



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: January 3, 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 Six Permanent Easements – Chadbury Place Site Condominium, Section 13, Sidwell #88-20-13-127-020

History

Mondrian Properties has proposed Chadbury Place Site Condominium, a 16-unit one family cluster development located in the northwest ¼ of Section 13 on the south Side of Long Lake, east of John R Road.

City Council granted preliminary site plan approval at their May 20, 2019 meeting (Resolution #2019-05-054).

As part of the proposed development, the City of Troy received 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 Chadbury Place, LLC, owner of the property having Sidwell #88-20-13-127-020.

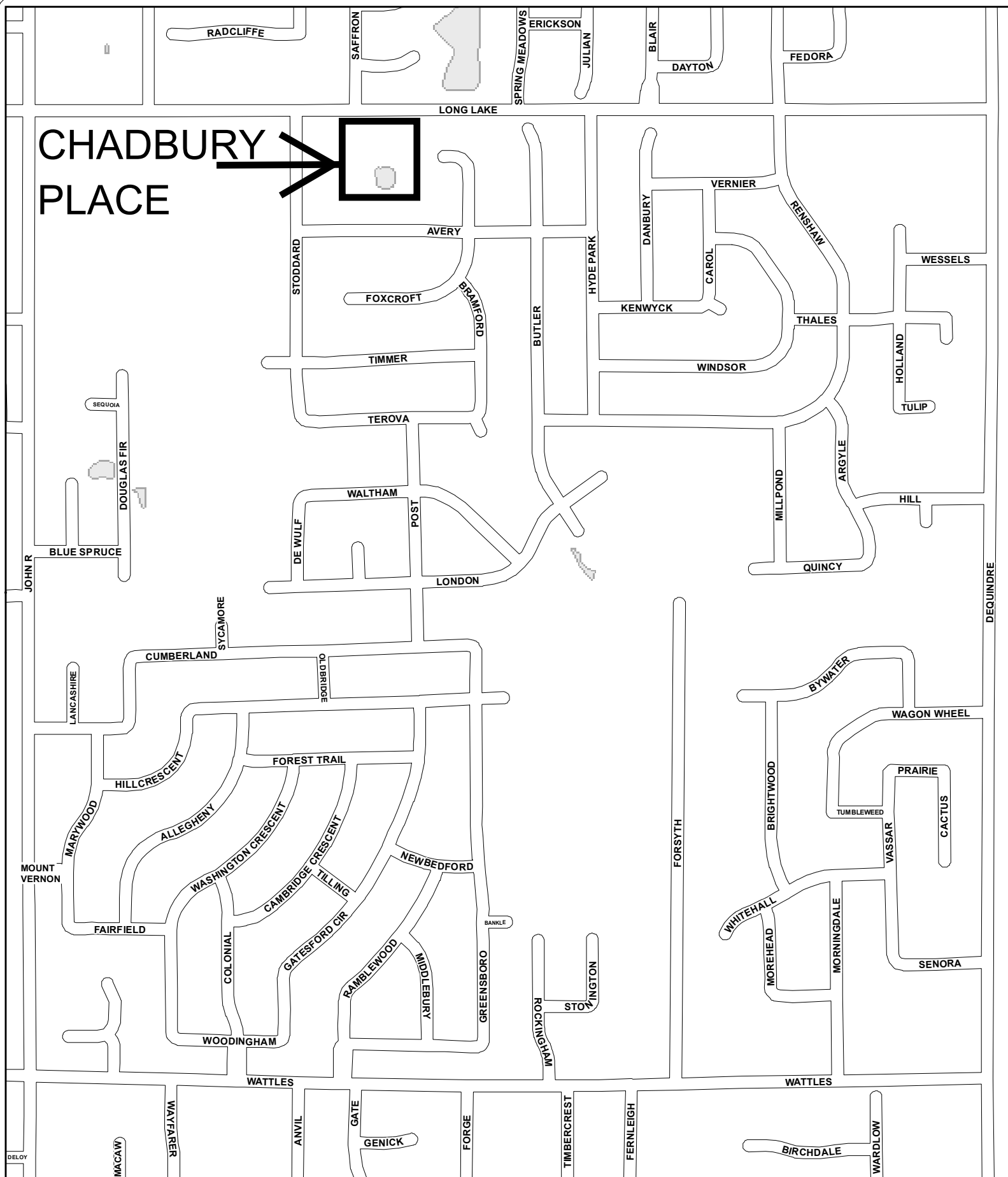
Financial

The consideration amount on each document is \$1.00.

