



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: March 9, 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 to Abandon and Vacate Four Permanents Easement and Right-of-Way, Sidwell #88-20-10-476-066

---

### **History**

City Council previously accepted four permanent easements and a warranty deed for Rochester Road right-of-way at their June 27, 2016 meeting (Resolution #2016-06-111-J-12) for the proposed 12 unit Sandalwood Crossing Site Condominium.

The plans for this development were abandoned. Last year the property owner and developer submitted new plans for Midtown Crossing Site Condominium, a 14 unit cluster development located in the southwest ¼ of Section 10, on the West side of Rochester Road, north of Long Lake, between Creston and Trinway. Since 2016, the owner/developer acquired an additional 2 parcels and enlarged the development envelope of the abandoned Sandalwood Crossing project.

New construction and design plans have reconfigured all public utility and detention pond locations as well as the private road. The Engineering department is recommending that easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41, and Liber 49582 Page 17 be abandoned.

The easement rights and right-of-way will be returned to the property owner, MJC 5215 Rochester, LLC, by Quit Claim Deed executed by the Mayor and City Clerk.

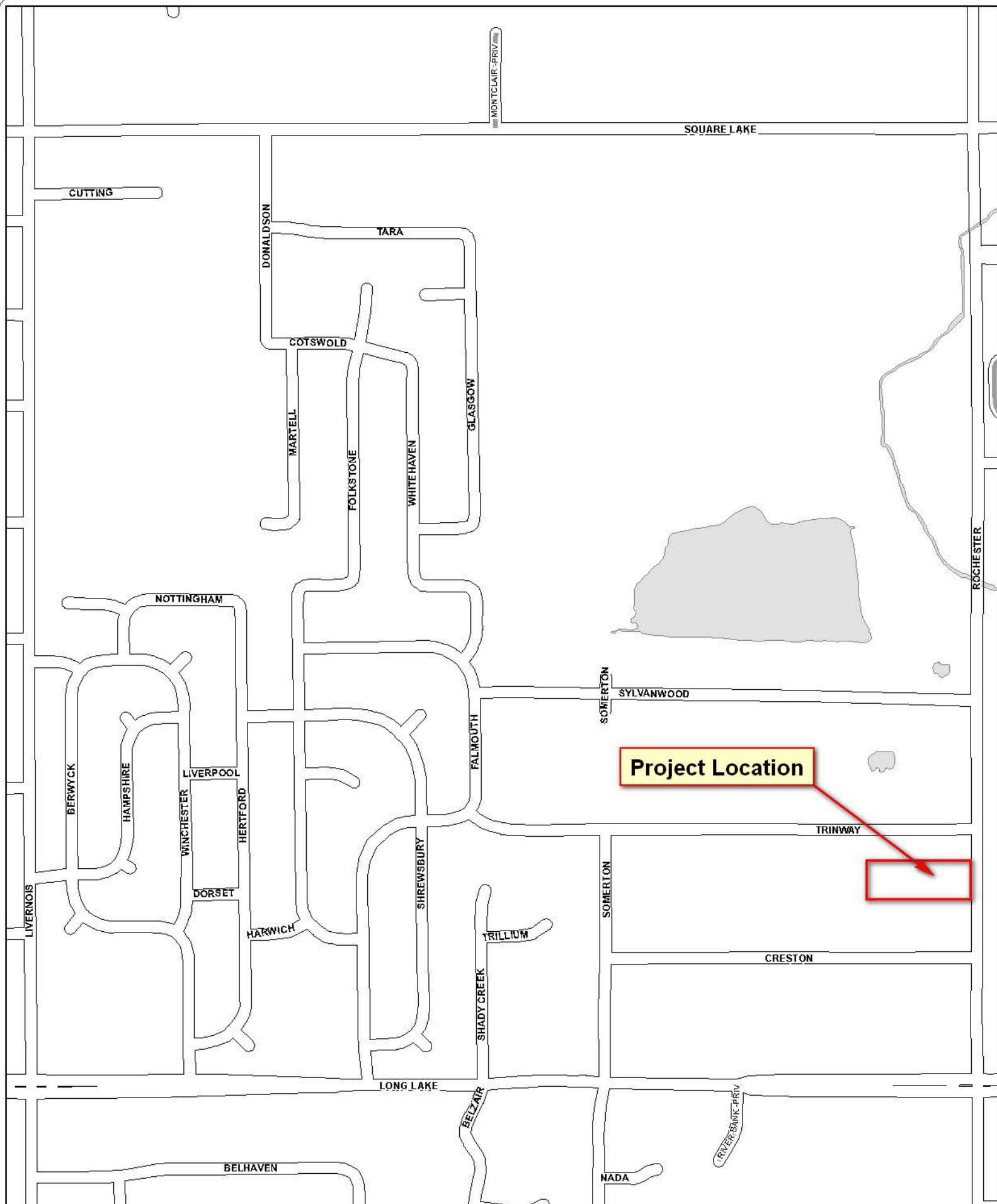
The City has received signed permanent easements for sanitary sewers, water mains, detention pond, emergency ingress/egress, and public utilities as well as a warranty deed for Rochester Road right-of-way for the new Midtown Crossing Site Condominium project. These new conveyance documents will be presented to City Council for acceptance in a separate memorandum.

