of "The Glens at Carlson Park No. 2", said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; Thence along said south line S87°29'38"E, 918.01 feet (recorded as S87°44'46"E, 933.19 feet) to the aforementioned west line of Virgilia Avenue (50 feet wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line S02°23'01"W, 921.49 feet (recorded as S01°51'59"W, 924.48 feet) to the POINT OF BEGINNING.
Containing 19.434 acres of land, more or less.

LEGAL DESCRIPTION

(Per PEA, Inc.)

DETENTION POND

A variable width detention pond over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; said easement being more particularly described as:
COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 921.49 feet to the south line of "The Glens at Carlson Park No. 1", as recorded in Liber 253, Pages 31-40 of Plats, said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; thence along said south line, N87°29'38"W, 102.24 feet to the POINT OF BEGINNING;
thence S73°12'07"W, 77.81 feet;
thence S49°32'17"W, 117.90 feet;
thence S58°11'38"W, 135.17 feet;
thence 145.24 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears N66°25'14"W, 143.21 feet;
thence N02°30'22"E, 130.79 feet to the aforementioned East-West 1/4 line of Section 16, said line also being the south line of "The Glens at Carlson Park No. 2", as recorded in Liber 258, Pages 7-9 of Plats;
thence along said south line and the aforementioned south line of "The Glens at Carlson Park No. 1", S87°29'38"E, 404.99 feet to the POINT OF BEGINNING.
Containing 0.98 acres of land, more or less.



PEA, Inc.

2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT:

MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'

JOB No: 2018-006

DATE: 8-12-19

DWG. No: 2 of 2

SKETCH OF DETENTION POND

THE GLENS
AT CARLSON
PARK No. 1
(L.253,
P.31-40)

P.O.B.
ESMT

EAST-WEST
1/4 LINE OF
SECTION 16

THE GLENS AT CARLSON
PARK No. 2
(L.258, P.7-9)

S87°29'38"E 404.99'

N87°29'38"W
102.24'

S87°29'38"E 918.01'(M)
S87°44'46"E 933.19'(T)

DETENTION
POND
EASEMENT

N02°30'22"E 130.079'

S73°12'07"W
77.81'

S49°32'17"W
117.90'

S58°11'38"W
135.17'

VIRGILIA DR.
(50' WIDE-PUBLIC)

ARC = 145.24'
RADIUS = 250.00'
DELTA = 33°17'15"
CHORD = 143.21'
CH. BRG. = N66°25'14"W

PARCEL NO.
20-16-401-002

PART OF OUTLOT A
"LAKEWOOD SUBDIVISION"
(L.28, P.27)

N02°23'01"E 921.49'

S02°23'01"W 921.49'(M)
S01°51'59"W 924.48'(T)

WALNUT FOREST
SITE CONDOMINIUM
O.C.P. NO. 1874

N02°33'30"E 917.94'(T)
N02°37'32"E 918.90'(M)

N87°20'00"W (R&M) 921.90'(M)

931.87'(R) 931.81'(M)

LARCHMONT WOODS SUB'N
(L. 124, P. 4)

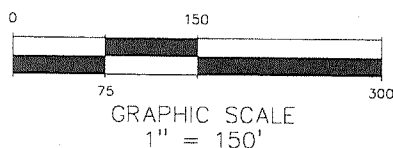
P.O.B.
OVERALL

N87°20'00"W
9.92'

N01°51'29"E(R&M)
161.50(R) 161.52'(M)

SE COR.
LOT 1

PARAGON AVE. (50' WIDE-PUBLIC)



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MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'

JOB No: 2018-006

DATE: 8-12-19

DWG. No: 1 of 2

**PERMANENT EASEMENT
FOR EMERGENCY INGRESS/EGRESS**

Sidwell # 88-20-16-401-002 (pt. of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor, whose address is 101 Ingram Drive, Troy, MI 48098 for and in consideration of the sum of: One Dollar (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services** over the real property situated in the City of Troy, Oakland County, Michigan described as:

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

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 _____ signature(s)
this 3rd day of January A.D. 2019.

WEST TROY MEADOWS, LLC,
a Michigan limited liability company

By: [Signature]
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument as acknowledged before me this 3rd day of January, 2019 by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

[Signature]
Notary Public, Macomb County, MI
Acting in Oakland County, MI
My Commission Expires Sep 20, 2020

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

VARIABLE WIDTH INGRESS EGRESS

A variable width easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; said easement being more particularly described as: COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 130.00 feet to the POINT OF BEGINNING;

thence N87°20'00"W, 730.81 feet;
thence C1) 283.50 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears N48°01'46"E, 84.31 feet;
thence C2) 30.09 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S41°58'14"E, 27.04 feet;
thence S87°20'00"E, 372.52 feet;
thence C3) 29.94 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N47°31'30"E, 26.94 feet;
thence N02°23'01"E, 410.38 feet;
thence C4) 21.95 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N30°43'08"W, 20.75 feet;
thence C5) 91.94 feet along an arc of a curve to the right, having a radius of 320.00 feet and a chord that bears N55°35'25"W, 91.62 feet;
thence N47°21'33"W, 55.87 feet;
thence C6) 147.10 feet along an arc of a curve to the left, having a radius of 210.00 feet and a chord that bears N67°25'36"W, 144.11 feet;
thence N87°29'38"W, 122.86 feet;
thence C7) 29.81 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S47°33'57"W, 26.84 feet;
thence S02°37'32"W, 21.12 feet;
thence C8) 188.50 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears N87°22'28"W, 120.00 feet;
thence C9) 125.50 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N47°33'57"E, 113.02 feet;
thence S87°29'38"E, 181.90 feet;
thence C10) 175.12 feet along an arc of a curve to the right, having a radius of 250.00 feet and a chord that bears S67°25'36"E, 171.56 feet;
thence S47°21'33"E, 55.87 feet;
thence C11) 196.73 feet along an arc of a curve to the left, having a radius of 280.00 feet and a chord that bears S67°29'16"E, 192.71 feet;
thence S87°36'59"E, 142.22 feet to the aforementioned west line of Virgilia Drive;
thence along said west line, S02°23'01"W, 40.00 feet;
thence N87°36'59"W, 142.22 feet;
thence C12) 55.76 feet along an arc of a curve to the right, having a radius of 320.00 feet and a chord that bears N82°37'27"W, 55.69 feet;
thence C13) 33.16 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S52°22'33"W, 29.11 feet;
thence S02°23'01"W, 387.08 feet;
thence C14) 29.75 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S42°28'30"E, 26.80 feet;
thence S87°20'00"E, 201.10 feet to the aforementioned west line of Virgilia Drive;
thence along said west line, S02°23'01"W, 40.00 feet to the POINT OF ENDING.