Recommendation

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

CHADBURY
PLACE



**PERMANENT EASEMENT
FOR EMERGENCY INGRESS/EGRESS**

Sidwell # 88-20-13-127-020 (pt. of)

CHADBURY PLACE, 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.

CHADBURY PLACE, LLC,
a Michigan limited liability company

By: _____

*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 Chadbury Place, 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
NOTES IN COUNTY OF Oakland

*

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

LEGAL DESCRIPTIONS
EXHIBIT "A"

LEGAL DESCRIPTION

(As Surveyed by PEA, Inc.)

PARCEL ID 20-13-127-020

Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as Commencing at the North 1/4 Corner of said Section 13, thence along the north line of said section S89°53'00"W, 493.35 feet, previously recorded as 492.80 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide) and the Point of Beginning; thence the following three courses along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, S00°11'12"E, 445.60 feet and S89°53'00"W, 510.00 feet and N00°11'12"W, 445.60 feet to the aforementioned south line the East Long Lake Road; thence along said south line, N89°53'00"E, 510.00 to the Point of Beginning. Containing 5.217 acres of land more or less.

LEGAL DESCRIPTION

(per PEA, Inc.)

VARIABLE WIDTH INGRESS/EGRESS EASEMENT

A variable width easement over part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, said easement being more particularly described as:
Commencing at the North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along said south line, S89°53'00"W, 110.00 feet to the POINT OF BEGINNING;
thence S00°11'12"E, 345.98 feet;
thence C1) 112.42 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears S53°29'19"W, 96.68 feet;
thence C2) 14.54 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N81°30'41"W, 14.48 feet;
thence S89°48'48"W, 90.02 feet;
thence C3) 14.80 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears S80°58'54"W, 14.74 feet;
thence C4) 131.07 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears N45°16'01"W, 106.52 feet;
thence C5) 14.66 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N08°33'53"E, 14.61 feet;
thence N00°11'12"W, 134.17 feet;
thence C6) 59.09 feet along an arc of a curve to the left, having a radius of 48.00 feet and a chord that bears N35°27'04"W, 55.43 feet;
thence C7) 236.28 feet along an arc of a curve to the right, having a radius of 54.00 feet and a chord that bears N54°38'13"E, 88.09 feet;
thence S00°11'12"E, 258.56 feet;
thence C8) 29.85 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears S45°11'12"E, 26.87 feet;
thence N89°48'48"E, 152.00 feet;
thence C9) 29.85 feet along an arc of a curve to the left, having a radius of 19.00 feet and a chord that bears N44°48'48"E, 26.87 feet;
thence N00°11'12"W, 342.12 feet to the aforementioned south line of East Long Lake Road;
thence along said south line, N89°53'00"E, 40.00 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

CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 80'	JOB No: 2018237
	DATE: 10-03-19	DWG. No: 2 of 2

SKETCH OF INGRESS/EGRESS
EASEMENT

NW CORNER
SECTION 13
T.2N., R.11E.

N 1/4
SECTION
13
T.02N.,
R.11E.

E. LONG LAKE ROAD
(120' WIDE - PUBLIC)

SOUTH LINE EAST
LONG LAKE RD.

N89°53'00"E 510.00'

N89°53'00"E
40.00'

S00°11'12"E
60.00'

S89°53'00"W
493.35'

110.00'

P.O.B.
ESMT

P.O.B.
OVERALL

VARIABLE WIDTH
ESMT

PARCEL NO.
20-13-127-020

N00°11'12"W 342.12'

S00°11'12"E 345.98'

VARIABLE WIDTH
ROAD ESMT

"WINDMILL POINTE SUB NO. 2"
(L.129 P.36-40)

S00°11'12"E 445.60'

N89°48'48"E
152.00'

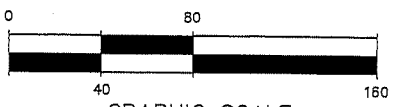
S89°48'48"W
90.02'

S89°53'00"W 510.00'

"WINDMILL POINTE
SUB NO. 2"
(L.129 P.36-40)

Curve Table

Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	112.42'	60.00'	107°21'01"	S53°29'19"W	96.68'
C2	14.54'	48.00'	17°21'01"	N81°30'41"W	14.48'
C3	14.80'	48.00'	17°39'48"	S80°58'54"W	14.74'
C4	131.07'	60.00'	125°09'57"	N45°16'01"W	106.52'
C5	14.66'	48.00'	17°30'09"	N08°33'53"E	14.61'
C6	59.09'	48.00'	70°31'43"	N35°27'04"W	55.43'
C7	236.28'	54.00'	250°42'17"	N54°38'13"E	88.09'
C8	29.85'	19.00'	90°00'00"	S45°11'12"E	26.87'
C9	29.85'	19.00'	90°00'00"	N44°48'48"E	26.87'



GRAPHIC SCALE
1" = 80'



PEA, Inc.

