



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: April 1, 2021

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 Three Permanent Easements, Briggs Park Site Condominiums, Sidwell #88-20-14-307-001 and #88-20-14-308-004

History

As part of the development of Briggs Park Site Condominiums, the City of Troy received three permanent easements from APR Development, LLC and APR Development II, LLC, owners of the properties identified by Sidwell #88-20-14-307-001 and #88-20-14-308-004. The easements are for sanitary sewers, water mains, and emergency ingress & egress.

The project is located in the southwest ¼ of Section 14 on the east side of Rochester Road, north of Wattles Road.

Troy Planning Commission granted preliminary site plan approval on August 13, 2013.

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 and for development and improvement purposes.



Notes:

Briggs Park & Briggs Park II
Site Condominiums
88-20-14-307-001 &
88-20-14-308-004



PERMANENT EASEMENT

Sidwell #88-20-14-307-001 & 88-20-14-308-004
Resolution #

APR Development, LLC, a Michigan limited liability company, and APR Development II, LLC, a Michigan limited liability company, Grantors, whose addresses are 2617 Beacon Hill Drive, Auburn Hills, MI 48326 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to construct, operate, maintain, repair 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 1 signature(s) this
23rd day of March A.D. 2021.

APR Development, LLC, a Michigan limited liability company

By  (L.S.)
*Anthony Randazzo
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Anthony Randazzo, Member of APR Development, LLC, a Michigan limited liability company on behalf of said company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland

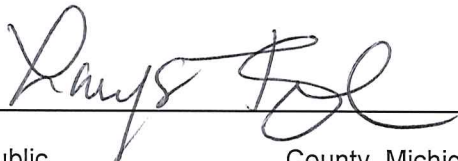

*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

APR Development II, LLC, a Michigan limited liability company

By  (L.S.)
*Anthony Randazzo
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 23rd day of March, 2010, by Anthony Randazzo, Managing Member of APR Development II, LLC, a Michigan limited liability company on behalf of said company


LARYSA FIGOL
Notary Public, State of Michigan *
County of Oakland Notary Public, _____ County, Michigan
My Commission Expires 03-02-2024 My Commission Expires _____
Acting in the County of Oakland Acting in _____ County, Michigan

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

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

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

EXHIBIT "A"

EASEMENT FOR PUBLIC SANITARY SEWER

OVERALL PARCEL DESCRIPTION

LAND IN THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING PART OF LOTS 1-6, INCLUSIVE AND PART OF LOT 8 OF "SUPERVISOR'S PLAT OF SQUARE ACRES SUBDIVISION", AS RECORDED IN LIBER 14, PAGE 49 AND PART OF LOTS 38 AND 39 OF "SQUARE ACRES SUBDIVISION NO.1", AS RECORDED IN LIBER 44, PAGE 48 OF OAKLAND COUNTY, MICHIGAN RECORDS BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING FROM THE WEST 1/4 CORNER OF SAID SECTION 14 ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 14 S. 89° 51' 34" E., 75.01 FEET TO A POINT ON THE EASTERLY 75 FOOT RIGHT-OF-WAY LINE OF ROCHESTER ROAD (135 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S. 00° 36' 30" E., 196.42 FEET TO THE POINT OF BEGINNING; THENCE S. 82° 59' 14" E., 489.49 FEET TO A POINT ON THE WESTERLY LINE OF "SHALLOWBROOK SUBDIVISION" RECORDED IN LIBER 144, PAGE 20-22 OF PLATS, OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE S. 00° 34' 15" E. (RECORDED AS S., 00° 36' 58" E.), 199.49 FEET; THENCE CONTINUING ALONG SAID LINE S. 89° 47' 24" E. (RECORDED AS S. 89° 52' 42" E.), 115.68 FEET SAID LINE ALSO BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF ROBERTSON DRIVE (60 FEET WIDE); THENCE CONTINUING ALONG SAID WESTERLY LINE S. 00° 22' 36" E. (RECORDED AS S. 00° 36' 30" E.), 120.00 FEET; THENCE CONTINUING ALONG SAID LINE S. 89° 55' 56" E., 68.71 FEET (RECORDED AS S. 89° 52' 42" E., 68.32 FEET); THENCE CONTINUING ALONG SAID LINE S. 00° 31' 45" E. (RECORDED AS S. 00° 35' 30" E.), 582.07 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAMB ROAD (60 FEET WIDE); THENCE COMMENCING ALONG SAID LINE IN THE FOLLOWING THREE (3) COURSES, N. 89° 46' 23" W., 73.44 FEET (RECORDED AS N. 89° 53' 15" W., 73.92 FEET); THENCE N. 71° 11' 34" W., 306.39 FEET (RECORDED AS N. 71° 14' 00" W., 306.45 FEET); THENCE S. 89° 54' 12" W. (RECORDED AS S. 89° 58' 00" W.), 305.73 FEET TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE N. 00° 36' 30" W., 863.28 FEET TO THE POINT OF BEGINNING. CONTAINING 12.1249 ACRES OR 528,161.89 SQUARE FEET.