### **Financial**

The consideration amount on the quit claim deed is \$1.00.

## **Recommendation**

City Staff recommends that City Council vacate the permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41 and the right-of-way recorded by warranty deed in Liber 49582 Page 17. These property rights will be returned to the current owner by recording a Quit Claim Deed executed by the Mayor and City Clerk.



**Legend**

- Private
- Do Not Salt

**Street Map**  
**Section 10**



Date: 10/28/2015

**QUIT CLAIM DEED  
TO VACATE FOUR PERMANENT EASEMENTS AND RIGHT-OF-WAY**

Sidwell #88-20-10-476-066 (part of)  
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, Grantee, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044, the following premises of easement areas and land more particularly described on Exhibit A, B, C, D & E, attached hereto and made a part hereof, in the City of Troy, County of Oakland and State of Michigan as described and previously recorded:

1. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 32 with the Register of Deeds of Oakland County, Michigan (Emergency Ingress/Egress for Emergency Police/Fire Protection) – EXHIBIT "A"
2. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 35 with the Register of Deeds of Oakland County, Michigan (Ingress/Egress for Detention Pond Access) – EXHIBIT "B"
3. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 38 with the Register of Deeds of Oakland County, Michigan (Water Main) – EXHIBIT "C"
4. Permanent Easement dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 41 with the Register of Deeds of Oakland County, Michigan (Sanitary Sewer) – EXHIBIT "D"
5. Warranty Deed dated June 9, 2016 by MJC 5215 Rochester LLC, a Michigan limited liability company, in favor of the City of Troy, a Michigan municipal corporation, recorded on July 14, 2016 in Liber 49582, Page 17 with the Register of Deeds of Oakland County, Michigan – EXHIBIT "E"

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

Dated this \_\_\_\_\_ day of March, 2020.

CITY OF TROY  
a Michigan municipal corporation

By \_\_\_\_\_  
\* Ethan D. Baker, Mayor

By \_\_\_\_\_  
\* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN )  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of March, 2020 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of The City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

\_\_\_\_\_  
\*  
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 # 88-20-10-476-006 (pt) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

RECORDED  
OAKLAND COUNTY  
REGISTER OF DEEDS

LIBER 49582 PAGE 32  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
07/14/2016 12:43:50 PM RECEIPT# 78799  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

2016 JUL 13 PM 11:39

**EXHIBIT "A"****PERMANENT EASEMENT**

Sidwell # 88-20-10-476-066 (pt. of)  
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 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, grants to the Grantee **the right to traverse or use for emergency ingress/egress for police/fire protection** of the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,  
a Michigan limited liability company

By: [Signature]  
\*Michael A. Chirco, Manager

STATE OF MICHIGAN )  
COUNTY OF MACOMB )

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 23, 2019  
ACTING IN COUNTY OF MACOMB

[Signature]

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

Prepared by:

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

Return to:

