



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: March 2, 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 Five Permanent Easements – Midtown Crossing Site Condominium, Section 10, Sidwell #88-20-10-476-066, 044 & 045

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### **History**

MJC 5215 Rochester, LLC has proposed the Midtown Crossing Site Condominium, a 14-unit cluster development located in the southeast ¼ of Section 10, on the West side of Rochester Road, north of Long Lake, between Creston and Trinway.

Troy Planning Commission granted preliminary site plan approval at their September 25, 2018 meeting (Resolution #PC-2018-09-061).

As part of the proposed development, the City of Troy received a warranty deed for Rochester Road right of way and five permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities. The grantor of these property rights is MJC 5215 Rochester, LLC, owner of the properties having Sidwell #88-20-10-476-066, 044 and 045.

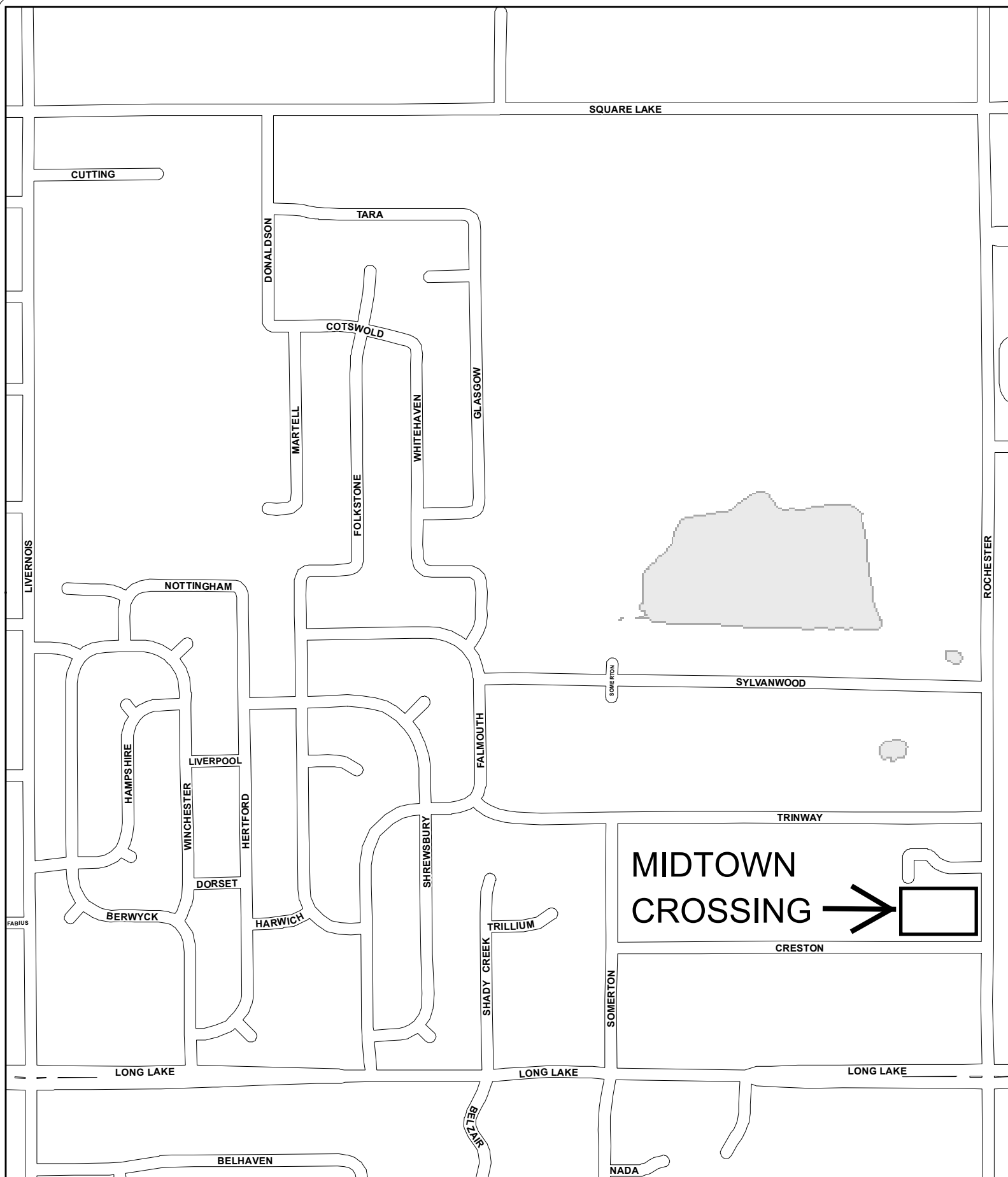
The developer's representative recorded the easements prior to City Council's acceptance of the granted rights. Staff requests that City Council formally accept the property rights recorded by passing a resolution acknowledging acceptance of the easements and warranty deed.

### **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.



RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37800  
LIBER 53865 PAGE 892  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/24/2020 02:55:57 P.M. RECEIPT# 29585  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT  
FOR SANITARY SEWERS

Sidwell #88-20-10-476-066, 044 & 045 (pt of)  
<sup>lot 8</sup>  
<sup>lots 79-80</sup> <sup>lot 7</sup>

**MJC 5215 ROCHESTER, LLC** a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, 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" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 24 day of February A.D. 2020.