SANITARY SEWER EASEMENT DESCRIPTION

A 20.00 FEET WIDE PORTION OF AN EASEMENT FOR SANITARY SEWER LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED ALONG ITS CENTERLINE AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, T.2N., R.11E., THENCE S.89°51'34"E., 75.01 FEET; THENCE S. 00°36'30" E., 1059.70 FEET; THENCE N. 89°54'12" E., 305.73 FEET; THENCE S. 71°11'34" E., 259.16 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF SANITARY SEWER EASEMENT; THENCE N. 00°31'45" W., 130.49 FEET TO THE POINT "H"; THENCE N. 08°13'45" W., 105.43 FEET; THENCE N. 28°03'16" W., 290.00 FEET; THENCE N. 28°37'35" W., 255.00 FEET; THENCE N. 55°01'20" W., 160.00 FEET TO THE POINT OF ENDING OF THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FEET WIDE PORTION OF THE SANITARY SEWER EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "H"; THENCE N. 72°18'37" W., 233.99 FEET; THENCE S. 89°54'12" W., 140.00 FEET; THENCE N. 49°22'51" W., 80.00 FEET; THENCE N. 00°36'30" W., 155.00 FEET; THENCE N. 00°36'30" W., 200.00 FEET TO THE POINT OF ENDING OF THAT PORTION OF THE EASEMENT.

NF NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning

46777 Woodward Avenue Pontiac, MI. 48342
Phone (248) 332-7931

DATED 7/28/06 JOB NO. D622 SCALE 1" = 100'

SHEET NO. 2 OF 2

EXHIBIT "B"

EASEMENT FOR PUBLIC SANITARY SEWER

WEST 1/4 CORNER OF
SECTION 14, TOWNSHIP
2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND
COUNTY, MICHIGAN

S 89°51'34" E
75.01'

S 00°36'30" E
196.42'

P.O.B.

S 82°59'14" E 489.49'

S 00°34'15" E 199.49'

S 89°47'24" E
115.68'

S 00°22'36" E
120.00'

S 89°55'56" E
68.71'

S 00°36'30" E 1059.70'
N 00°36'30" W 863.28'

36

35

34

33

30

31

29

28

27

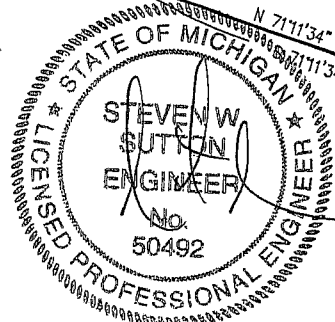
S 89°54'12" W 305.73'
N 89°54'12" E 305.73'

N 71°11'34" W 306.39'
N 71°11'34" E 259.16'