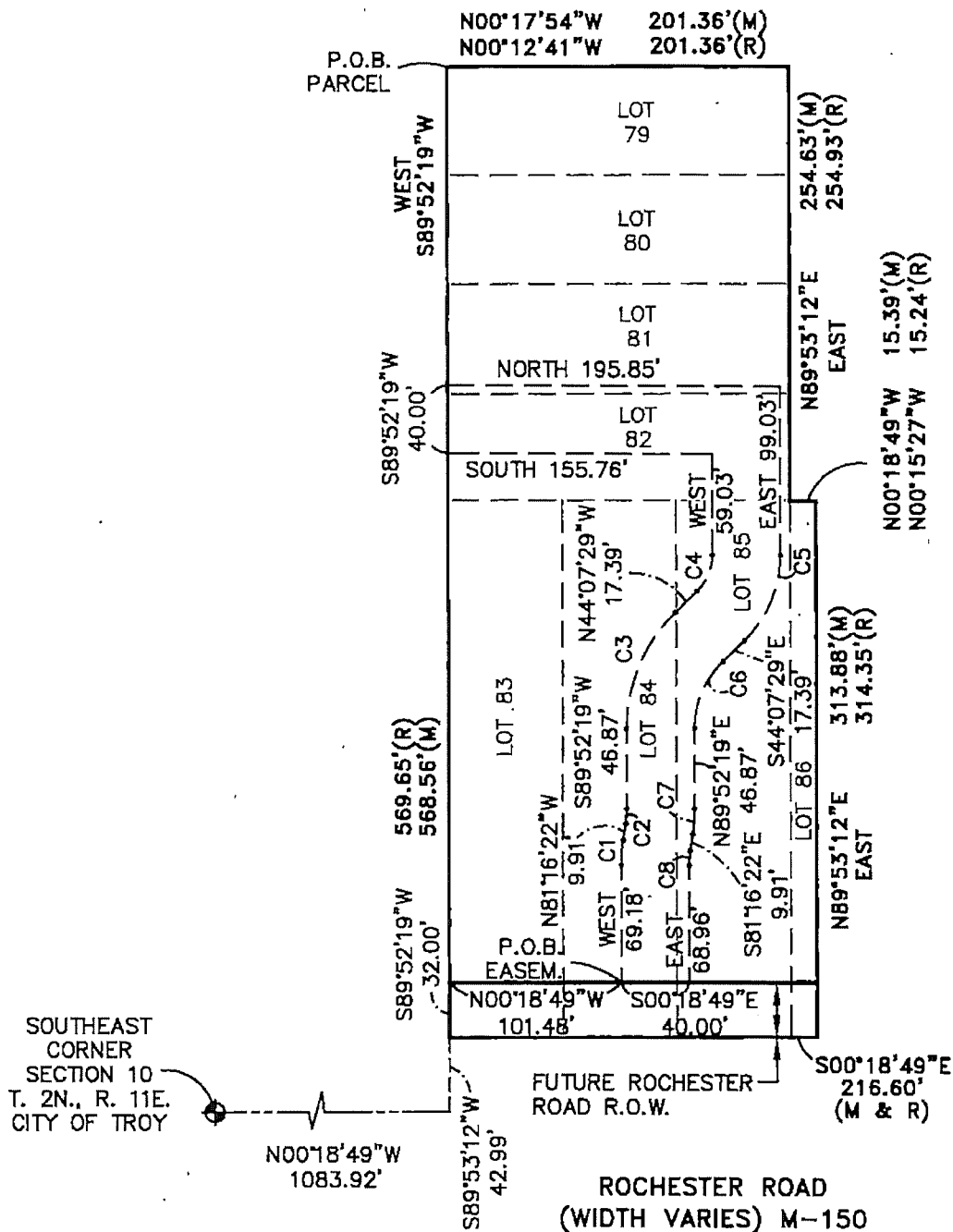
City Clerk  
City of Troy  
500 West Big Beaver Road  
Troy, Michigan 48084

OK - AN

## EXHIBIT "A"



SCALE 1" = 100'



CURVE TABLE

CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA
C1	14.47	95.00	N85°38'11"W	14.46	08°43'38"
C2	8.50	55.00	N85°42'01"W	8.49	08°51'19"
C3	76.28	95.00	N67°07'35"W	74.24	46°00'11"
C4	24.02	30.00	N67°03'45"W	23.38	45°52'31"
C5	56.05	70.00	S67°03'45"E	54.56	45°52'31"
C6	44.16	55.00	S67°07'35"E	42.98	46°00'11"
C7	14.68	95.00	S85°42'01"E	14.67	08°51'19"
C8	8.38	55.00	S85°38'11"E	8.37	08°43'38"



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

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

**SANDALWOOD CROSSING**  
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE  
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,  
OAKLAND COUNTY, MICHIGAN.

**ROAD 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: 01-15-16

DRAWN BY: S.H.T.

LDCS # 15-SP-01

PAGE NO.

1

EXHIBIT "B"

PROPERTY DESCRIPTION

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-006


PROPOSED ROW EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 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:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 32.00 FEET; THENCE N00°18'49"W 101.48 FEET TO THE POINT OF BEGINNING; THENCE WEST 69.18 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 14.47' RADIUS 95.00' CHORD BEARING N85°38'11"W CHORD LENGTH 14.46' DELTA ANGLE 08°43'38"; THENCE N81°16'22"W 9.91 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 8.50' RADIUS 55.00' CHORD BEARING N85°42'01"W CHORD LENGTH 8.49' DELTA ANGLE 08°51'19"; THENCE S89°52'19"W 46.87 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 76.28' RADIUS 95.00' CHORD BEARING N67°07'35"W CHORD LENGTH 74.24' DELTA ANGLE 46°00'11"; THENCE N44°07'29"W 17.39 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 24.02' RADIUS 30.00' CHORD BEARING N67°03'45"W CHORD LENGTH 23.38' DELTA ANGLE 45°52'31"; THENCE WEST 59.03 FEET; THENCE SOUTH 155.76 FEET; THENCE S89°52'19"W 40.00 FEET; THENCE NORTH 195.85 FEET; THENCE EAST 99.03 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 56.05' RADIUS 70.00' CHORD BEARING S67°03'45"E CHORD LENGTH 54.56' DELTA ANGLE 45°52'31"; THENCE S44°07'29"E 17.39 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 44.16' RADIUS 55.00' CHORD BEARING S67°07'35"E CHORD LENGTH 42.98' DELTA ANGLE 46°00'11"; THENCE N89°52'19"E 46.87 FEET; THENCE ALONG CURVE TO THE RIGHT HAVING ARC LENGTH 14.68' RADIUS 95.00' CHORD BEARING S85°42'01"E CHORD LENGTH 14.67' DELTA ANGLE 08°51'19"; THENCE S81°16'22"E 9.91 FEET; THENCE ALONG CURVE TO THE LEFT HAVING ARC LENGTH 8.38' RADIUS 55.00' CHORD BEARING S85°38'11"E CHORD LENGTH 8.37' DELTA ANGLE 08°43'38"; THENCE EAST 68.96 FEET; THENCE S00°18'49"E 40.00 FEET TO THE POINT OF BEGINNING.