PEA, Inc.

2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

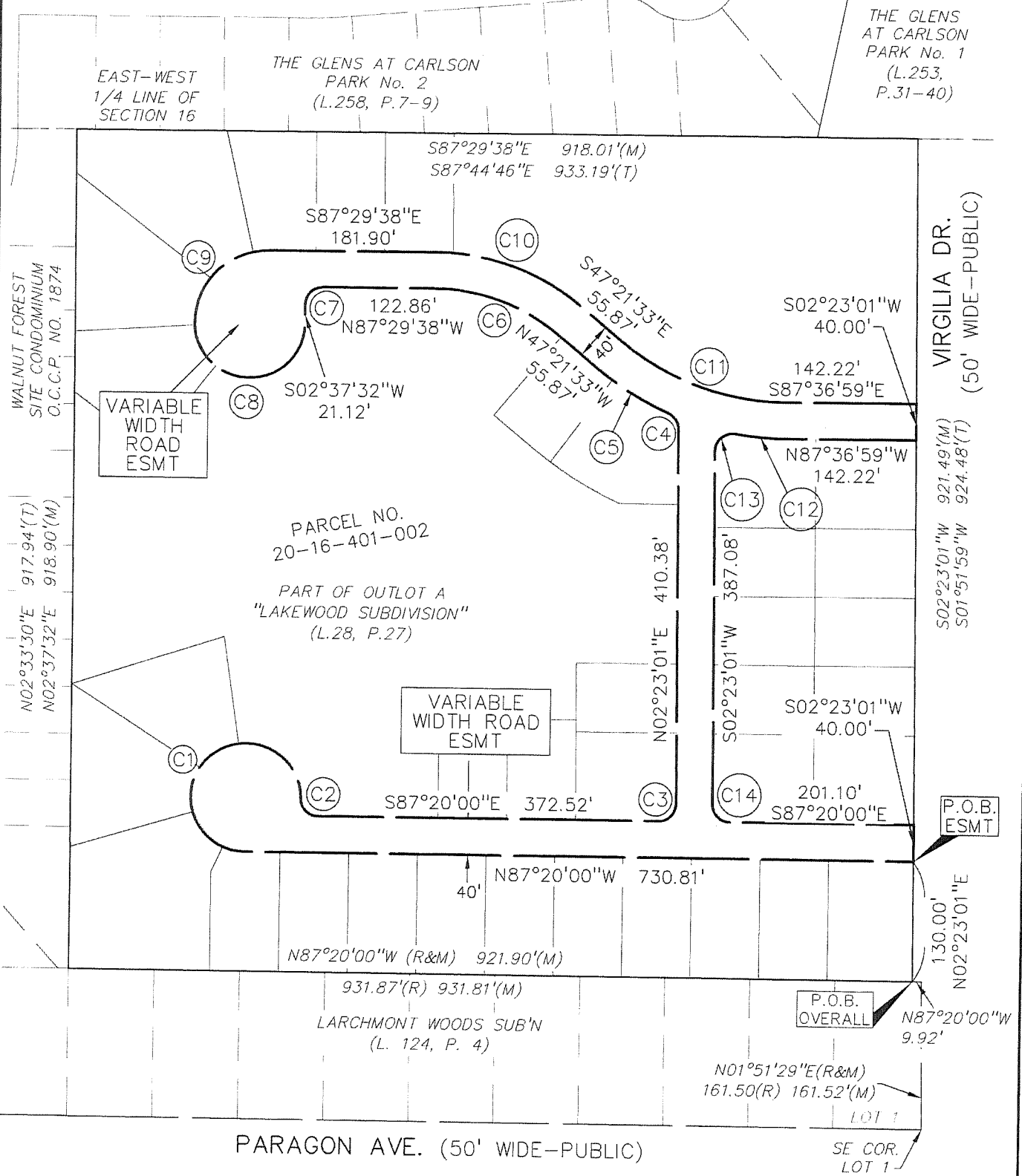
SCALE: 1" = 150'

JOB No: 2018-006

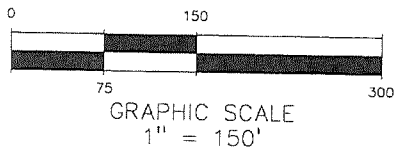
DATE: 8-12-19

DWG. No: 3 of 3

SKETCH OF INGRESS/EGRESS EASEMENT



CURVE TABLE
SEE SHEET 2



PEA, Inc.

2430 Rochester Ct., Ste. 100
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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'

JOB No: 2018-006

DATE: 8-12-19

DWG. No: 1 of 3

**PERMANENT EASEMENT
FOR PUBLIC & FRANCHISE UTILITIES**

Sidwell #88-20-16-401-002 (part of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace public utility & franchise utilities, 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 _____ signature(s)
this 3rd day of January A.D. 2019.

WEST TROY MEADOWS, 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 3rd day of January, 2019, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

* [Signature]
Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
Acting in Oakland County, Michigan

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

10' WIDE FRANCHISE UTILITY EASEMENT

A 10 foot franchise utility easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence continuing along said north line N87°20'00"W, 5.00 feet to the POINT OF BEGINNING;