P.O.B. SANITARY
SEWER EASEMENT

N 89°46'23" W
73.44'

PT.	BEARING	DISTANCE
27	N 00°31'45" W	130.49'
28	N 08°13'45" W	105.43'
29	N 28°03'16" W	290.00'
30	N 28°37'35" W	255.00'
31	N 55°01'20" W	160.00'
32	N 72°18'37" W	233.99'
33	S 89°54'12" W	140.00'
34	N 49°22'51" W	80.00'
35	N 00°36'30" W	155.00'
36	N 00°36'30" W	200.00'



NOWAK & FRAUS

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DATED 7/28/06 JOB NO. D622 SCALE 1" = 100'
SHEET NO. 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-14-307-001 & 88-20-14-308-004
Resolution #

APR Development, LLC, a Michigan limited liability company, and APR Development II, LLC, a Michigan limited liability company, Grantors, whose addresses are 2617 Beacon Hill Drive, Auburn Hills, MI 48326 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, MI 48084, grant to the Grantee the right to construct, operate, maintain, repair 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 1 signature(s) this
23rd day of March A.D. 2021.

APR Development, LLC, a Michigan limited liability company

By  (L.S.)
*Anthony Randazzo
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 23rd day of March, 2021, by Anthony Randazzo, Member of APR Development, LLC, a Michigan limited liability company on behalf of said company.

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland


*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

APR Development II, LLC, a Michigan limited liability company

By  (L.S.)
*Anthony Randazzo
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 23rd day of March, 2020,
by Anthony Randazzo, Managing Member of APR Development II, LLC, a Michigan limited liability
company on behalf of said company

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland

* _____
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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

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

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

EXHIBIT "A"
EASEMENT FOR PUBLIC WATER MAIN

WATERMAIN EASEMENT DESCRIPTION

A 20.00 FOOT WIDE PORTION OF AN EASEMENT FOR WATER MAIN LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST $\frac{1}{4}$ CORNER OF SECTION 14, T.2N, R.11E, THENCE S 89°51'34" E, 75.01 FEET, THENCE S 00°36'30" E, 420.48 FEET TO THE POINT OF BEGINNING OF SAID CENTERLINE OF WATER MAIN EASEMENT; THENCE N 89°23'30" E, 144.51 FEET; THENCE S 68°06'30" E, 70.16 FEET TO THE POINT "A"; THENCE S 68°06'30" E, 19.95 FEET; THENCE S 28°44'12" E, 188.65 FEET TO THE POINT "B"; THENCE S 28°44'12" E, 56.43 FEET TO THE POINT "C"; THENCE S 28°44'12" E, 254.87 FEET; THENCE S 16°12'44" W, 16.00 FEET; THENCE S 61°21'44" W, 18.32 FEET TO THE POINT "D"; THENCE S 61°21'44" E, 4.14 FEET; THENCE N 71°11'34" W, 102.18 FEET; THENCE S 89°54'12" W, 143.11 FEET; THENCE N 41°56'17" W, 8.16 FEET TO THE POINT "E"; THENCE N 41°56'17" W, 10.75 FEET; THENCE N 00°36'30" W, 372.62 FEET; THENCE N 22°30'00" E, 23.51 FEET TO THE POINT "F"; THENCE N 22°30'00" E, 33.39 FEET TO THE POINT "A" ALSO BEING THE POINT OF ENDING OF THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "B"; THENCE N 61°21'43" E, 47.64 FEET; THENCE N 15°45'50" E, 31.98 FEET; THENCE N 61°21'44" E, 100.67 FEET; THENCE N 14°22'10" E, 64.09 FEET; THENCE N 59°22'10" E, 8.18 FEET TO THE POINT OF ENDING FOR THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "C"; THENCE N 61°21'44" E, 23.44 FEET TO THE POINT OF ENDING FOR THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "D"; THENCE S 28°38'16" E, 122.01 FEET; THENCE S 16°21'44" E, 3.86 FEET TO THE POINT "G"; THENCE S 16°21'44" W, 93.77 FEET TO THE POINT OF ENDING OF THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "E"; THENCE S 48°03'43" W, 22.70 FEET TO THE POINT OF ENDING FOR THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "F"; THENCE N 67°30'00" W, 22.83 FEET TO THE POINT OF ENDING FOR THAT PORTION OF THE EASEMENT.