Pt. 20-10-476-006

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		SCALE: NTS
ROW EASEMENT DESCRIPTION		DATE: 01-15-16
MJC 5215 ROCHESTER LLC (586)-263-1203 48800 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWN BY: S.H.T.
		LDCS # 15-SP-01
		PAGE NO. 2

LIBER 49582 PAGE 35  
 \$16.00 MISC RECORDING  
 \$4.00 REMONUMENTATION  
 07/14/2016 12:43:50 PM RECEIPT# 78799  
 PAID RECORDED - Oakland County, MI  
 Lisa Brown, Clerk/Register of Deeds

SALE  
 REC.  
 2016 JUL 13 PM 4:39

## EXHIBIT "B"

### PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)  
 Resolution # 2016-06-11-3-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 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, grants to the Grantee **the right to traverse or use for ingress/egress for detention pond access** of the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,  
 a Michigan limited liability company

By: [Signature]  
 \*Michael A. Chirco, Manager

STATE OF MICHIGAN )  
 COUNTY OF Macomb )

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE  
 NOTARY PUBLIC, STATE OF MI  
 COUNTY OF MACOMB  
 MY COMMISSION EXPIRES Jun 23, 2019  
 ACTING IN COUNTY OF Macomb

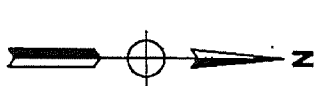
[Signature: Barbara A. Klonke]

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

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

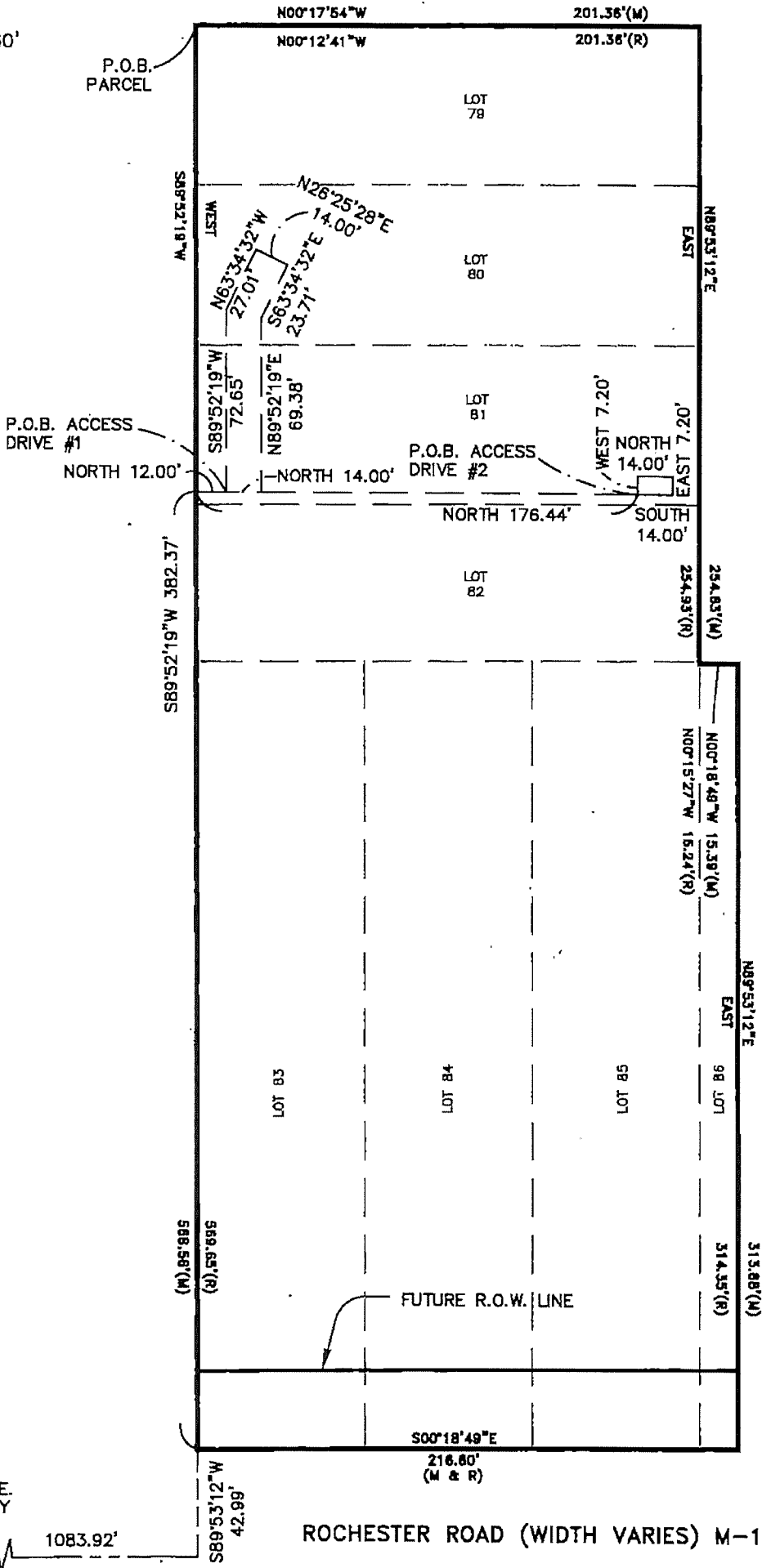
Return to:  
 City Clerk  
 City of Troy  
 500 West Big Beaver Road  
 Troy, Michigan 48084