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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 10-03-19

DWG. No: 1 of 2

**PERMANENT EASEMENT
FOR PUBLIC & FRANCHISE UTILITIES**

Sidwell #88-20-13-127-202 (part of)

CHADBURY PLACE, 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.

CHADBURY PLACE, 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 Chadbury Place, 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 20-13-127-020
Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as Commencing at the North 1/4 Corner of said Section 13, thence along the north line of said section S89°53'00"W, 493.35 feet, previously recorded as 492.80 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide) and the Point of Beginning; thence the following three courses along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, S00°11'12"E, 445.60 feet and S89°53'00"W, 510.00 feet and N00°11'12"W, 445.60 feet to the aforementioned south line the East Long Lake Road; thence along said south line, N89°53'00"E, 510.00 to the Point of Beginning. Containing 5.217 acres of land more or less.

LEGAL DESCRIPTION
(per PEA, Inc.)

10' WIDE FRANCHISE UTILITY EASEMENT
A 10 foot wide franchise utility easement over part of the Northwest 1/4 of Section 13, 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 North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along said south line, S89°53'00"W, 88.00 feet to the POINT OF BEGINNING;
thence S00°11'12"E, 345.51 feet;
thence C1) 147.95 feet along an arc of a curve to the right, having a radius of 84.93 feet and a chord that bears S50°44'40"W, 129.94 feet;
thence N68°53'54"W, 12.16 feet;
thence S89°44'52"W, 97.47 feet;
thence C2) 173.63 feet along an arc of a curve to the right, having a radius of 82.12 feet and a chord that bears N48°58'41"W, 143.05 feet;
thence N11°02'04"E, 17.00 feet;
thence N00°12'56"W, 130.01 feet;
thence N89°48'48"E, 87.07 feet;
thence N00°11'12"W, 182.46 feet to the aforementioned south line of East Long Lake;
thence S00°11'12"E, 182.46 feet;
thence continuing S00°11'12"E, 153.86 feet;
thence N89°48'48"E, 140.00 feet;
thence N00°11'12"W, 280.74 feet;
thence N89°48'48"E, 15.00 feet;
thence N00°11'12"W, 55.39 feet to the aforementioned south line of East Long Lake and the POINT OF ENDING.



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CLIENT: MONDRIAN PROPERTIES 50215 SCHOENHERR SHELBY TWP, MI 48315	SCALE: 1" = 80'	JOB No: 2018237
	DATE: 10-10-19	DWG. No: 2 of 2

SKETCH OF EASEMENT 10' WIDE FRANCHISE UTILITY EASEMENT

NW CORNER
SECTION 13
T.2N., R.11E.

N 1/4
SECTION
13
T.02N.,
R.11E.



NORTH LINE
SECTION 13

E. LONG LAKE ROAD
(120' WIDE - PUBLIC)

S89°53'00"W
493.35'

S00°11'12"E
60.00'

SOUTH LINE EAST
LONG LAKE RD.

N89°53'00"E 510.00'

P.O.B.
ESMT

P.O.B.
OVERALL

10' WIDE
FRANCHISE
UTILITY
ESMT

10' WIDE
FRANCHISE
UTILITY
ESMT

PARCEL NO.
20-13-127-020

CENTERLINE
10' WIDE
FRANCHISE
UTILITY ESMT

"WINDMILL POINTE SUB NO. 2"
(L.129 P.36-40)

N00°11'12"W 445.60'

N00°12'56"W
130.01'

N11°02'04"E
17.00'

N89°48'48"E
87.07'

S00°11'12"E
153.86'

N00°11'12"W
S00°11'12"E 182.46'

N00°11'12"W
55.39'

N89°48'48"E
15.00'

N00°11'12"W
280.74'

N89°48'48"E
140.00'

C2

S89°44'52"W 97.47'

C1

S89°53'00"W 510.00'

N68°53'54"W 12.16'

"WINDMILL POINTE
SUB NO. 2"
(L.129 P.36-40)

Curve Table

Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	147.95'	84.93'	99°48'26"	S50°44'40"W	129.94'
C2	173.63'	82.12'	121°08'17"	N48°58'41"W	143.05'



GRAPHIC SCALE
1" = 80'



PEA, Inc.