ALSO TOGETHER WITH A 20.00 FOOT WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "G"; THENCE S 73°38'16" E, 15.69 FEET TO THE POINT OF ENDING FOR THAT PORTION OF THE EASEMENT.

NF NOWAK & FRAUS

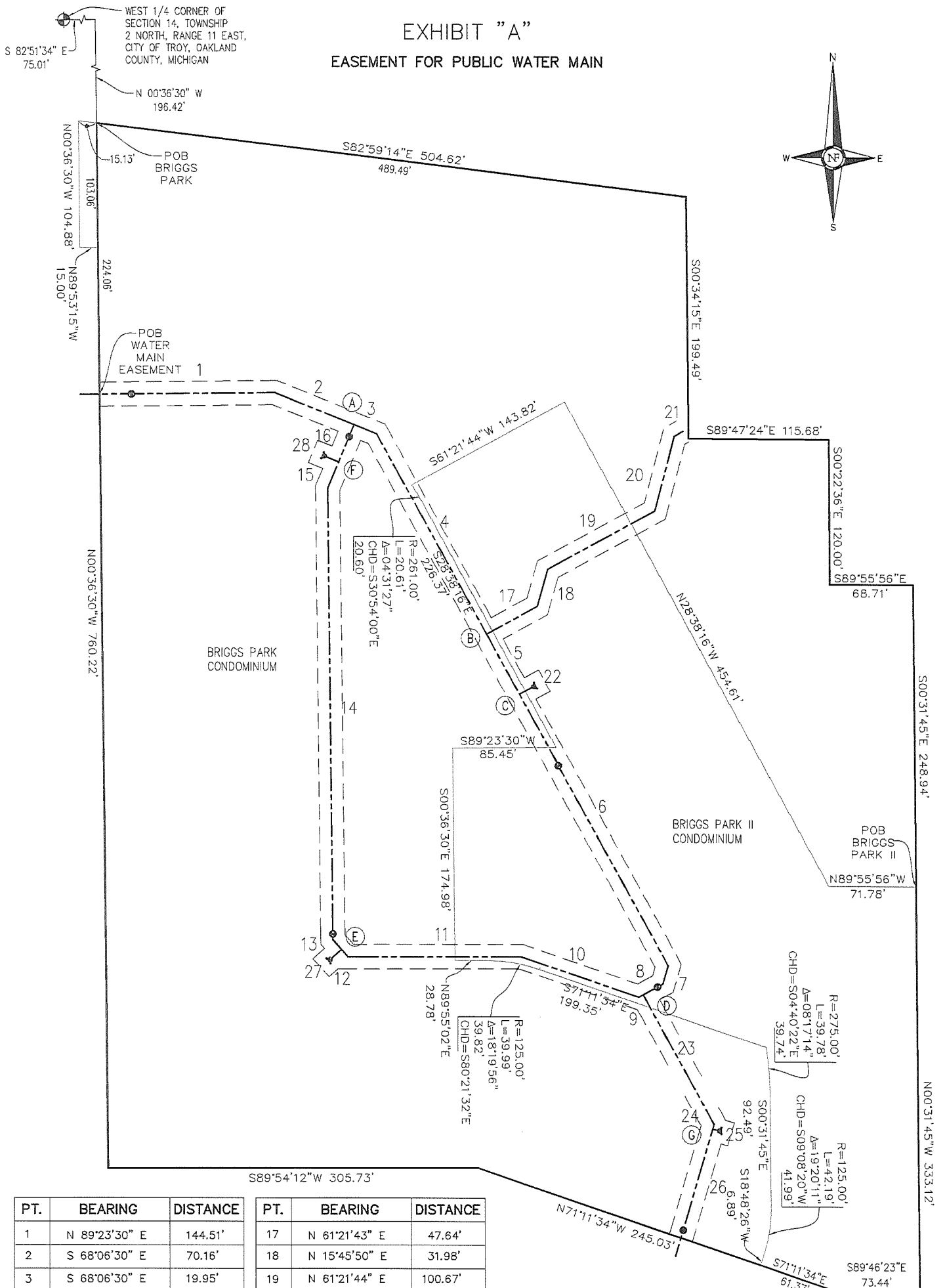
Civil Engineering • Land Surveying • Land Planning