OK - AN



SCALE 1" = 60'

EXHIBIT "A"



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

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

SANDALWOOD CROSSING  
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE  
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,  
OAKLAND COUNTY, MICHIGAN.

ACCESS DRIVES EASEMENT MAP

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

(586)-263-1203

SCALE: 1" = 60'  
DATE: 01-28-16  
DRAWN BY: S.H.T.  
LDCS # 15-SP-01  
PAGE NO.  
1-

EXHIBIT "B"

PROPERTY DESCRIPTION

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066

PROPOSED DETENTION BASIN DRIVE EASEMENT #1

PART OF LOTS 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:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 382.37 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 72.65 FEET; THENCE N63°34'32"W 27.01 FEET; THENCE N26°25'28"E 14.00 FEET; THENCE S63°34'32"E 23.71 FEET; THENCE N89°52'19"E 69.38 FEET; THENCE SOUTH 14.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-066


PROPOSED DETENTION BASIN DRIVE EASEMENT #2

PART OF LOT 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:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 382.37 FEET; THENCE NORTH 176.44 FEET TO THE POINT OF BEGINNING; THENCE WEST 7.20 FEET; THENCE NORTH 14.00 FEET; THENCE EAST 7.20 FEET; THENCE SOUTH 14.00 FEET TO THE POINT OF BEGINNING.

pt. 20-10-476-066

	LAND DEVELOPMENT CONSULTING SERVICES, INC.	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.		SCALE: NTS
ACCESS DRIVES EASEMENT MAP		DATE: 01-28-16
MJC 5215 ROCHESTER LLC (586)-263-1203		DRAWN BY: S.H.T.
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		LDCS # 15-SP-01
		PAGE NO. 2

RECEIVED  
OAKLAND COUNTY  
REGISTERED  
2016 JUL 13 PM 1:39

LIBER 49582 PAGE 38  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
07/14/2016 12:43:50 PM RECEIPT# 78799  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

## EXHIBIT "C"

### PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)  
Resolution # 2016-06-111-J-12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace **water main**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,  
a Michigan limited liability company

By: [Signature]

Michael A. Chirco, Manager

STATE OF MICHIGAN )  
COUNTY OF MACOMB )

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 23, 2019  
ACTING IN COUNTY OF MACOMB

[Signature]