thence N02°23'01"E, 113.00 feet;
thence S87°20'00"E, 5.00 feet to the aforementioned west line of Virgilia Avenue;
thence N87°20'00"W, 752.59 feet;
thence C1) 178.90 feet along an arc of a curve to the right, having a radius of 80.00 feet and a chord that bears N07°31'42"W, 143.89 feet;
thence N85°30'58"E, 37.23 feet;
thence C2) 123.22 feet along an arc of a curve to the right, having a radius of 70.00 feet and a chord that bears S45°18'17"E, 107.91 feet;
thence S87°20'00"E, 643.59 feet; thence S02°23'01"W, 74.00 feet;
thence N02°23'01"E, 74.00 feet; thence continuing N02°23'01"E, 387.40 feet;
thence N87°36'36"W, 144.73 feet;
thence C3) 41.60 feet along an arc of a curve to the right, having a radius of 337.00 feet and a chord that bears N80°45'46"W, 41.57 feet;
thence S02°23'01"W, 391.46 feet; thence N02°23'01"E, 391.46 feet;
thence C4) 77.54 feet along an arc of a curve to the right, having a radius of 337.00 feet and a chord that bears N70°38'05"W, 77.37 feet;
thence S02°23'01"W, 257.89 feet; thence S87°05'07"E, 74.00 feet;
thence N87°05'07"W, 74.00 feet; thence S02°23'01"W, 155.80 feet;
thence N02°23'01"E, 413.69 feet;
thence C5) 114.35 feet along an arc of a curve to the right, having a radius of 337.00 feet and a chord that bears N54°19'19"W, 113.80 feet;
thence N39°26'35"W, 40.72 feet;
thence C6) 138.71 feet along an arc of a curve to the left, having a radius of 199.00 feet and a chord that bears N67°31'30"W, 135.92 feet;
thence N87°35'44"W, 55.56 feet;
thence continuing N87°35'44"W, 82.10 feet;
thence S01°15'18"W, 31.76 feet;
thence C7) 124.06 feet along an arc of a curve to the right, having a radius of 65.00 feet and a chord that bears S59°51'46"W, 106.07 feet;
thence N82°44'13"W, 27.94 feet;
thence C8) 65.46 feet along an arc of a curve to the right, having a radius of 78.00 feet and a chord that bears N21°25'04"W, 63.56 feet;
thence C9) 139.72 feet along an arc of a curve to the right, having a radius of 98.00 feet and a chord that bears N43°28'11"E, 128.18 feet;
thence S87°29'38"E, 140.18 feet;
thence S02°24'16"W, 68.10 feet to the POINT OF ENDING.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	178.90'	80.00'	128°07'45"	N07°31'42"W	143.89'
C2	123.22'	70.00'	100°51'19"	S45°18'17"E	107.91'
C3	41.60'	337.00'	7°04'20"	N80°45'46"W	41.57'
C4	77.54'	337.00'	13°11'02"	N70°38'05"W	77.37'
C5	114.35'	337.00'	19°26'29"	N54°19'19"W	113.80'
C6	138.71'	199.00'	39°56'17"	N67°31'30"W	135.92'
C7	124.06'	65.00'	109°21'24"	S59°51'46"W	106.07'
C8	65.46'	78.00'	48°05'12"	N21°25'04"W	63.56'
C9	139.72'	98.00'	81°41'19"	N43°28'11"E	128.18'

CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'
DATE: 11-1-19

JOB No: 2018-006
DWG. No: 3 of 3

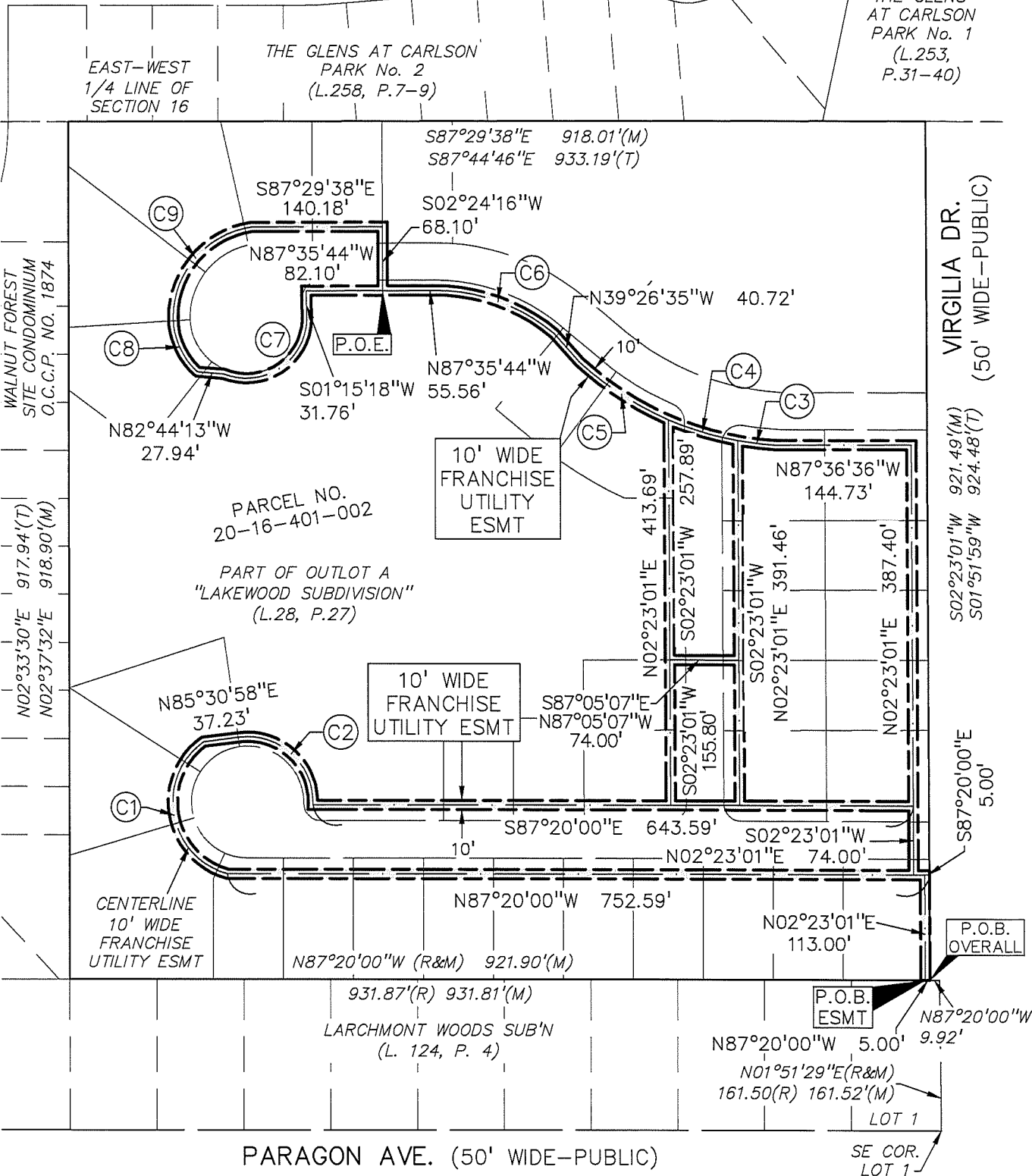


PEA, Inc.

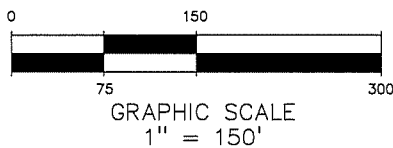
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SKETCH OF EASEMENT
10' WIDE FRANCHISE UTILITY EASEMENT

THE GLENS
AT CARLSON
PARK No. 1
(L.253,
P.31-40)



CURVE TABLES
SEE SHEET 3



CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006	PEA, Inc. 2430 Rochester Ct., Ste. 100 Troy, MI 48063-1872 t: 248.689.9090 f: 248.689.1044 www.peainc.com
	DATE: 11-1-19	DWG. No: 1 of 3	

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-16-401-002 (part of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace sanitary 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 _____ signature(s)
this 3rd day of January A.D. 2019

WEST TROY MEADOWS, 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 3rd day of January, 2019,
by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf
of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
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

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

VARIABLE WIDTH SANITARY EASEMENT "A"

A variable width sanitary sewer easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 523.34 feet; thence N87°36'59"W, 8.50 feet to the POINT OF BEGINNING

thence continuing along the centerline of a 17 foot wide easement, S02°23'01"W, 400.30 feet to the centerline of a 20 foot wide easement;

thence continuing as a 20 foot wide easement, N87°20'00"W, 258.50 feet;

thence N02°23'01"E, 403.65 feet;

thence S02°23'01"W, 403.65 feet;

thence N87°20'00"W, 463.84 feet;

thence N02°42'17"E, 94.00 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA, Inc.)