46777 Woodward Avenue Pontiac, MI. 48342
Phone (248) 332-7931

DATED 3-18-2021 JOB NO. D622-05 SCALE 1" = 100'
SHEET NO. 3 OF 3

EXHIBIT "A"

EASEMENT FOR PUBLIC WATER MAIN



PT.	BEARING	DISTANCE
1	N 89°23'30" E	144.51'
2	S 68°06'30" E	70.16'
3	S 68°06'30" E	19.95'
4	S 28°44'12" E	188.65'
5	S 28°44'12" E	56.43'
6	S 28°44'12" E	254.87'
7	S 16°21'44" W	16.00'
8	S 61°21'44" W	18.32'
9	S 61°21'44" W	4.14'
10	N 71°11'34" W	102.18'
11	S 89°54'12" W	143.11'
12	N 41°56'17" W	8.16'
13	N 41°56'14" W	10.75'
14	N 00°36'30" W	372.62'
15	N 22°30'00" E	23.51'
16	N 22°30'00" E	33.39'

PT.	BEARING	DISTANCE
17	N 61°21'43" E	47.64'
18	N 15°45'50" E	31.98'
19	N 61°21'44" E	100.67'
20	N 14°22'10" E	64.09'
21	N 59°22'10" E	8.18'
22	N 61°21'44" E	23.44'
23	S 23°38'16" E	122.01'
24	S 16°21'44" W	3.86'
25	S 73°38'16" E	15.69'
26	S 16°21'44" W	93.77'
27	S 48°03'43" W	22.70'
28	N 67°30'00" W	22.83'

NF NOWAK & FRAUS

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DATED 3-18-2021 JOB NO. D622-05 SCALE 1" = 100'
SHEET NO. 1 OF 3

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Sidwell #88-20-14-307-001 & 88-20-14-308-004
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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.

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Notary Public, State of Michigan
County of Oakland
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*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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By *Anthony Randazzo* (L.S.)
*Anthony Randazzo
Its: Member

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COUNTY OF Oakland)

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company on behalf of said company

LARYSA FIGOL
Notary Public, State of Michigan
County of Oakland
My Commission Expires 03-02-2024
Acting in the County of Oakland

* *Larysa Figol*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

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

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

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

EXHIBIT "A"