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

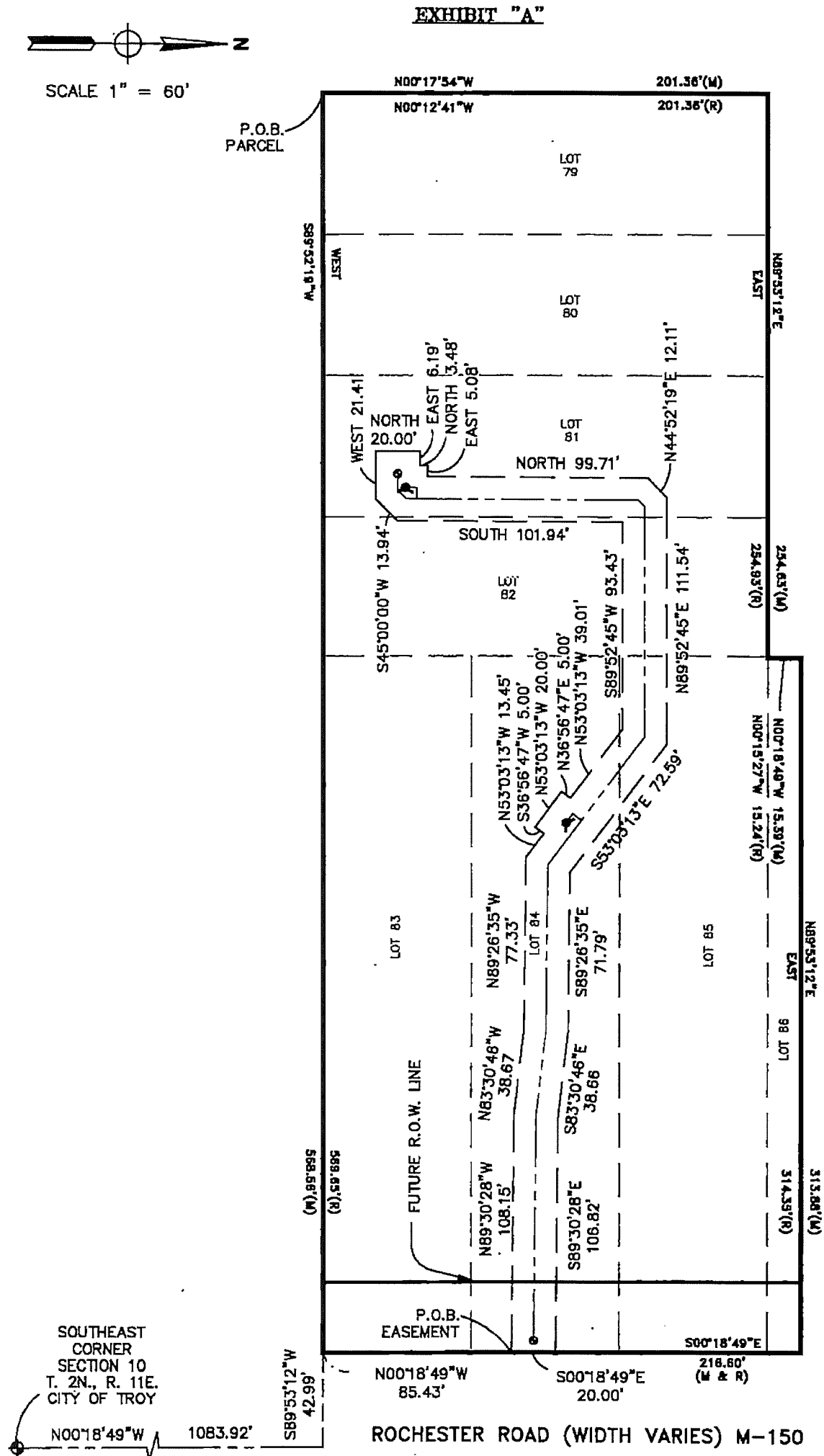
Prepared by:

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

OK - AN




	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	PHONE: (586)868-2350
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	FAX: (586)868-2351
<b>SANDALWOOD CROSSING</b>		SCALE: 1" = 80'
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.		DATE: 12-28-15
<b>WATER MAIN EASEMENT MAP</b>		DRAWN BY: S.H.T.
MJC 5215 ROCHESTER LLC 46800 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		LDCS # 15-SP-01
(586)-263-1203		PAGE NO. 1

EXHIBIT "B"PROPERTY DESCRIPTION

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066

PROPOSED WATER MAIN EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 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:

*Commencing* BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 85.43 FEET TO THE POINT OF BEGINNING; THENCE N89°30'28"W 108.15 FEET; THENCE N83°30'46"W 38.67 FEET; THENCE N89°26'35"W 77.33 FEET; THENCE N53°03'13"W 13.45 FEET; THENCE S36°56'47"W 5.00 FEET; THENCE N53°03'13"W 20.00 FEET; THENCE N36°56'47"E 5.00 FEET; THENCE N53°03'13"W 39.01 FEET; THENCE S89°52'45"W 93.43 FEET; THENCE SOUTH 101.94 FEET; THENCE S45°00'00"W 13.94 FEET; THENCE WEST 21.41 FEET; THENCE NORTH 20.00 FEET; THENCE EAST 8.19 FEET; THENCE NORTH 3.48 FEET; THENCE EAST 5.08 FEET; THENCE NORTH 99.71 FEET; THENCE N44°52'19"E 12.11 FEET; THENCE N89°52'45"E 111.54 FEET; THENCE S53°03'13"E 72.59 FEET; THENCE S89°26'35"E 71.79 FEET; THENCE S83°30'46"E 38.66 FEET; THENCE S89°30'28"E 106.82 FEET; THENCE S00°18'49"E 20.00 FEET TO THE POINT OF BEGINNING.