(30)  
E

MJC 5215 ROCHESTER, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Michael A. Chirco  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF Macomb )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-22-2021  
Acting in the County of Macomb

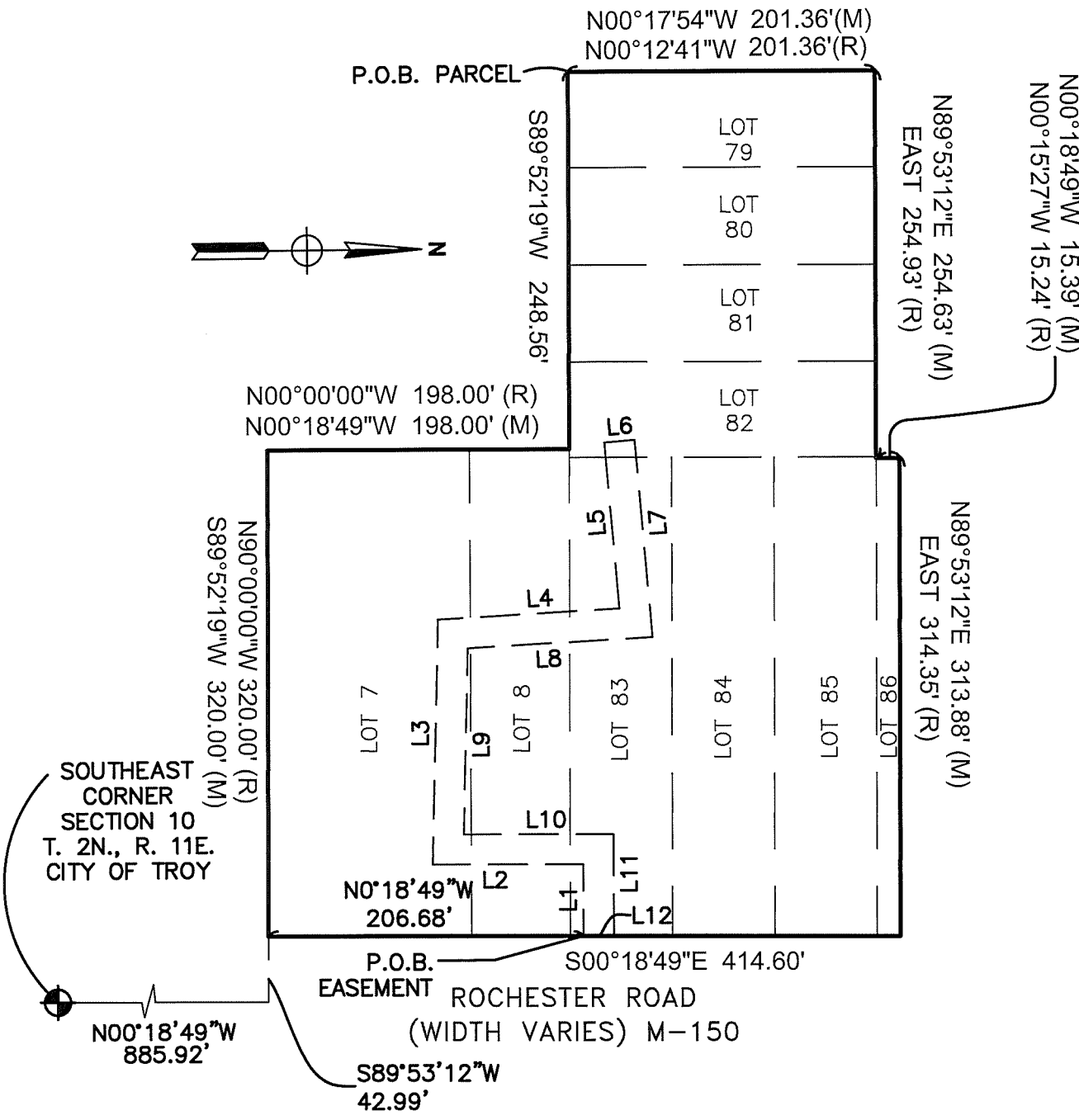
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Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OKLB


EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	47.00	S89°41'11"W
L2	98.71	S0°18'49"E
L3	161.27	N88°48'49"W
L4	119.41	N3°39'16"W
L5	109.45	S84°47'41"W
L6	20.00	N5°12'19"W

Parcel Line Table		
Line	Length	Direction
L7	130.00	N84°47'41"E
L8	121.58	S3°39'16"E
L9	122.36	S88°48'49"E
L10	98.18	N0°18'49"W
L11	67.00	N89°41'11"E
L12	20.00	S0°18'49"E

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: 1" = 100'
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 03-05-19
<b>SANITARY SEWER EASEMENT MAP</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		LDCS # 18-SP-01
(586)-263-1203		DRAWING NO. 1 OF 2

**EXHIBIT "B"**

**COMBINED PROPERTY DESCRIPTION:**

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:


BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

**PROPOSED SANITARY SEWER EASEMENT:**

PART OF LOTS LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 82 AND 83 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 206.68 FEET TO THE POINT OF BEGINNING;  
THENCE S89°41'11"W 47.00 FEET; THENCE S0°18'49"E 98.71 FEET; THENCE N88°48'49"W 161.27 FEET; THENCE N3°39'16"W 119.41 FEET; THENCE S84°47'41"W 109.45 FEET; THENCE N5°12'19"W 20.00 FEET; THENCE N84°47'41"E 130.00 FEET; THENCE S3°39'16"E 121.58 FEET; THENCE S88°48'49"E 122.36 FEET; THENCE N0°18'49"W 98.18 FEET; THENCE N89°41'11"E 67.00 FEET; THENCE S0°18'49"E 20.00 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2	PHONE: (586)868-2350
	MACOMB, MI 48044	FAX: (586)868-2351
	<b>MIDTOWN CROSSING</b>	
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		SCALE: NTS
		DATE: 03-05-19
		DRAWN BY: G.S./D.S.
<b>SANITARY SEWER EASEMENT DESCRIPTION</b>		LDCS # 18-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		(586)-263-1203 DRAWING NO. 2 OF 2



RECEIVED  
OAKLAND COUNTY  
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2020 FEB 24 PM 1:53

37801  
LIBER 53865 PAGE 895  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/24/2020 02:55:57 P.M. RECEIPT# 29585  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT  
FOR WATER MAINS

Sidwell #88-20-10-476-066 & 044 (pt of) <sup>Lot 8</sup> ~~8~~ 045 <sup>Lot 7</sup>  
~~lots 79-86~~

**MJC 5215 ROCHESTER, LLC** a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, 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" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART OF

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 24th day of February A.D. 2020.