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CLIENT:

MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 10-10-19

DWG. No: 1 of 2

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-13-127-020 (part of)

CHADBURY PLACE, 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.

CHADBURY PLACE, 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 Chadbury Place, 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 20-13-127-020
Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as Commencing at the North 1/4 Corner of said Section 13, thence along the north line of said section S89°53'00"W, 493.35 feet, previously recorded as 492.80 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide) and the Point of Beginning; thence the following three courses along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, S00°11'12"E, 445.60 feet and S89°53'00"W, 510.00 feet and N00°11'12"W, 445.60 feet to the aforementioned south line the East Long Lake Road; thence along said south line, N89°53'00"E, 510.00 to the Point of Beginning. Containing 5.217 acres of land more or less.

LEGAL DESCRIPTION
(per PEA, Inc.)

20' WIDE SANITARY SEWER EASEMENT
A 20 foot wide sanitary sewer easement over part of the Northwest 1/4 of Section 13, 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 North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, the following two courses: S00°11'12"E, 445.60 feet and S89°53'00"W, 79.23 feet to the POINT OF BEGINNING;
thence N00°46'34"W, 8.51 feet;
thence N80°10'59"W, 78.88 feet;
thence N02°33'38"W, 72.42 feet;
thence N00°11'12"W, 290.74 feet;
thence S00°11'12"E, 290.74 feet;
thence S89°48'48"W, 170.00 feet;
thence N00°11'12"W, 268.81 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" = 80'	JOB No: 2018237
	DATE: 10-10-19	DWG. No: 2 of 2

SKETCH OF EASEMENT
20' WIDE SANITARY SEWER EASEMENT

NW CORNER
SECTION 13
T.2N., R.11E.



NORTH LINE
SECTION 13

E. LONG LAKE ROAD
(120' WIDE - PUBLIC)

S89°53'00"W
493.35'

N 1/4
SECTION
13
T.02N.,
R.11E.

SOUTH LINE EAST
LONG LAKE RD.

N89°53'00"E 510.00'

S00°11'12"E
60.00'

P.O.B.
OVERALL

CENTERLINE 20'
WIDE SANITARY
SEWER ESMT

PARCEL NO.
20-13-127-020

20' WIDE
SANITARY
SEWER ESMT

"WINDMILL POINTE SUB NO. 2"
(L.129 P.36-40)

S00°11'12"E 445.60'

"WINDMILL POINTE SUB NO. 2"
(L.129 P.36-40)

N00°11'12"W 445.60'

N00°11'12"W 268.81'

20'

N00°11'12"W 290.74'
S00°11'12"E

S89°48'48"W 170.00'

N02°33'38"W
72.42'

N80°10'59"W
78.88'

20'

S89°53'00"W 79.23'

N00°46'34"W 8.51'

S89°53'00"W 510.00'

"WINDMILL POINTE
SUB NO. 2"
(L.129 P.36-40)

P.O.B.
ESMT



GRAPHIC SCALE
1" = 80'



PEA, Inc.

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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 10-10-19

DWG. No: 1 of 2

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-13-127-020 (part of)

CHABURY PLACE, 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.

CHADBURY PLACE, 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 Chadbury Place, 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

LEGAL DESCRIPTIONS
EXHIBIT "A"

LEGAL DESCRIPTION
(per PEA, Inc.)

VARIABLE WIDTH SIDEWALK EASEMENT

A variable width sidewalk easement over part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, said easement being more particularly described as:

Commencing at the North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along said south line, S89°53'00"W, 88.98 feet to the POINT OF BEGINNING;

thence S44°25'11"W, 21.40 feet; thence S00°11'12"E, 330.72 feet;

thence C1) 123.66 feet along an arc of a curve to the right, having a radius of 66.00 feet and a chord that bears S53°29'19"W, 106.35 feet;

thence C2) 12.72 feet along an arc of a curve to the left, having a radius of 42.00 feet and a chord that bears N81°30'41"W, 12.67 feet;

thence S89°48'48"W, 90.02 feet; thence C3) 12.95 feet along an arc of a curve to the left, having a radius of 42.00 feet and a chord that bears S80°58'54"W, 12.90 feet;

thence C4) 144.18 feet along an arc of a curve to the right, having a radius of 66.00 feet and a chord that bears N45°16'01"W, 117.17 feet;

thence C5) 12.83 feet along an arc of a curve to the left, having a radius of 42.00 feet and a chord that bears N08°33'53"E, 12.78 feet;

thence N00°11'12"W, 134.17 feet; thence C6) 51.70 feet along an arc of a curve to the left, having a radius of 42.00 feet and a chord that bears N35°27'04"W, 48.50 feet;