EASEMENT FOR EMERGENCY INGRESS / EGRESS

OVERALL PARCEL DESCRIPTION

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EMERGENCY INGRESS / EGRESS EASEMENT DESCRIPTION

A PRIVATE ROAD EASEMENT FOR INGRESS/EGRESS LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, T.2N., R.11E.; THENCE S. 89° 51' 34" E., 75.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF ROCHESTER ROAD (135 FEET WIDE); THENCE ALONG SAID RIGHT-OF-WAY LINE S. 00° 36' 30" E., 342.12 FEET; THENCE N. 89° 23' 30" E., 78.89 FEET; THENCE ALONG A CURVE TO THE RIGHT 96.70 FEET, SAID CURVE HAVING A RADIUS OF 210.00 FEET, CENTRAL ANGLE OF 26° 23' 04", AND A LONG CHORD BEARING S. 77° 24' 58" E., 95.85 FEET; THENCE ALONG A CURVE TO THE RIGHT 4.31 FEET, SAID CURVE HAVING A RADIUS OF 306.00 FEET, CENTRAL ANGLE OF 0° 48' 24", AND A LONG CHORD BEARING S. 63° 49' 15" E., 4.31 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING SIX (6) COURSES: A CURVE TO THE RIGHT 185.75 FEET, SAID CURVE HAVING A RADIUS OF 306.00 FEET, CENTRAL ANGLE OF 34° 46' 47", AND A LONG CHORD BEARING S. 46° 01' 40" E., 182.91 FEET; S. 28° 38' 16" E., 432.69 FEET; A CURVE TO THE RIGHT 132.46 FEET, SAID CURVE HAVING A RADIUS OF 270.00 FEET, CENTRAL ANGLE OF 28° 06' 31" AND A LONG CHORD BEARING S. 14° 35' 01" E., 131.13 FEET; S. 00° 31' 45" E., 92.49 FEET; A CURVE TO THE RIGHT 40.50 FEET, SAID CURVE HAVING A RADIUS OF 120.00 FEET, CENTRAL ANGLE OF 19° 20' 11", AND A LONG CHORD BEARING S. 09° 08' 20" W., 40.31 FEET; S. 18° 48' 26" W., 6.89 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAMB ROAD; THENCE N. 71° 11' 34" W., 40.00 FEET ALONG SAID NORTHERLY LINE OF LAMB ROAD; THENCE ALONG THE FOLLOWING TWELVE (12) COURSES: N. 18° 48' 26" E., 6.89 FEET; ALONG A CURVE TO THE LEFT 27.00 FEET, SAID CURVE HAVING A RADIUS OF 80.00 FEET, CENTRAL ANGLE OF 19° 20' 11", AND A LONG CHORD BEARING N. 09° 08' 20" E., 26.87 FEET; THENCE N. 00° 31' 45" W., 85.75 FEET; ALONG A CURVE TO THE LEFT 23.43 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, CENTRAL ANGLE OF 70° 39' 49", AND A LONG CHORD BEARING N. 35° 51' 40" W., 21.98 FEET; N. 71° 11' 34" W., 157.02 FEET; ALONG A CURVE TO THE LEFT, 26.39 FEET, SAID CURVE HAVING A RADIUS OF 80.00 FEET, CENTRAL ANGLE OF 18° 54' 14", AND A LONG CHORD BEARING N. 80° 38' 41" W., 26.28 FEET; S. 89° 54' 12" W., 108.31 FEET; ALONG A CURVE TO THE RIGHT 109.33 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 89° 29' 18", AND LONG CHORD BEARING N. 45° 21' 09" W., 98.55 FEET; N. 00° 36' 30" W., 339.91 FEET; ALONG A CURVE TO THE RIGHT 82.77 FEET, SAID CURVE HAVING A RADIUS OF 170.00 FEET, CENTRAL ANGLE OF 27° 53' 42", AND LONG CHORD BEARING N. 13° 20' 21" E., 81.95 FEET TO A POINT "A"; THENCE ALONG A CURVE TO THE LEFT 30.08 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, CENTRAL ANGLE OF 90° 42' 15", AND A LONG CHORD BEARING N. 18° 03' 55" W., 27.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NAVIN FIELD LANE (60' WIDE); THENCE ALONG SAID EASTERLY LINE OF NAVIN FIELD LANE N. 26° 34' 57" E., 60.00 FEET TO THE POINT OF BEGINNING, EXCEPT THAT AREA DESCRIBED AS FOLLOWS:

COMMENCING FROM SAID POINT "A"; THENCE S. 76° 05' 08" E., 41.48 FEET TO A POINT "B", SAID POINT BEING THE POINT OF BEGINNING OF THE EXCEPTED AREA; THENCE ALONG THE FOLLOWING ELEVEN (11) COURSES: A CURVE TO THE RIGHT 34.34 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, CENTRAL ANGLE OF 103° 34' 11", AND LONG CHORD BEARING N. 83° 18' 12" E., 29.86 FEET; A CURVE TO THE RIGHT 75.55 FEET, SAID CURVE HAVING A RADIUS OF 266.00 FEET, CENTRAL ANGLE OF 16° 16' 26", AND LONG CHORD BEARING S. 36° 46' 29" E., 75.30 FEET; S. 28° 38' 16" E., 432.69 FEET; A CURVE TO THE RIGHT 21.39 FEET, SAID CURVE HAVING A RADIUS OF 230.00 FEET, CENTRAL ANGLE OF 05° 19' 41"; AND LONG CHORD BEARING S. 25° 58' 26" E., 21.38 FEET; A CURVE TO THE RIGHT 43.81 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, CENTRAL ANGLE OF 132° 07' 01", AND LONG CHORD BEARING S. 42° 44' 55" W., 34.73 FEET; N. 71° 11' 34" W., 112.21 FEET; A CURVE TO THE LEFT 39.59 FEET, SAID CURVE HAVING A RADIUS OF 120.00 FEET, CENTRAL ANGLE OF 18° 54' 14", AND LONG CHORD BEARING N. 80° 38' 41" W., 39.41 FEET; S. 89° 54' 12" W., 108.31 FEET; A CURVE TO THE RIGHT 46.86 FEET, SAID CURVE HAVING A RADIUS OF 30.00 FEET, CENTRAL ANGLE OF 89° 29' 18", AND LONG CHORD BEARING N. 45° 21' 09" W., 42.24 FEET; N. 00° 36' 30" W., 339.91 FEET; A CURVE TO THE RIGHT 72.89 FEET HAVING A RADIUS OF 130.00 FEET, CENTRAL ANGLE OF 32° 07' 37", AND LONG CHORD BEARING N. 15° 27' 18" E., 71.94 FEET TO THE POINT OF BEGINNING OF THE EXCEPTED AREA.