20' WIDE SANITARY SEWER EASEMENT "B"

A 20 foot wide sanitary sewer easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 683.71 feet to the POINT OF BEGINNING;

thence N89°11'24"W, 261.52 feet;

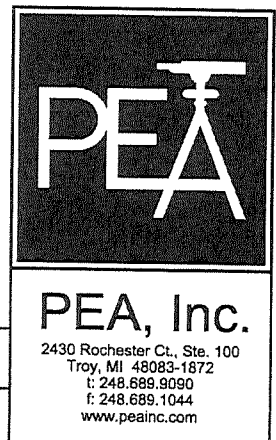
thence S41°10'34"W, 65.83 feet;

thence N48°48'02"W, 167.74 feet;

thence N74°17'49"W, 91.84 feet;

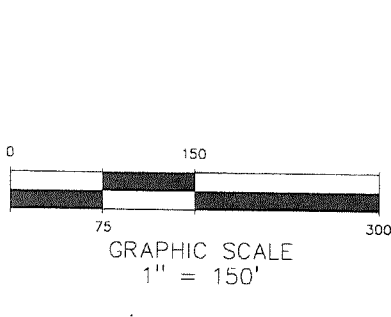
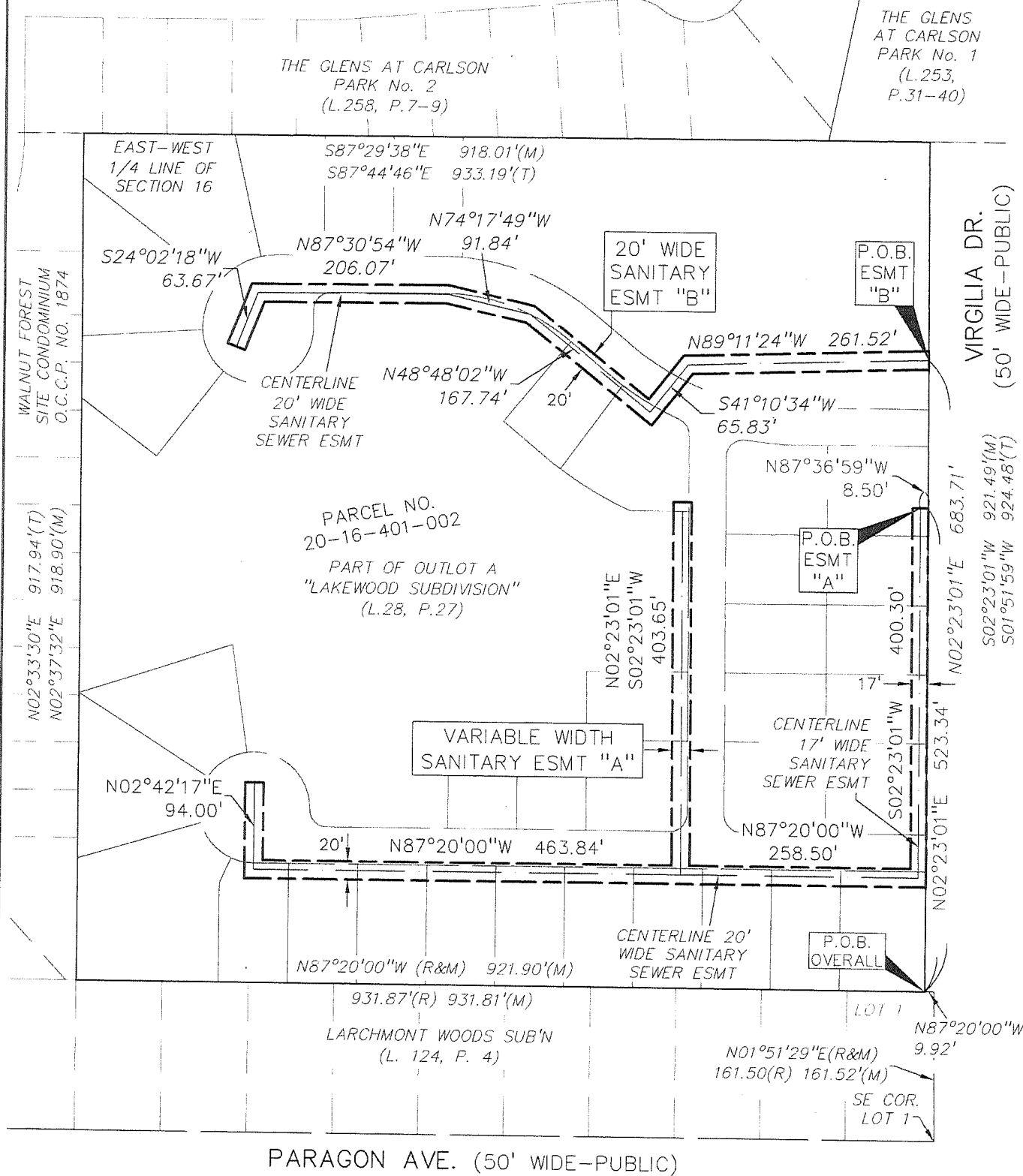
thence N87°30'54"W, 206.07 feet;

thence S24°02'18"W, 63.67 feet to the POINT OF ENDING.



CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-12-19	DWG. No: 3 of 3

SKETCH OF EASEMENT SANITARY SEWER EASEMENTS A & B



PEA, Inc.

2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'

JOB No: 2018-006

DATE: 8-12-19

DWG. No: 1 of 3

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-16-401-002 (part of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace sidewalks, 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 _____ signature(s)
this 3rd day of January A.D. 2019.