MJC 5215 ROCHESTER, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Michael A. Chirco  
Its Manager

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E

STATE OF MICHIGAN )  
COUNTY OF Macomb )

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-22-2021  
Acting in the County of Macomb

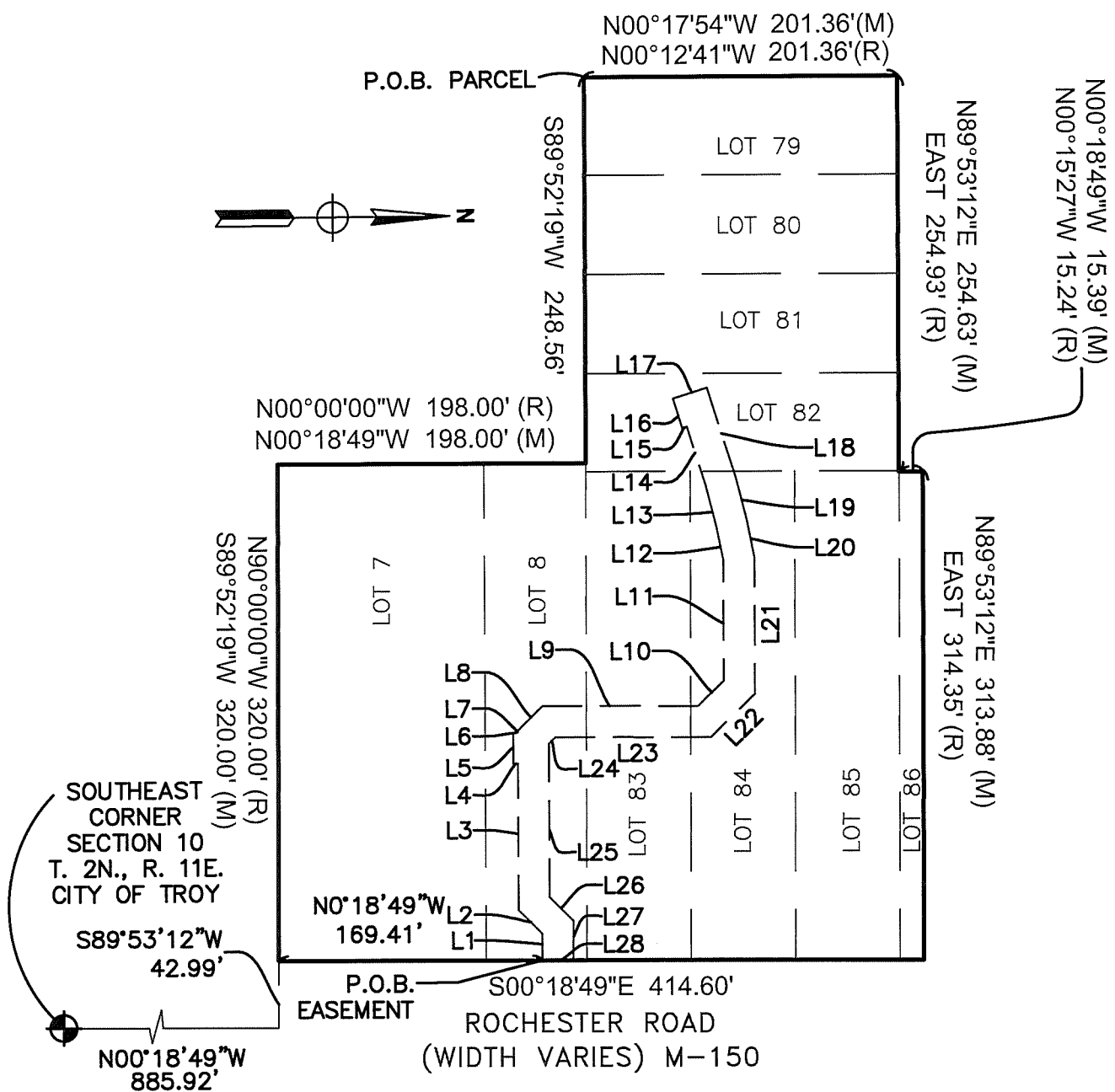
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Prepared by: Larysa Figol, SR/WA, City of Troy, 500 West Big Beaver, Troy, MI 48084  
When recorded return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

OKLB

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	17.07	S89°49'56"W
L2	21.42	S44°49'56"W
L3	94.20	S89°41'11"W
L4	3.05	S0°00'00"E
L5	20.00	N90°00'00"W
L6	2.95	N0°00'00"E
L7	1.10	S89°41'11"W
L8	22.44	N45°15'11"W
L9	100.15	N0°11'34"W
L10	23.20	N44°38'29"W

Parcel Line Table		
Line	Length	Direction
L11	77.66	S89°48'30"W
L12	22.02	S78°33'30"W
L13	27.05	S75°23'36"W
L14	39.91	S72°13'43"W
L15	3.00	S17°46'17"E
L16	20.00	S72°13'43"W
L17	23.00	N17°46'17"W
L18	60.46	N72°13'43"E
L19	28.16	N75°23'36"E
L20	24.54	N78°33'30"E

Parcel Line Table		
Line	Length	Direction
L21	88.02	N89°48'30"E
L22	39.77	S44°38'29"E
L23	100.02	S0°11'34"E
L24	5.85	S45°15'11"E
L25	98.75	N89°41'11"E
L26	21.45	N44°49'56"E
L27	25.30	N89°49'56"E
L28	20.00	S0°18'49"E

CITY OF TROY PROJECT# 15.916.3



LAND DEVELOPMENT CONSULTING SERVICES, INC.  
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MACOMB, MI 48044  
PHONE: (586)868-2350  
FAX: (586)868-2351