thence C7) 168.71 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears N09°50'15"E, 118.37 feet;

thence N00°07'00"W, 23.70 feet to the aforementioned south line of East Long Lake Road;

thence along said south line, N89°53'00"E, 7.00 feet; thence S00°07'00"E, 24.17 feet;

thence C8) 86.80 feet along an arc of a curve to the right, having a radius of 60.00 feet and a chord that bears S41°27'47"E, 79.43 feet;

thence S00°11'12"E, 258.55 feet; thence C9) 20.42 feet along an arc of a curve to the left, having a radius of 13.00 feet and a chord that bears S45°11'12"E, 18.38 feet;

thence N89°48'48"E, 152.00 feet; thence C10) 20.42 feet along an arc of a curve to the left, having a radius of 13.00 feet and a chord that bears N44°48'48"E, 18.38 feet;

thence N00°11'12"W, 327.37 feet;

thence N45°11'12"W, 20.90 feet to the aforementioned south line of East Long Lake Road;

thence along said south line, N89°53'00"E, 20.78 feet; thence S00°11'12"E, 342.12 feet;

thence C11) 29.85 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears S44°48'48"W, 26.87 feet;

thence S89°48'48"W, 152.00 feet; thence C12) 29.85 feet along an arc of a curve to the right, having a radius of 19.00 feet and a chord that bears N45°11'12"W, 26.87 feet;

thence N00°11'12"W, 258.56 feet; thence C13) 236.28 feet along an arc of a curve to the left, having a radius of 54.00 feet and a chord that bears S54°38'13"W, 88.09 feet;

thence C14) 59.09 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears S35°27'04"E, 55.43 feet;

thence S00°11'12"E, 134.17 feet; thence C15) 14.66 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears S08°33'53"W, 14.61 feet;

thence C16) 131.07 feet along an arc of a curve to the left, having a radius of 60.00 feet and a chord that bears S45°16'01"E, 106.52 feet;

thence C17) 14.80 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears N80°58'54"E, 14.74 feet;

thence N89°48'48"E, 90.02 feet; thence C18) 14.54 feet along an arc of a curve to the right, having a radius of 48.00 feet and a chord that bears S81°30'41"E, 14.48 feet;

thence C19) 112.42 feet along an arc of a curve to the left, having a radius of 60.00 feet and a chord that bears N53°29'19"E, 96.68 feet;

thence N00°11'12"W, 345.98 feet to the aforementioned south line of East Long Lake Road;

thence along said south line, N89°53'00"E, 21.03 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

CLIENT:

MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

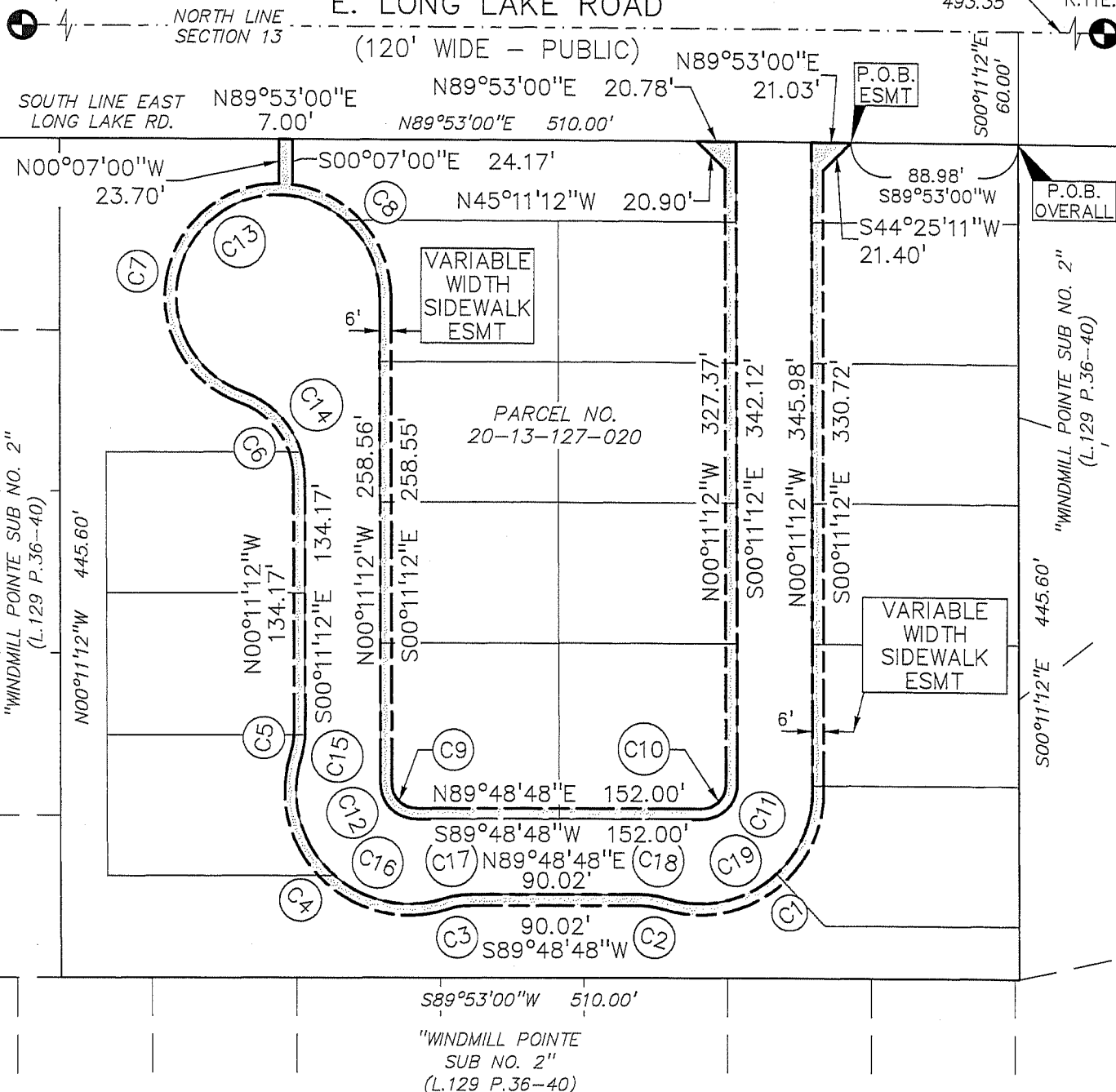
DATE: 10-22-19

DWG. No: 3 of 3

SKETCH OF EASEMENT VARIABLE WIDTH SIDEWALK EASEMENT

NW CORNER
SECTION 13
T.2N., R.11E.

N 1/4
SECTION
13
T.02N.,
R.11E.



SEE SHEET 2 FOR
CURVE TABLE



GRAPHIC SCALE
1" = 80'



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50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 10-22-19

DWG. No: 1 of 3

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

Sidwell #88-20-13-127-020 (part of)

CHADBURY PLACE, 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.


CHADBURY PLACE, 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 Chadbury Place, 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


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

LEGAL DESCRIPTIONS
EXHIBIT "A"

LEGAL DESCRIPTION

(As Surveyed by PEA, Inc.)

PARCEL ID 20-13-127-020

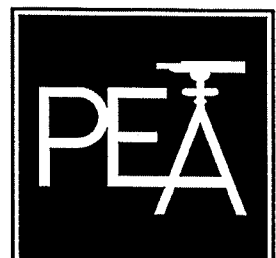
Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as Commencing at the North 1/4 Corner of said Section 13, thence along the north line of said section S89°53'00"W, 493.35 feet, previously recorded as 492.80 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide) and the Point of Beginning; thence the following three courses along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, S00°11'12"E, 445.60 feet and S89°53'00"W, 510.00 feet and N00°11'12"W, 445.60 feet to the aforementioned south line the East Long Lake Road; thence along said south line, N89°53'00"E, 510.00 to the Point of Beginning. Containing 5.217 acres of land more or less.

LEGAL DESCRIPTION

(per PEA, Inc.)