WEST TROY MEADOWS, 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 3rd day of January, 2019, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN PLACE


Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
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

EXHIBIT "A"
LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

6 FOOT WIDE SIDEWALK EASEMENT "A"

A 6 foot wide sidewalk easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 127.00 feet to the POINT OF BEGINNING; thence N87°20'00"W, 730.82 feet; thence C1) 297.68 feet along an arc of a curve to the right, having a radius of 63.00 feet and a chord that bears N48°01'46"E, 88.53 feet; thence C2) 25.34 feet along an arc of a curve to the left, having a radius of 16.00 feet and a chord that bears S41°58'14"E, 22.77 feet; thence S87°20'00"E, 372.52 feet; thence C3) 25.21 feet along an arc of a curve to the left, having a radius of 16.00 feet and a chord that bears N47°31'30"E, 22.68 feet; thence N02°23'01"E, 410.38 feet; thence C4) 18.49 feet along an arc of a curve to the left, having a radius of 16.00 feet and a chord that bears N30°43'08"W, 17.48 feet; thence C5) 92.80 feet along an arc of a curve to the right, having a radius of 323.00 feet and a chord that bears N55°35'25"W, 92.48 feet; thence N47°21'33"W, 54.25 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA, Inc.)

6 FOOT WIDE SIDEWALK EASEMENT "B"

A 6 foot wide sidewalk easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 630.94 feet; thence N87°36°59"W, 142.22 feet; thence C6) 196.73 feet along an arc of a curve to the right, having a radius of 280.00 feet and a chord that bears N67°29'16"W, 192.71 feet; thence N47°21'33"W, 47.25 feet; thence N42°38'27"E, 3.00 feet to the POINT OF BEGINNING; thence N47°21'33"W, 8.62 feet; thence C7) 177.22 feet along an arc of a curve to the left, having a radius of 253.00 feet and a chord that bears N67°25'36"W, 173.62 feet; thence N87°29'38"W, 181.90 feet; thence C8) 130.20 feet along an arc of a curve to the left, having a radius of 83.00 feet and a chord that bears S47°33'57"W, 117.26 feet; thence C9) 58.22 feet along an arc of a curve to the left, having a radius of 63.00 feet and a chord that bears S23°50'59"E, 56.17 feet to the POINT OF ENDING.



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 10-17-19	DWG. No: 3 of 4

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

VARIABLE WIDTH SIDEWALK EASEMENT "C"

A variable width sidewalk easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 170.00 feet to the POINT OF BEGINNING, also being Point "1";

thence L1) N87°20'00"W, 201.10 feet;

thence C10) 29.75 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears N42°28'30"W, 26.80 feet;

thence L2) N02°23'01"E, 387.08 feet;

thence C11) 33.16 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears N52°22'33"E, 29.11 feet;

thence C12) 55.76 feet along an arc of a curve to the left, having a radius of 320.00 feet and a chord that bears S82°37'27"E, 55.69 feet;

thence L3) S87°36'59"E, 142.22 feet to the aforementioned west line of Virgilia Avenue;

thence along said west line, L4) S02°23'01"W, 420.94 feet to the POINT OF BEGINNING.

EXCEPT

Commencing at the aforementioned Point "1"; thence L5) N69°53'20"W, 20.01 feet to the POINT OF BEGINNING;

thence L6) N87°20'00"W, 182.00 feet;

thence C13) 20.36 feet along an arc of a curve to the right, having a radius of 13.00 feet and a chord that bears N42°28'30"W, 18.34 feet

thence L7) N02°23'01"E, 387.08 feet;

thence C14) 22.69 feet along an arc of a curve to the right, having a radius of 13.00 feet and a chord that bears N52°22'33"E, 19.91 feet

thence C15) 56.81 feet along an arc of a curve to the left, having a radius of 326.00 feet and a chord that bears S82°37'27"E, 56.74 feet

thence L8) S87°36'59"E, 123.22 feet;

thence C16) 20.42 feet along an arc of a curve to the right, having a radius of 13.00 feet and a chord that bears S42°36'59"E, 18.38 feet

thence L9) S02°23'01"W, 382.85 feet;

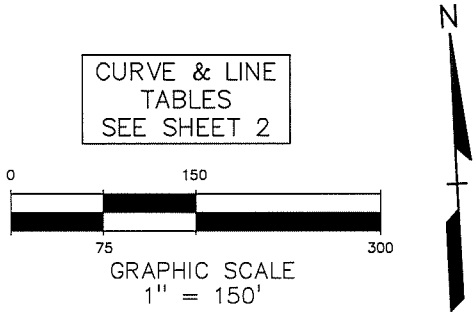
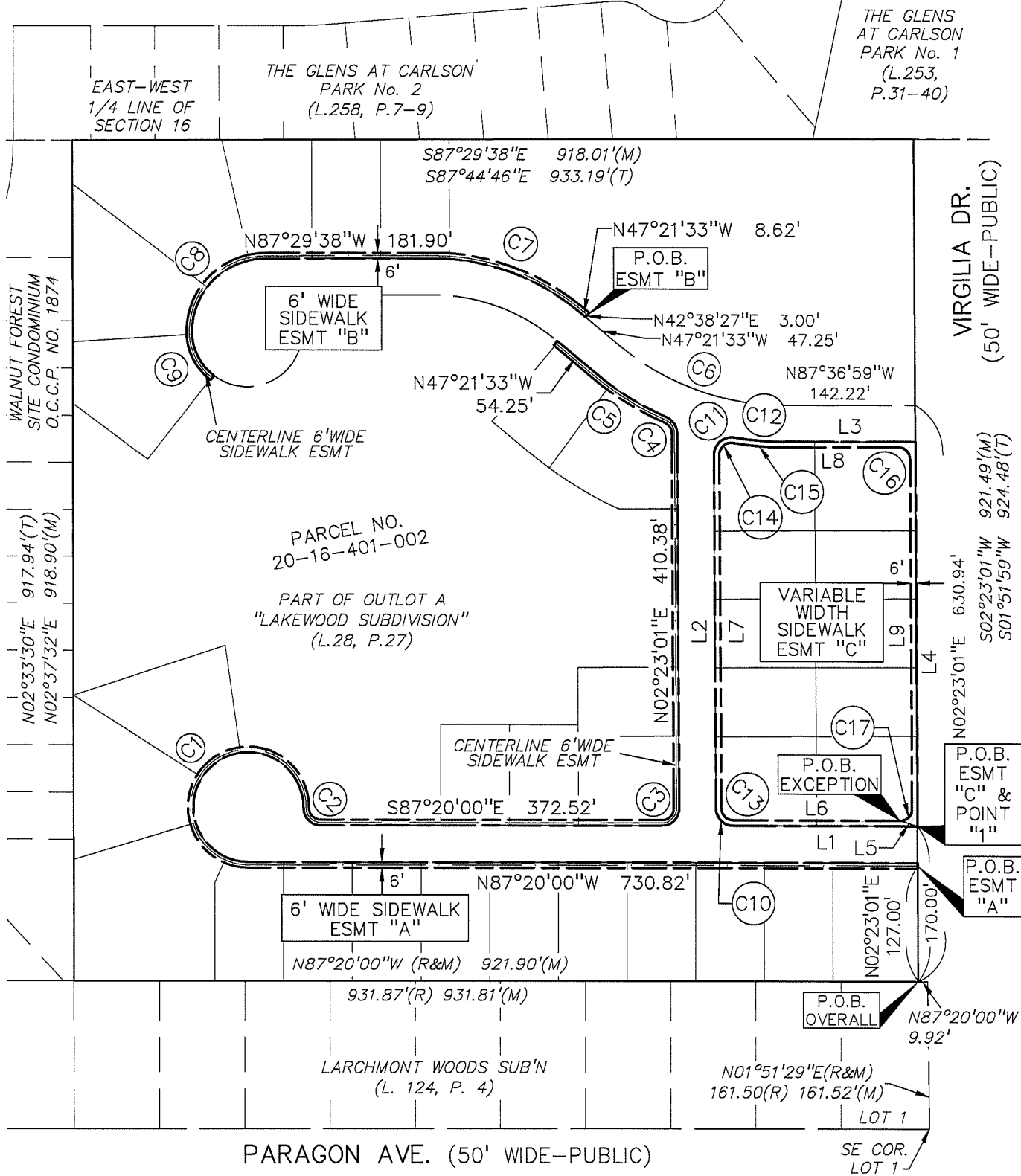
thence C17) 20.48 feet along an arc of a curve to the right, having a radius of 13.00 feet and a chord that bears S47°31'30"W, 18.43 feet to the POINT OF BEGINNING.