MIDTOWN CROSSING  
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

WATER MAIN EASEMENT MAP

MJC 5215 ROCHESTER LLC  
46600 ROMEO PLANK ROAD, SUITE 5  
MACOMB, MI 48044

(586)-263-1203

SCALE: 1" = 100'  
DATE: 03-05-19  
DRAWN BY: G.S./D.S.  
LDCS # 18-SP-01  
DRAWING NO.  
1 OF 2

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PROPOSED WATER MAIN EASEMENT:

PART OF LOT 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 82, 83, AND 84 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
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CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: NTS
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 03-05-19
<b>WATER MAIN EASEMENT DESCRIPTION</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC (586)-263-1203		LDCS # 18-SP-01
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWING NO. 2 OF 2



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PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT  
FOR A DETENTION POND

Sidwell #88-20-10-476-066 (pt of) ~~8~~ 044 & 045  
Lots 79-80 Lot 8 Lot 7

**MJC 5215 ROCHESTER, LLC** a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 48084, 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, reconstruct, modify, repair, upgrade, improve, inspect, enlarge or remove and/or replace a detention pond, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of access, reconstruction, modification, repair, upgrade, improvement, inspection, enlargement, removal and/or replacement thereof.

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Notary Public, State of Michigan  
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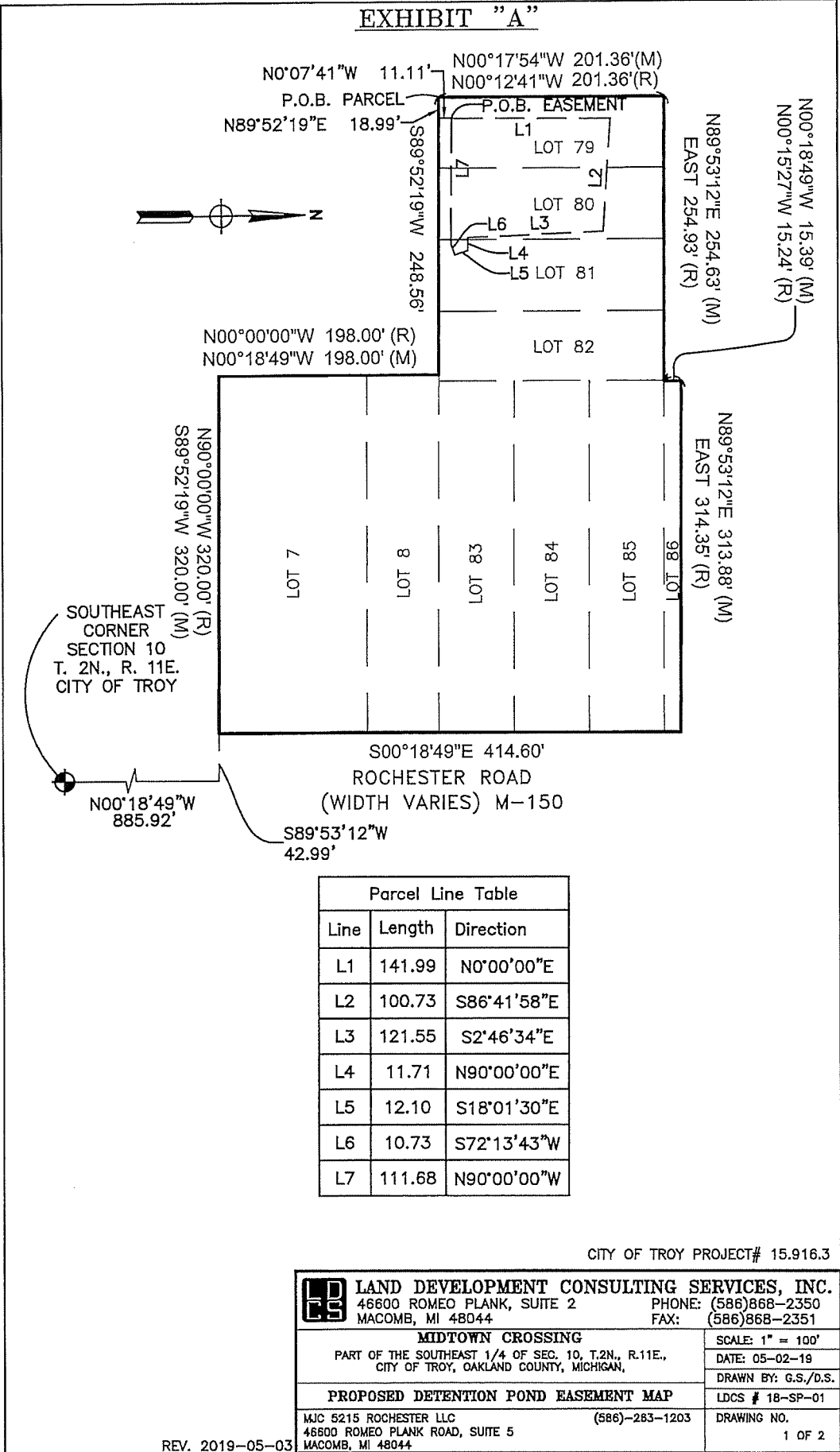
\* [Signature]  
Notary Public, \_\_\_\_\_ County, Michigan  
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Acting in \_\_\_\_\_ County, Michigan

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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OKLB

EXHIBIT "A"



CITY OF TROY PROJECT# 15.916.3


	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	
PHONE: (586)868-2350		
FAX: (586)868-2351		
<b>MIDTOWN CROSSING</b>		
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		
<b>PROPOSED DETENTION POND EASEMENT MAP</b>		
MJC 5215 ROCHESTER LLC (586)-283-1203		
46600 ROMEO PLANK ROAD, SUITE 5		
MACOMB, MI 48044		
SCALE: 1" = 100'		
DATE: 05-02-19		
DRAWN BY: G.S./D.S.		
LDOS # 18-SP-01		
DRAWING NO.		
1 OF 2		

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LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.