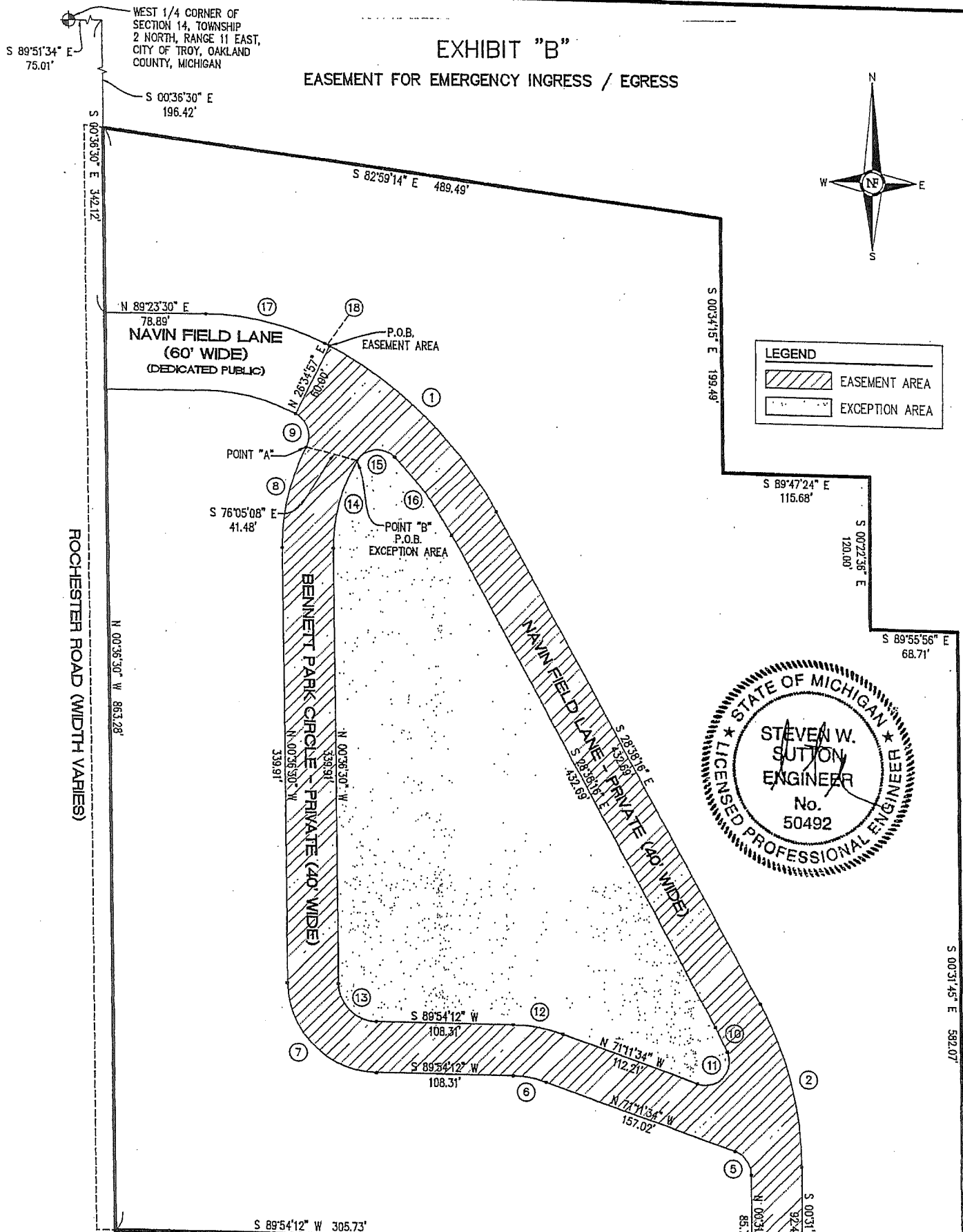
NF NOWAK & FRAUS

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EXHIBIT "B"

EASEMENT FOR EMERGENCY INGRESS / EGRESS



CURVE	ARC LEN.	RAD.	Δ	CHORD	CHD. DIST.
1	185.75'	306.00'	34°46'47"	S 46°01'40" E	182.91'
2	132.46'	270.00'	28°06'31"	S 14°35'01" E	131.13'
3	40.50'	120.00'	19°20'11"	S 09°08'20" W	40.31'
4	27.00'	80.00'	19°20'11"	N 09°08'20" E	26.87'
5	23.43'	19.00'	70°39'49"	N 35°51'40" W	21.98'
6	26.39'	80.00'	18°54'14"	N 80°38'41" W	26.28'
7	109.33'	70.00'	89°29'18"	N 45°21'09" W	98.55'
8	82.77'	170.00'	27°53'42"	N 13°20'21" E	81.95'
9	30.08'	19.00'	90°42'15"	N 18°03'55" W	27.03'
10	21.39'	230.00'	5°19'41"	S 25°58'26" E	21.38'
11	43.81'	19.00'	132°07'01"	S 42°44'55" W	34.73'
12	39.59'	120.00'	18°54'14"	N 80°38'41" W	39.41'
13	46.86'	30.00'	89°29'18"	N 45°21'09" W	42.24'
14	72.89'	130.00'	32°07'37"	N 15°27'18" E	71.94'
15	34.34'	19.00'	103°34'11"	N 83°18'12" E	29.86'
16	75.55'	266.00'	16°16'26"	S 36°46'29" E	75.30'

CURVE	ARC LEN.	RAD.	Δ	CHORD	CHD. DIST.
17	96.70'	210.00'	26°23'04"	S 77°24'58" E	95.85'
18	4.31'	306.00'	0°48'24"	S 63°49'15" E	4.31'

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DATED 8/17/06 JOB NO. D622 SCALE 1" = 100'
SHEET NO. 1 OF 2