PEA, Inc.
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 10-17-19	DWG. No: 4 of 4

SKETCH OF EASEMENT
SIDEWALK EASEMENTS "A", "B" & "C"



CURVE & LINE
TABLES
SEE SHEET 2

PEA

PEA, Inc.

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f: 248.689.1044
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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'
DATE: 10-17-19

JOB No: 2018-006
DWG. No: 1 of 4

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

Sidwell #88-20-16-401-002 (part of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars (\$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 or remove and/or replace storm sewers and surface drainage, 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 _____ signature(s)
this 3rd day of January A.D. 2019.

WEST TROY MEADOWS, 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 3rd day of January, 2019, by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

[Signature]
* Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
Acting in Oakland County, Michigan

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

12' WIDE STORM SEWER EASEMENT "A"

A 12 foot storm sewer easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:


COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence continuing along said north line N87°20'00"W, 921.90 feet (recorded as 931.87 feet) to the east line of "Walnut Forest Site Condominium", Oakland County Condominium Plan No. 1874; thence along said east line N02°37'32"E, 359.69 feet to the POINT OF BEGINNING; thence S69°07'29"E, 76.40 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA, Inc.)

12' WIDE STORM SEWER EASEMENT "B"

A 12 foot storm sewer easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 692.99 feet to the POINT OF BEGINNING; thence N88°50'49"W, 266.00 feet; thence N21°34'56"W, 150.70 feet to the POINT OF ENDING.



PEA, Inc.
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Troy, MI 48063-1872
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CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-15-19	DWG. No: 3 of 4

EXHIBIT "A"

LEGAL DESCRIPTIONS

LEGAL DESCRIPTION (Per PEA, Inc.)

12' WIDE STORM SEWER EASEMENT "C"

A 12 foot storm sewer easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence continuing along said north line N87°20'00"W, 87.25 feet; thence N02°40'00"E, 12.39 feet to the POINT OF BEGINNING;

thence L1) N89°09'52"W, 156.06 feet;
thence L2) N87°52'11"W, 150.03 feet;
thence L3) N87°20'00"W, 306.00 feet;
thence L4) S87°20'00"E, 306.00 feet;
thence L5) N02°40'00"E, 132.26 feet to a Point of Branching "1";
thence L6) N87°20'00"W, 238.07 feet;
thence L7) N02°40'00"E, 29.48 feet;
thence L8) S02°40'00"W, 29.48 feet;
thence L9) N87°20'00"W, 59.43 feet to a Point of Ending;
thence continuing from Point of Branching "1", L10) S87°20'00"E, 113.40 feet;
thence L11) N02°26'24"E, 29.48 feet;
thence L12) S02°26'24"W, 29.48 feet;
thence L13) S87°20'00"E, 27.42 feet;
thence L14) S87°20'00"E, 87.41 feet;
thence L15) N03°07'58"E, 29.48 feet;
thence L16) S03°07'58"W, 29.48 feet;
thence L17) N87°20'00"W, 87.41 feet;
thence L18) N02°23'01"E, 94.76 feet;
thence L19) S87°36'59"E, 29.48 feet;
thence L20) N87°36'59"W, 29.48 feet;
thence L21) N02°23'01"E, 34.94 feet;
thence L22) N87°36'59"W, 124.26 feet;
thence L23) S87°36'59"E, 124.26 feet;
thence L24) N02°23'01"E, 248.76 feet;
thence L25) S87°36'59"E, 29.48 feet;
thence L26) N87°36'59"W, 29.48 feet;
thence L27) N02°23'01"E, 67.83 feet;
thence L28) N28°32'51"W, 52.24 feet to a Point of Branching "2";
thence L29) N28°19'28"E, 23.48 feet;
thence L30) N51°10'16"W, 148.69 feet;
thence L31) N37°36'18"E, 29.47 feet;
thence L32) N01°55'42"E, 48.76 feet;
thence L33) S01°55'42"W, 48.76 feet;
thence L34) S37°36'18"W, 29.47 feet;
thence L35) N63°03'06"W, 89.41 feet;
thence L36) S16°17'29"W, 29.48 feet;
thence L37) N16°17'29"E, 29.48 feet;
thence L38) N80°36'04"W, 58.02 feet;
thence L39) N87°29'38"W, 102.19 feet;
thence L40) S02°30'22"W, 23.48 feet;
thence L41) S62°53'13"W, 55.13 feet;
thence L42) S89°22'21"W, 29.50 feet to a Point of Ending;
thence continuing from Point of Branching "2", L43) S69°39'14"E, 86.54 feet;
thence L44) S84°28'58"E, 86.36 feet;
thence L45) S02°22'34"W, 336.76 feet;
thence L46) N02°22'34"E, 336.76 feet;
thence L47) S87°36'58"E, 96.04 feet;
thence L48) N02°23'01"E, 29.48 feet to the POINT OF ENDING.