PROPOSED DETENTION POND EASEMENT

PART OF LOTS 79, 80 AND 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N89°52'19"E 18.99' FEET, ALONG THE SOUTH LINE OF SAID LOT 79; THENCE N0°07'41"W 11.11 FEET TO THE POINT OF BEGINNING THENCE N0°00'00"E 141.99 FEET, THENCE S86°41'58"E 100.73 FEET, THENCE S2°46'34"E 121.55 FEET, THENCE N90°00'00"E 11.71 FEET, THENCE S18°01'30"E 12.10 FEET, THENCE S72°13'43"W 10.73 FEET, THENCE N90°00'00"W 111.68 FEET TO THE POINT OF BEGINNING. CONTAINING 0.336 ACRES OF LAND.

*pt 20-10-476-006*

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: NTS
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 05-02-19
<b>DETENTION POND EASEMENT DESCRIPTION</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		LDCS # 18-SP-01
REV. 2019-05-03		DRAWING NO. 2 OF 2

2020 FEB 24 PM 1:53

37803  
LIBER 53866 PAGE 1  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/24/2020 02:55:57 P.M. RECEIPT# 29585  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT  
FOR EMERGENCY INGRESS/EGRESS

Sidwell #88-20-10-476-066, 044 & 045 (pt of)

lots 79-86 lot 8 lot 7

**MJC 5215 ROCHESTER, LLC** a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 48084, 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 **an easement for the purpose of ingress and egress by emergency service providers** in, over, upon and through the following described premises situated in the City of Troy, Oakland County, Michigan described as:

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

Grantor reserves for the benefit of the City and any emergency service agency, an easement over the Easement Area described on the attached and incorporated Exhibit A for use by the City, and/or emergency vehicles. Said easement shall be for purposes of ingress and egress to provide, without limitation, fire and police protection, ambulances and rescue services and other lawful governmental or private emergency services to the premises, owners, occupants and invitees thereof. No permanent buildings or similar structures shall not be constructed or installed in the easement area.

No public use shall be made of the emergency access areas except for access by emergency vehicles.

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 24 day of February A.D. 2020.

MJC 5215 ROCHESTER, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Michael A. Chirco  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF Macomb )

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-22-2021  
Acting in the County of Macomb

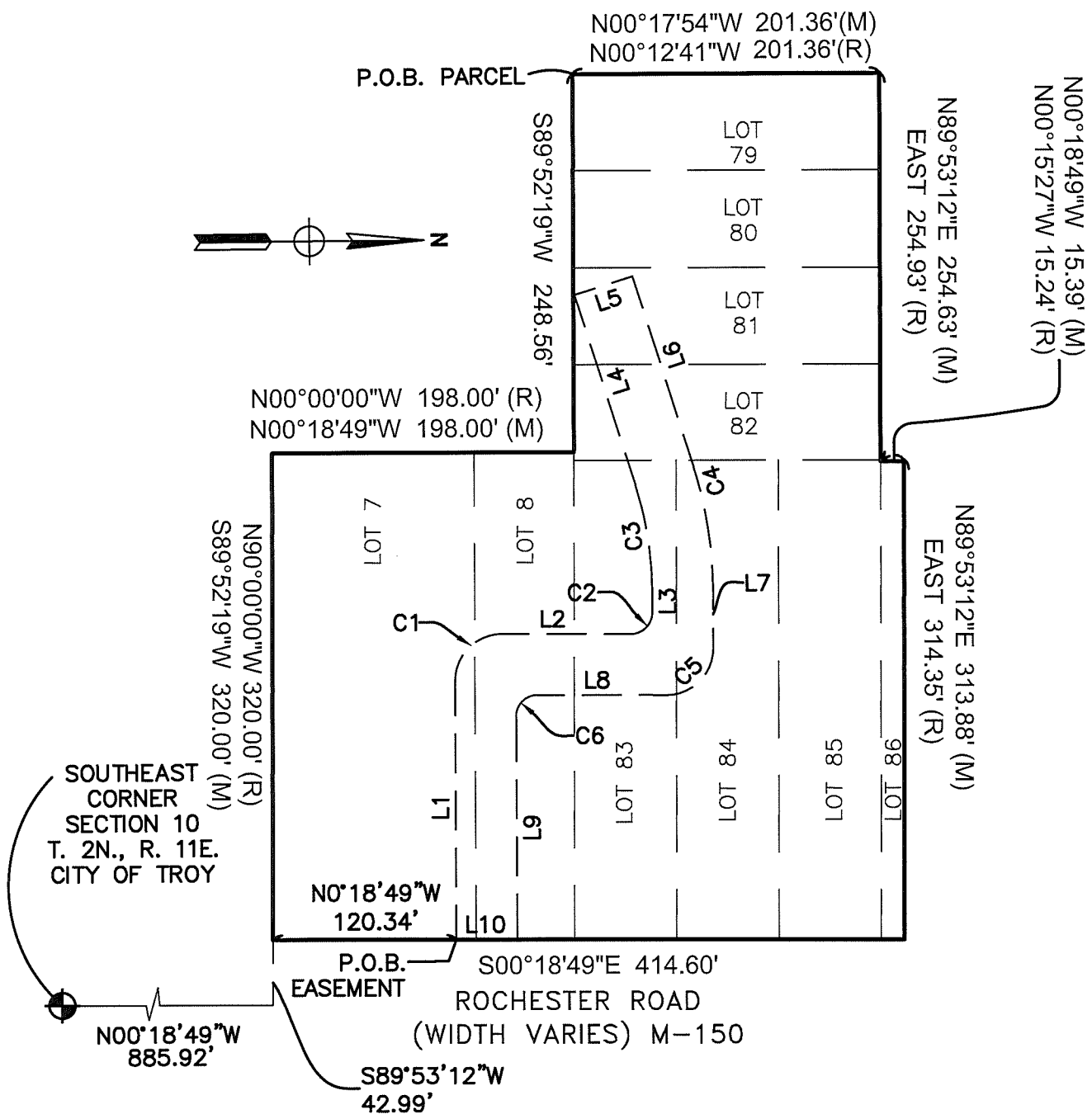
[Signature]  
\*  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE

OKLB


EXHIBIT "A"



Parcel Line Table		
Line	Length	Direction
L1	169.45	S89°41'11"W
L2	84.61	N0°11'34"W
L3	14.61	S89°48'26"W
L4	131.06	S72°13'43"W
L5	40.00	N18°01'30"W
L6	131.24	N72°13'43"E
L7	37.61	N89°48'26"E
L8	84.56	S0°11'34"E
L9	146.40	N89°41'11"E
L10	40.00	S0°18'49"E

Curve Table					
Curve	Length	Radius	Chord Bearing	Chord	Delta
C1	48.76	31.00	N45°15'11"W	43.89	90°07'15"
C2	21.99	14.00	N45°11'34"W	19.80	90°00'00"
C3	70.57	230.00	S81°01'04"W	70.29	17°34'44"
C4	82.84	270.00	N81°01'04"E	82.51	17°34'44"
C5	48.69	31.00	S45°11'34"E	43.84	90°00'00"
C6	22.02	14.00	S45°15'11"E	19.82	90°07'15"

CITY OF TROY PROJECT# 15.916.3



LAND DEVELOPMENT CONSULTING SERVICES, INC.  
46600 ROMEO PLANK, SUITE 2  
MACOMB, MI 48044

PHONE: (586)868-2350  
FAX: (586)868-2351

MIDTOWN CROSSING  
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

PROPOSED ROAD EASEMENT MAP

MJC 5215 ROCHESTER LLC  
46600 ROMEO PLANK ROAD, SUITE 5  
MACOMB, MI 48044

SCALE: 1" = 100'  
DATE: 03-05-19  
DRAWN BY: G.S./D.S.  
LDCS # 18-SP-01  
DRAWING NO.  
1 OF 2



EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:


BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED ROAD EASEMENT:

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 81, 82, 83, AND 84 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 120.34 FEET TO THE POINT OF BEGINNING; THENCE S89°41'11"W 169.45 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 48.76 FEET, RADIUS 31.00 FEET, CHORD BEARING N45°15'11"W, CHORD LENGTH 43.89 FEET; THENCE N0°11'34"W 84.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 21.99 FEET, RADIUS 14.00 FEET, CHORD BEARING N45°11'34"W AND CHORD LENGTH 19.80 FEET; THENCE S89°48'26"W 14.61 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 70.57 FEET RADIUS 230.00 FEET, CHORD BEARING S81°01'04"W AND CHORD LENGTH 70.29 FEET; THENCE S72°13'43"W 131.06 FEET; THENCE N18°01'30"W 40.00 FEET; THENCE N72°13'43"E 131.24 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 82.84 FEET, RADIUS 270.00 FEET, CHORD BEARING N81°01'04"E AND CHORD LENGTH 82.51; THENCE N89°48'26"E 37.61 FEET; THENCE ALONG A CURVE TO THE RIGHT HAVING ARC LENGTH 48.69 FEET, RADIUS 31.00 FEET, CHORD BEARING S45°11'34"E AND CHORD LENGTH 43.84 FEET; THENCE S0°11'34"E 84.56 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING ARC LENGTH 22.02 FEET, RADIUS 14.00 FEET, CHORD BEARING S45°15'11"E AND CHORD LENGTH 19.82 FEET; THENCE N89°41'11"E 146.40 FEET; THENCE S00°18'49"E 40.00 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: NTS
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 03-05-19
<b>PROPOSED ROAD EASEMENT DESCRIPTION</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC (586)-263-1203		LDCS # 18-SP-01
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWING NO. 2 OF 2



RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2020 FEB 24 PM 1:53

37804  
LIBER 53866 PAGE 4  
\$26.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
02/24/2020 02:55:57 P.M. RECEIPT# 29585  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

PERMANENT EASEMENT  
FOR PUBLIC UTILITIES

Sidwell #88-20-10-476-066, 044 & 045 (pt of)

lots 79-86 lot 8 lot 7

**MJC 5215 ROCHESTER, LLC** a Michigan limited liability company, Grantor(s), whose address is 46600 Romeo Plank Rd., Suite 2, Macomb, MI 480844, 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 utilities, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed \_\_\_\_\_ signature(s)  
this 24 day of February A.D. 2020.

MJC 5215 ROCHESTER, LLC  
a Michigan limited liability company

By [Signature] (L.S.)  
\* Michael A. Chirco  
Its Manager

STATE OF MICHIGAN )  
COUNTY OF Macomb )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