P. 20-10-476-066



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

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

**SANDALWOOD CROSSING**  
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE  
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,  
OAKLAND COUNTY, MICHIGAN.

SCALE: NTS

DATE: 12-28-15

DRAWN BY: S.H.T.

**WATER MAIN EASEMENT DESCRIPTION**

LDOS # 15-SP-01

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

(586)-283-1203

PAGE NO.

2

RECORDED  
2016 JUL 13 PM 4:39

LIBER 49582 PAGE 41  
\$16.00 MISC RECORDING  
\$4.00 REMONUMENTATION  
07/14/2016 12:43:50 PM RECEIPT# 78799  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

## EXHIBIT "D"

### PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)  
Resolution # 2016 - 06 - 111 - 3 - 12

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace **sanitary sewer**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,  
a Michigan limited liability company

By: [Signature]  
Michael A. Chirco, Manager

STATE OF MICHIGAN )  
COUNTY OF MACOMB )

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 23, 2019  
ACTING IN COUNTY OF MACOMB

[Signature]

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

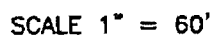
Prepared by:

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

OK - AN



P.O.B.  
PARCEL



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

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

**SANDALWOOD CROSSING**  
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE  
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,  
OAKLAND COUNTY, MICHIGAN.

# SANITARY SEWER EASEMENT MAP

MJC 5215 ROCHESTER LLC  
48600 ROMEO PLANK ROAD, SUITE 5  
MACOMB, MI 48044

(586)-263-1203

SCALE: 1" = 60'

DATE: 03-18-16

**DRAWN BY: S.H.T.**

LDCS # 15-SP-01

**PAGE NO.**

1

EXHIBIT "B"

PROPERTY DESCRIPTION

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066


PROPOSED SANITARY SEWER EASEMENT:

PART OF LOTS 81, 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:

Commencing

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.82 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 6.19 FEET TO THE POINT OF BEGINNING; THENCE S81°20'14"W 41.73 FEET; THENCE S89°52'19"W 390.20 FEET; THENCE N00°07'41"W 20.00 FEET; THENCE N89°52'19"E 388.70 FEET; THENCE N81°20'14"E 43.17 FEET; THENCE S00°18'49"E 20.21 FEET; TO THE POINT OF BEGINNING.

pt. 20-10-476-066

	<b>LAND DEVELOPMENT CONSULTING SERVICES, INC.</b>	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
<b>SANDALWOOD CROSSING</b>		SCALE: NTS
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN.		DATE: 03-18-18
<b>SANITARY SEWER EASEMENT DESCRIPTION</b>		DRAWN BY: S.H.T.
MJC 5215 ROCHESTER LLC (586)-263-1203		LDCS # 15-SP-01
46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		PAGE NO. 2

OAKLAND COUNTY TREASURER'S CERTIFICATE  
This is to certify that there are no subsequent property  
taxes as of this date owed by owners on this property.  
No representation is made as to the status of any taxes,  
tax liens or titles owed to any other entities.

LIBER 49582 PAGE 17  
\$16.00 DEED - COMBINED  
\$4.00 REMONUMENTATION  
\$0.00 TRANSFER TX COMBINED  
07/14/2016 12:43:50 PM RECEIPT# 78799  
PAID RECORDED - Oakland County, MI  
Lisa Brown, Clerk/Register of Deeds

*feh*

JUL 14 2016

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

5.00

STATE OF  
MICHIGAN

OAKLAND  
07/14/2016  
9

REAL ESTATE  
TRANSFER TAX

\$0.00 CO  
\$0.00 ST  
001063679



## EXHIBIT "E"

004014

## WARRANTY DEED

Sidwell #88-20-10-476-066  
Resolution # 2016-06-111-J-12

The Grantor(s), **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and 00/100 Dollars (\$1.00)

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

Dated this 9th day of JUNE, 2016.

MJC 5215 ROCHESTER, LLC,  
a Michigan limited liability company

By: *[Signature]*  
\*Michael A. Chirco,  
Manager

STATE OF MICHIGAN  
COUNTY OF MACOMB }

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Michael A. Chirco, Manager of MJC 5215 ROCHESTER, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF MACOMB  
MY COMMISSION EXPIRES Jun 23, 2019  
ACTING IN COUNTY OF MACOMB

*[Signature]*

Notary Public, \_\_\_\_\_ County, MI  
Acting in \_\_\_\_\_ County, MI  
My commission expires: \_\_\_\_\_

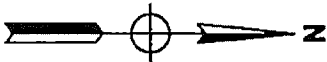
County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-10-476-066 Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