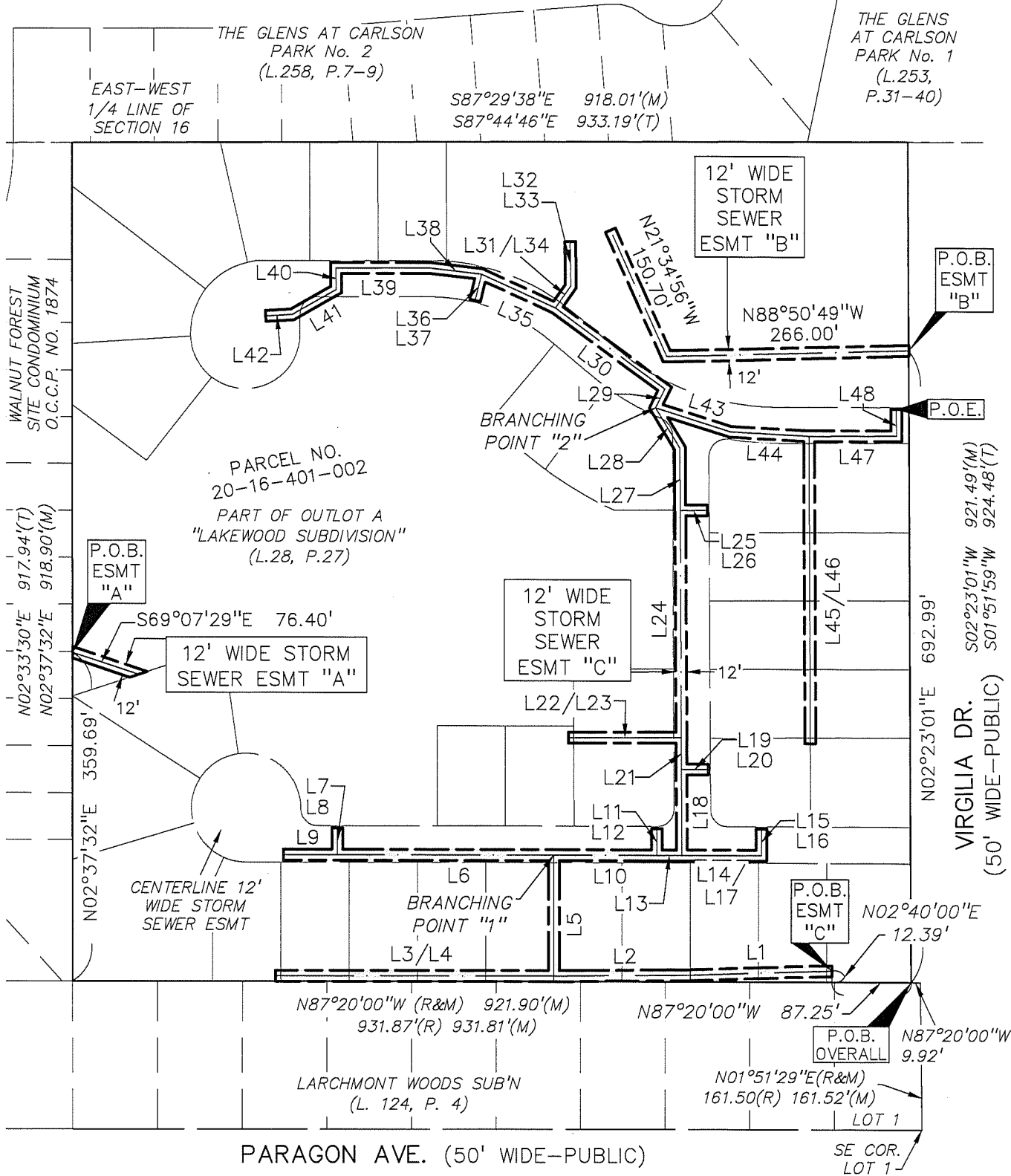


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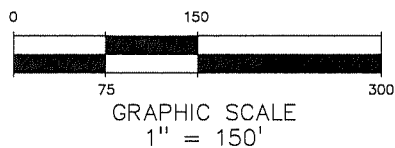
2430 Rochester Ct., Ste. 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 150'	JOB No: 2018-006
	DATE: 8-15-19	DWG. No: 4 of 4

SKETCH OF EASEMENT 12' WIDE STORM SEWER EASEMENTS "A", "B" & "C"



LINE TABLE
SEE SHEET 2



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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 150'

JOB No: 2018-006

DATE: 8-15-19

DWG. No: 1 of 4

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-16-401-002 (part of)

WEST TROY MEADOWS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Township, MI 48315, for and in consideration of the sum of: One and no/100 Dollars (\$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 or 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.

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 3rd day of January A.D. 2019.

WEST TROY MEADOWS, 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 3rd day of January, 2019,
by Joseph Maniaci, Member of West Troy Meadows, LLC, a Michigan limited liability company, on behalf
of the company.

MARIA PETKOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Sep 20, 2020
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires Sep 20, 2020
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

LEGAL DESCRIPTIONS

EXHIBIT "A"

LEGAL DESCRIPTION

(as surveyed by PEA, Inc.)

PARCEL ID 20-16-401-002

Part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet (recorded as 161.50 feet) to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision", and the POINT OF BEGINNING;

thence continuing along said north line N87°20'00"W, 921.90 feet (recorded as 931.87 feet) to the east line of "Walnut Forest Site Condominium", Oakland County Condominium Plan No. 1874; thence along said east line N02°37'32"E, 918.90 feet (recorded as N02°33'30"E, 917.94 feet) to the south line of "The Glens at Carlson Park No. 2", said line also being the East-West 1/4 line of Section 16, as recorded in Liber 258, Pages 7-9 of Plats; Thence along said south line S87°29'38"E, 918.01 feet (recorded as S87°44'46"E, 933.19 feet) to the aforementioned west line of Virgilia Avenue (50 feet wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line S02°23'01"W, 921.49 feet (recorded as S01°51'59"W, 924.48 feet) to the POINT OF BEGINNING. Containing 19.434 acres of land, more or less.

LEGAL DESCRIPTION (Per PEA, Inc.)