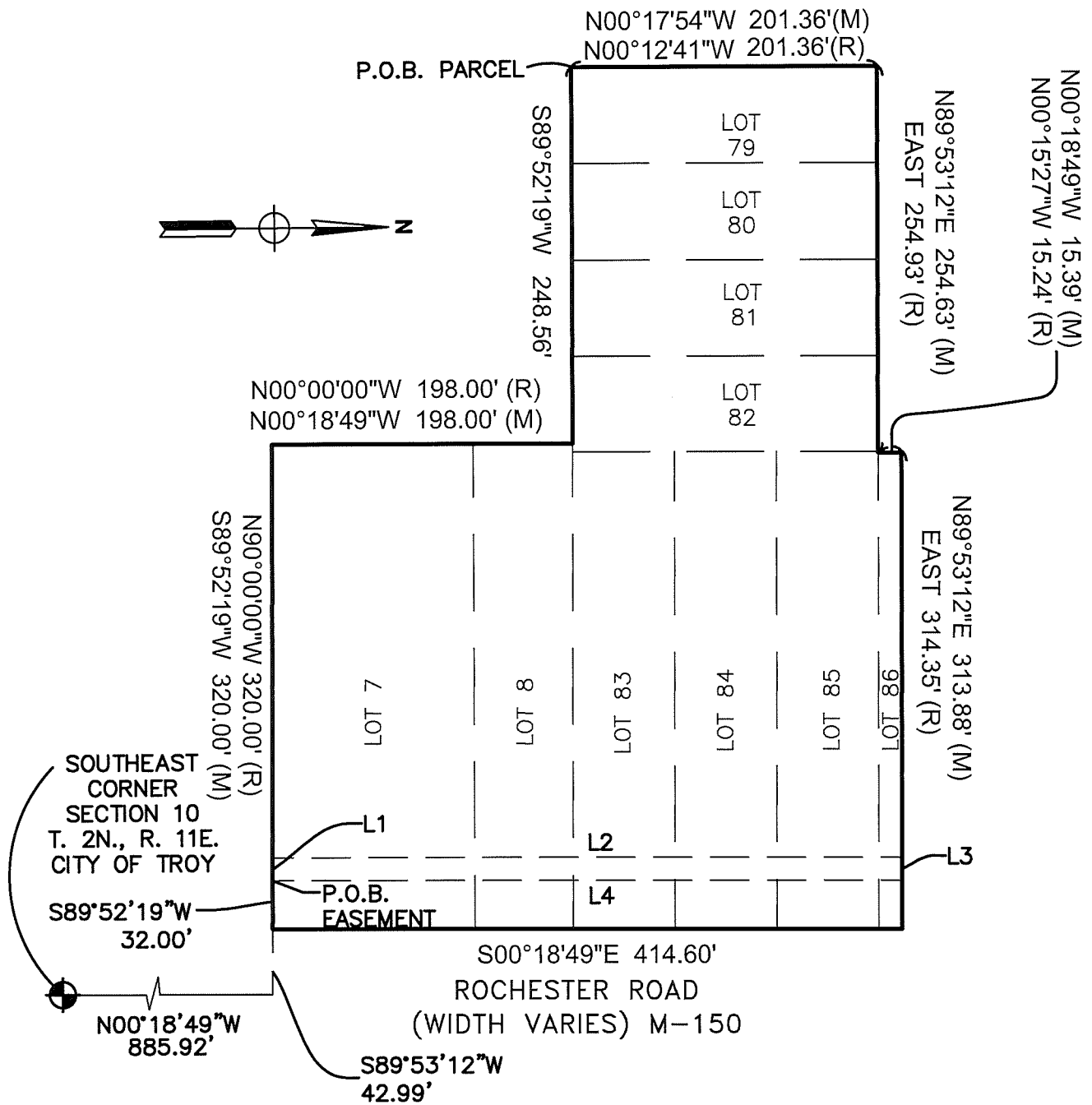
MARGHERITA M MOCERI  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-22-2021  
Acting in the County of Macomb

[Signature]  
Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ 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

OKLB

PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURE



Parcel Line Table		
Line	Length	Direction
L1	15.00	S89°52'19"W
L2	414.62	N0°18'49"W
L3	15.00	N89°53'12"E
L4	414.61	S0°18'49"E



**MIDTOWN CROSSING**  
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

DRAWING NO.  
1 OF 2

EXHIBIT "B"

COMBINED PROPERTY DESCRIPTION:

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:


BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

PROPOSED PUBLIC UTILITY EASEMENT

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 32.00 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 15.00 FEET; THENCE N0°18'49"W 414.62 FEET; THENCE N89°53'12"E 15.00 FEET; THENCE S0°18'49"E 414.61 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: NTS
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 01-08-19
<b>PUBLIC UTILITY EASEMENT DESCRIPTION</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC (586)-263-1203		LDCS # 18-SP-01
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWING NO. 2 OF 2

OAKLAND COUNTY TREASURERS CERTIFICATE  
This is to certify that there are no delinquent property taxes as of this date owed to our office on this property. No representation is made as to the status of any taxes, tax liens or titles owed to any other entities.

37805  
LIBER 53866 PAGE 7  
\$26.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
02/24/2020 02:55:57 P.M. RECEIPT# 29585  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

*AK*

FEB 24 2020

ANDREW E. MEISNER, County Treasurer  
Sec. 135, Act 206, 1893 as amended

5.00

000368

WARRANTY DEED

Sidwell # 88-20-10-476-066, 044, 045 (pt of)  
Resolution # *lots 79-86 Lot 8 Lot 7*

The Grantor(s) **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company whose address is: 46600 Romeo Plank Rd., Suite 2, Macomb, MI 48084 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" and "B" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

subject to easements and building and use restrictions of record and further subject to

Dated this 24 day of February, 2020.

MJC 5215 Rochester, LLC,  
a Michigan limited liability company

By *[Signature]*  
Michael A. Chirco  
Its: Manager

STATE OF MICHIGAN)  
COUNTY OF ~~OAKLAND~~  
*Macomb*

The foregoing instrument was acknowledged before me this 24th day of February, 2020, by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

MARGHERITA M MOCERI  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 02-22-2021  
Acting in the County of *Macomb*

*[Signature]*  
Notary Public, \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ 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	