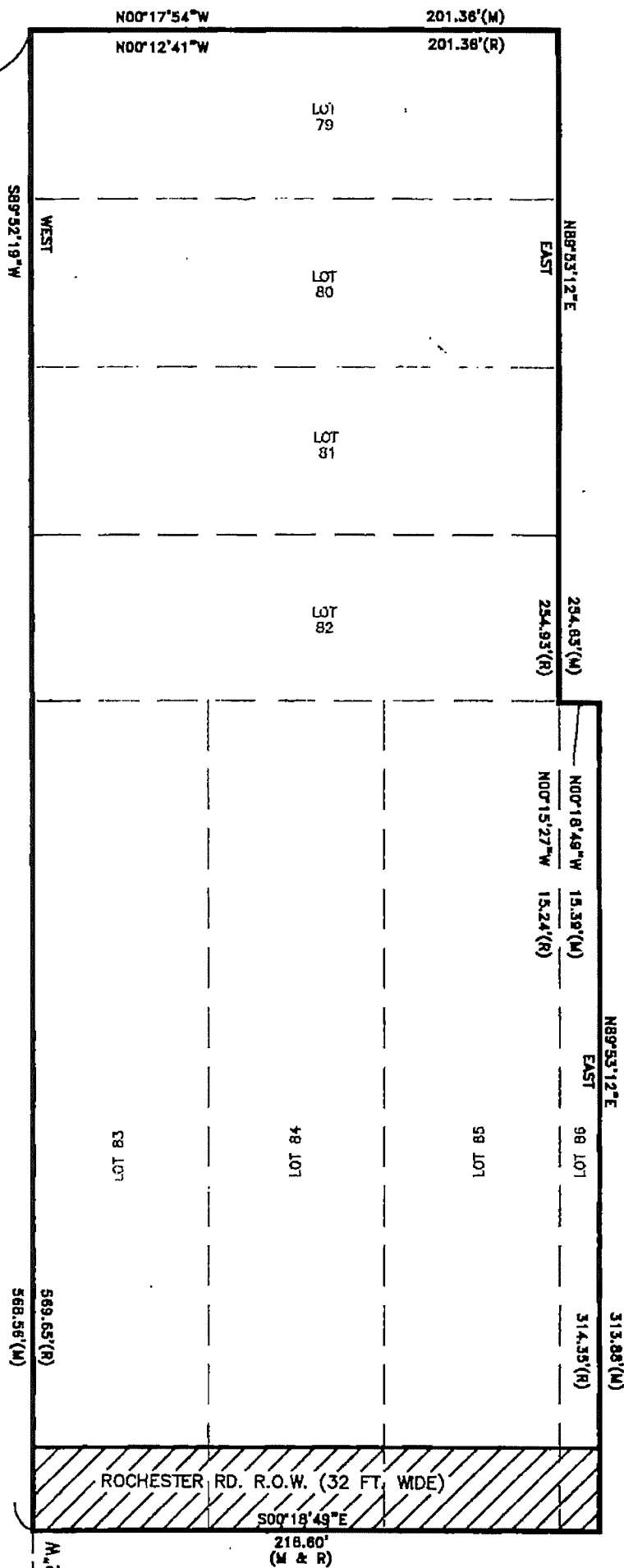
\*TYPE OR PRINT NAMES UNDER SIGNATURES

OK - AN

EXHIBIT "A"



P.O.B.  
PARCEL



SOUTHEAST  
CORNER  
SECTION 10  
T. 2N., R. 11E.  
CITY OF TROY

N00°18'49\"/>

ROCHESTER ROAD (WIDTH VARIES) M-150



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

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

SANDALWOOD CROSSING  
5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE  
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,  
OAKLAND COUNTY, MICHIGAN,

ROCHESTER ROAD R.O.W. EASEMENT MAP

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

(586)-263-1203

SCALE: 1" = 60'  
DATE: 01-27-16  
DRAWN BY: S.H.T.  
LDCS # 15-SP-01  
PAGE NO.  
1

EXHIBIT "B"

PROPERTY DESCRIPTION

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

20-10-476-066

PROPOSED ROCHESTER ROW EASEMENT:


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:

THE EASTERLY 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

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 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

P. 20-10-476-066

	LAND DEVELOPMENT CONSULTING SERVICES, INC.	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48065. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		SCALE: NTS
ROCHESTER ROAD R.O.W. EASEMENT MAP		DATE: 01-27-18
MJC 5215 ROCHESTER LLC 48800 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		DRAWN BY: S.H.T.
(586)-263-1203		LDCS # 15-SP-01
		PAGE NO. 2

## **Recommendation**

City Staff recommends that City Council vacate the permanent easements previously granted to the City of Troy and recorded in Liber 49582 Page 32, Liber 49582 Page 35, Liber 49582 Page 38, Liber 49582 page 41 and the right-of-way recorded by warranty deed in Liber 49582 Page 17. These property rights will be returned to the current owner by recording a Quit Claim Deed executed by the Mayor and City Clerk.