20' WIDE WATER MAIN EASEMENT

A 20 foot wide water main easement over part of Outlot A, of "Lakewood Subdivision", a subdivision located in the SE 1/4 of Section 16. T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 28, Page 27 of Plats; the centerline of said easement being more particularly described as:

COMMENCING at the southeast corner of Lot 1 of "Larchmont Woods Sub'n" as recorded in Liber 124, Page 4 of Plats, said corner lying at the intersection of the north line of Paragon Avenue (50' wide) and the west line of Virgilia Avenue (50' wide); thence along the west line of Virgilia Avenue, as monumented per said "Larchmont Woods Sub'n", N01°51'29"E, 161.52 feet to a found 4" diameter round concrete monument at the northeast corner of said "Larchmont Woods Sub'n"; thence N87°20'00"W, 9.92 feet along the north line of said "Larchmont Woods Sub'n" to the west line of Virgilia Avenue (50' wide) as monumented per the aforementioned "Lakewood Subdivision"; thence along said west line N02°23'01"E, 177.00 feet to the POINT OF BEGINNING;

thence N87°20'00"W, 213.00 feet to Point of Branching "A";

thence continuing N87°20'00"W, 444.05 feet;

thence N45°20'00"W, 21.72 feet;

thence N02°40'00"E, 14.94 feet;

thence C1) 248.59 feet along an arc of a curve to the left, having a radius of 58.51 feet and a chord that bears S45°05'14"W, 99.53 feet;

thence S87°20'00"E, 57.97 feet to a Point of Ending;

thence continuing from said Point of Branching "A", N02°23'01"E, 403.64 feet;

thence N14°30'56"E, 60.77 feet to Point of Branching "B";

thence C2) 58.44 feet along an arc of a curve to the left, having a radius of 276.00 feet and a chord that bears S81°33'02"E, 58.33 feet;

thence S87°36'59"E, 142.22 feet to the aforementioned west line of Virgilia Avenue and a Point of Ending;

thence continuing from said Point of Branching "B", C3) 135.48 feet along an arc of a curve to the right, having a radius of 276.00 feet and a chord that bears N61°25'19"W, 134.13 feet;

thence N44°17'08"W, 55.95 feet;

thence C4) 180.02 feet along an arc of a curve to the left, having a radius of 257.00 feet and a chord that bears N67°25'36"W, 176.37 feet;

thence N87°29'38"W, 206.48 feet;

thence S59°23'15"W, 38.00 feet;

thence S37°02'28"W, 42.20 feet;

thence C5) 65.61 feet along an arc of a curve to the left, having a radius of 61.12 feet and a chord that bears S01°56'46"E, 62.51 feet;

thence S52°57'32"E, 34.71 feet to the POINT OF ENDING.



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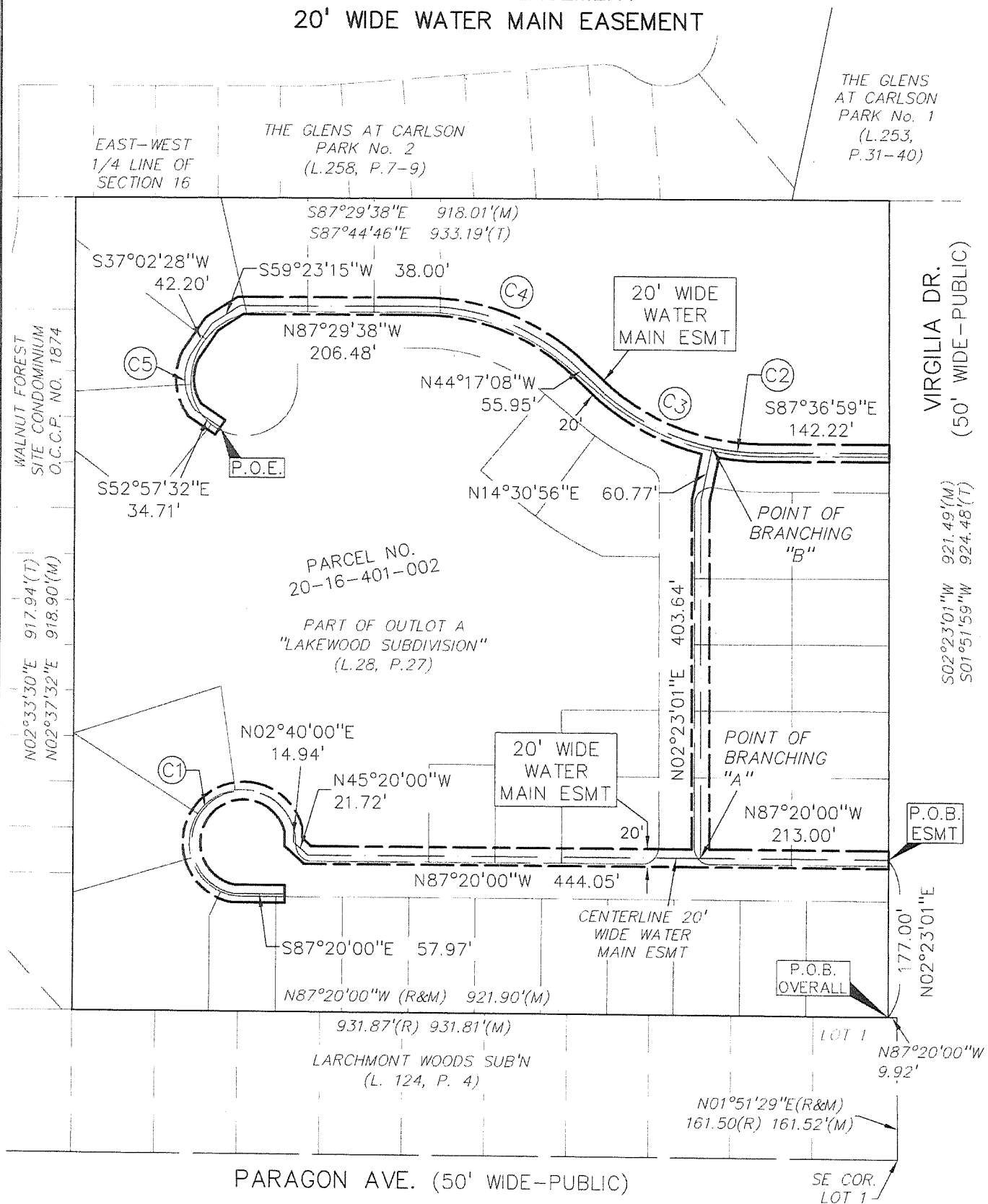
SCALE: 1" = 150'

JOB No: 2018-006

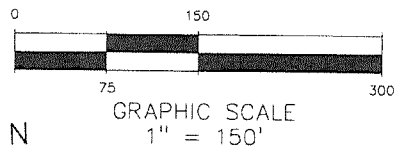
DATE: 8-12-19

DWG. No: 2 of 2

SKETCH OF EASEMENT
20' WIDE WATER MAIN EASEMENT



Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	248.59'	58.51'	243°27'05"	S45°05'14"W	99.53'
C2	58.44'	276.00'	12°07'55"	S81°33'02"E	58.33'
C3	135.48'	276.00'	28°07'31"	N61°25'19"W	134.13'
C4	180.02'	257.00'	40°08'05"	N67°25'36"W	176.37'
C5	65.61'	61.12'	61°30'21"	S01°56'46"E	62.51'



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DWG. No: 1 of 2

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