VARIABLE WIDTH STORM SEWER EASEMENT

A variable width storm sewer easement over part of the Northwest 1/4 of Section 13, 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 North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along "Windmill Pointe Sub No. 2", as recorded in Liber 129, Pages 36, Oakland County Records, S00°11'12"E, 36.50 feet; thence S89°48'48"W, 6.00 feet to the POINT OF BEGINNING;
thence continuing along the centerline of a 12 foot wide easement, S00°11'12"E, 387.36 feet;
thence L1) S20°41'34"W, 16.83 feet;
thence L2) S45°07'32"E, 8.49 feet to a point on the aforementioned line of "Windmill Pointe Sub No. 2";
thence L3) N45°07'32"W, 8.49 feet;
thence L4) S89°53'00"W, 65.26 feet;
thence L5) N89°53'00"E, 65.26 feet;
thence N78°50'41"W, 113.02 feet;
thence N22°01'17"W, 52.94 feet to Point of Branching "1";
thence N00°11'12"W, 100.71 feet;
thence N89°48'48"E, 136.50 feet;
thence S89°48'48"W, 136.50 feet;
thence N00°11'12"W, 150.02 feet;
thence N89°48'48"E, 31.00 feet to a Point of Ending;
thence continuing as a 12 foot wide easement from said Point of Branching "1", S89°41'56"W, 102.50 feet to Point of Branching "2";
thence N00°11'10"W, 325.94 feet;
thence N89°48'48"E, 80.00 feet to a Point of Ending;
thence continuing as a 12 foot wide easement from said Point of Branching "2", S00°11'10"E, 72.38 feet;
thence continuing along the centerline of a 9 foot wide easement, N89°53'00"E, 83.36 feet;
thence S89°53'00"W, 83.36 feet;
thence continuing S89°53'00"W, 222.49 feet to a Point of Ending;
thence continuing as a 12 foot wide easement from said Point of Branching "2", S89°41'56"W, 127.50 feet;
thence N00°11'12"W, 127.62 feet;
thence continuing N00°11'12"W, 69.98 feet;
thence N89°48'48"E, 31.00 feet;
thence S89°48'48"W, 31.00 feet;
thence S00°11'12"E, 69.98 feet;
thence S89°48'59"W, 112.67 feet;
thence N00°11'12"W, 81.00 feet;
thence S00°11'12"E, 81.00 feet;
thence continuing S00°11'12"E, 140.00 feet;
thence C1) 15.71 feet along an arc of a curve to the left, having a radius of 10.00 feet and a chord that bears S45°11'12"E, 14.14 feet;
thence N89°48'48"E, 47.68 feet to the POINT OF ENDING.



PEA, Inc.

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CLIENT:
MONDRIAN PROPERTIES
50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 9-30-19

DWG. No: 2 of 2

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-13-127-020 (part of)

CHADBURY PLACE, 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.


CHADBURY PLACE, 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 Chadbury Place, 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


*
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 20-13-127-020

Land in the City of Troy, Oakland County, Michigan, described as follows:
Part of the Northwest 1/4 of Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County Michigan, described as Commencing at the North 1/4 Corner of said Section 13, thence along the north line of said section S89°53'00"W, 493.35 feet, previously recorded as 492.80 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide) and the Point of Beginning; thence the following three courses along "Windmill Pointe Sub No. 2" as recorded in Liber 129, Page 36, Oakland County Records, S00°11'12"E, 445.60 feet and S89°53'00"W, 510.00 feet and N00°11'12"W, 445.60 feet to the aforementioned south line the East Long Lake Road; thence along said south line, N89°53'00"E, 510.00 to the Point of Beginning. Containing 5.217 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 the Northwest 1/4 of Section 13, 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 North 1/4 Corner of said Section 13; thence along the north line of said section S89°53'00"W, 493.35 feet; thence S00°11'12"E, 60.00 feet to the south line of East Long Lake Road (120 ft. wide); thence along said south line, S89°53'00"W, 103.00 feet to the POINT OF BEGINNING;

thence S00°11'12"E, 342.63 feet;

thence N89°48'00"W, 19.86 feet;

thence S89°48'00"E, 19.86 feet;

thence C1) 123.15 feet along an arc of a curve to the right, having a radius of 69.93 feet and a chord that bears S49°07'46"W, 107.85 feet;

thence N68°53'54"W, 13.55 feet;

thence S89°44'52"W, 102.98 feet;

thence C2) 144.41 feet along an arc of a curve to the right, having a radius of 67.12 feet and a chord that bears N49°59'01"W, 118.13 feet;

thence N11°02'04"E, 18.56 feet;

thence N00°12'56"W, 142.41 feet;

thence N22°42'56"W, 8.93 feet;

thence N67°06'12"E, 19.86 feet;

thence S67°06'12"W, 19.86 feet;

thence N22°42'56"W, 17.27 feet;

thence N67°42'56"W, 43.41 feet;

thence N22°42'56"W, 39.18 feet;

thence N00°12'56"W, 25.34 feet;

thence N22°31'28"E, 29.27 feet;

thence N00°26'00"W, 42.34 feet to the aforementioned south line of East Long Lake and the POINT OF ENDING.