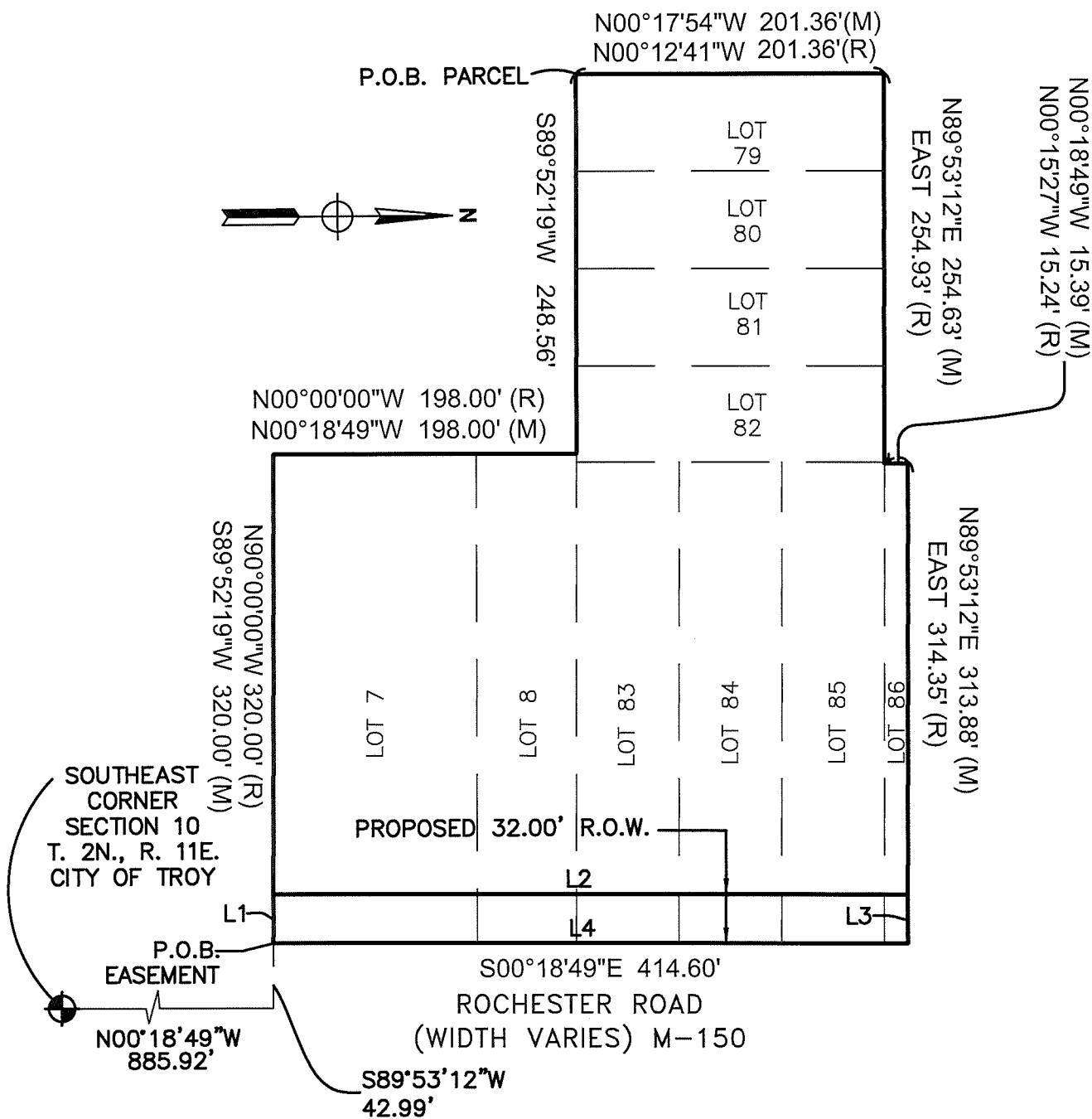
Tax Parcel #20-10-476-066, 044 & 045 (pt of) \_\_\_\_\_ Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

2020 FEB 24 PM 2:11  
RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

OKLB

EXHIBIT "A"



CITY OF TROY PROJECT# 15.916.3



**LAND DEVELOPMENT CONSULTING SERVICES, INC.**  
46600 ROMEO PLANK, SUITE 2  
MACOMB, MI 48044

PHONE: (586)868-2350  
FAX: (586)868-2351

**MIDTOWN CROSSING**

PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E.,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

**RIGHT-OF-WAY EASEMENT MAP**

MJC 5215 ROCHESTER LLC  
46600 ROMEO PLANK ROAD, SUITE 5  
MACOMB, MI 48044

(586)-263-1203

SCALE: 1" = 100'

DATE: 03-05-19

DRAWN BY: G.S./D.S.

LDOS # 18-SP-01

DRAWING NO.

1 OF 2

REV. 2019-04-05



**EXHIBIT "B"**

**COMBINED PROPERTY DESCRIPTION:**

LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:


BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 414.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT BEING SOUTHEAST CORNER OF LOT 7 OF SAID CRYSTAL SPRINGS SUBDIVISION; THENCE N90°00'00"W 320.00' (RECORDED) S89°52'19"W 320.00' (MEASURED) ALONG SOUTH LINE OF SAID LOT 7; THENCE N00°00'00"W 198.00 (RECORDED) N00°18'49"W 198.00' (MEASURED) SAID LINE ALSO BEING WESTERLY LINE OF SAID LOT 7 & 8; THENCE S89°52'19"W 248.56' ALONG NORTHERLY LINE OF LOTS 9 & 10 TO THE POINT OF BEGINNING. CONTAINING 4.193 ACRES OF LAND.

**PROPOSED ROCHESTER ROAD ROW EASEMENT:**

PART OF LOTS 7 & 8 OF "CRYSTAL SPRINGS SUBDIVISION", AS RECORDED IN LIBER 28, PAGE 23, OAKLAND COUNTY RECORDS, ALSO PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.  
MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 885.92 FEET; THENCE S89°53'12"W 42.99 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 32.00 FEET; THENCE N0°18'49"W 414.61 FEET; THENCE N89°53'12"E 32.00 FEET; THENCE S0°18'49"E 414.60 FEET TO THE POINT OF BEGINNING.

CITY OF TROY PROJECT# 15.916.3

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>MIDTOWN CROSSING</b>		SCALE: NTS
PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 03-05-19
<b>RIGHT-OF-WAY EASEMENT DESCRIPTION</b>		DRAWN BY: G.S./D.S.
MJC 5215 ROCHESTER LLC (586)-263-1203		LDCS # 18-SP-01
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWING NO. 2 OF 2