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CLIENT:

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50215 SCHOENHERR
SHELBY TWP, MI 48315

SCALE: 1" = 80'

JOB No: 2018237

DATE: 9-30-19

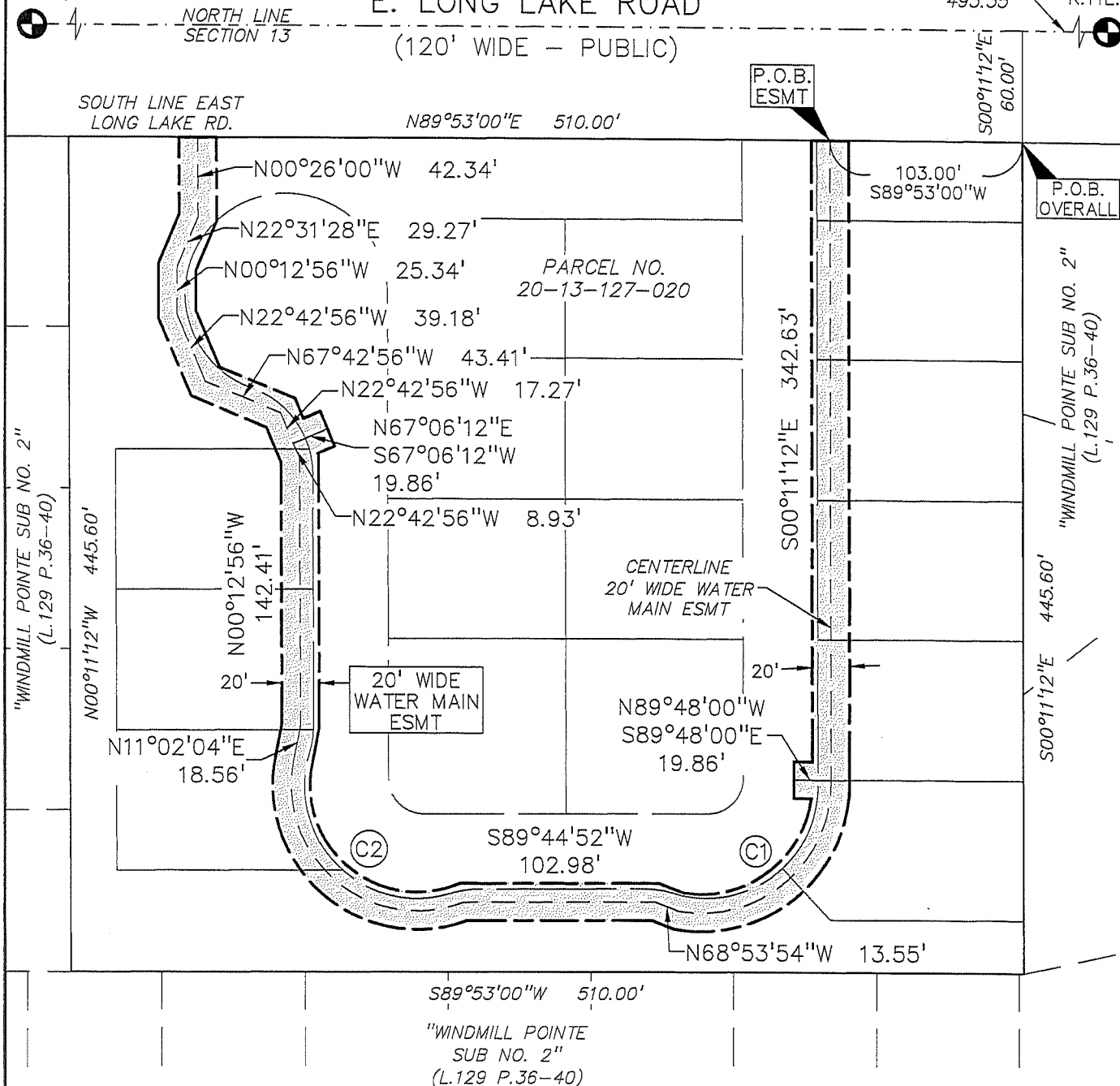
DWG. No: 2 of 2

SKETCH OF EASEMENT 20' WIDE WATER MAIN EASEMENT

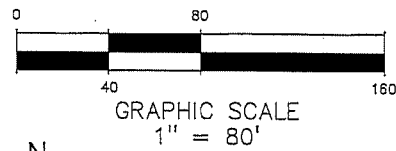
NW CORNER
SECTION 13
T.2N., R.11E.

N 1/4
SECTION
13
T.02N.,
R.11E.

E. LONG LAKE ROAD
(120' WIDE - PUBLIC)



Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	123.15'	69.93'	100°53'49"	S49°07'46"W	107.85'
C2	144.41'	67.12'	123°16'03"	N49°59'01"W	118.13'



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DWG. No: 1 of 2