



500 West Big Beaver  
Troy, MI 48084  
troymi.gov



## CITY COUNCIL AGENDA ITEM

Date: October 11, 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 a Warranty Deed and Four Permanent Easements for Estates at Willowbrook No. 2 Site Condominium, Section 24, Sidwell #88-20-24-100-013 and 014

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### **History**

As part of the proposed Estates at Willowbrook No. 2 Site Condominium development located in Section 24 on the east side of John R Road, south of Wattles Road, the City of Troy received a warranty deed for street right-of-way and four permanent easements for public utilities, storm sewers & surface drainage, and sanitary sewers from Langham Investments, LLC, owner of the properties having Sidwell #88-20-24-100-013 and 014.

Estates at Willowbrook No. 2 is a 7-unit single family detached condominium project. The Planning Commission gave preliminary site plan approval on July 13, 2021.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



# GIS Online

Legend:



**Estates at Willowbrook No 2**

**Notes:**

Estates at Willowbrook No 2  
WD & Easements  
Langham Investments, LLC  
88-20-24-100-014 & 013

Map Scale: 1=428  
Created: October 11, 2021



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

WARRANTY DEED

Sidwell # 88-20-24-100-013 & 014 (part of)  
Resolution #

The Grantor(s) **LANGHAM INVESTMENTS, LLC**, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and no/cents (\$1.00)  
subject to easements and building and use restrictions of record and further subject to:

Dated this 28<sup>th</sup> day of September, 2021.

LANGHAM INVESTMENTS, LLC  
a Michigan limited liability company  
  
By Joseph Maniaci  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day of September, 2021, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company, on behalf of the 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, MI  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

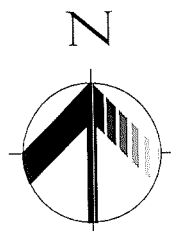
County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol, SR/WA City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel #88-20-24-100-013 & 014 (pt. of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

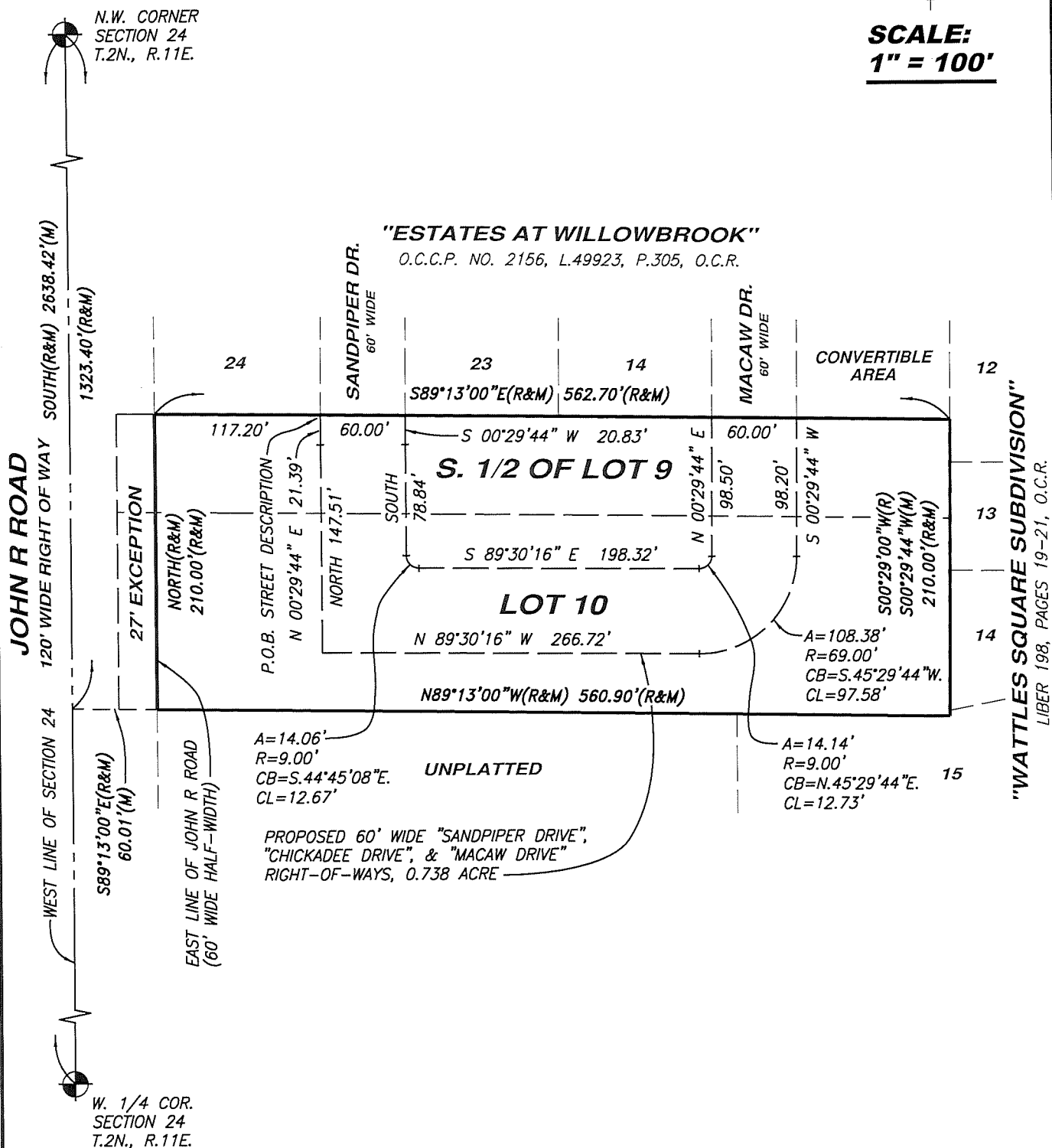
\*TYPE OR PRINT NAMES UNDER SIGNATURES

# Exhibit A

Page 1 of 2



**SCALE:**  
**1" = 100'**



**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Street  
Right-of-Ways for  
"Estates at Willowbrook No. 2"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21

REVISED:

DRAWN BY: N.P.R.

# Exhibit A

Page 2 of 2

## PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOT 9 AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

## 60' WIDE RIGHT-OF-WAY FOR PROPOSED "SANDPIPER DRIVE", "CHICKADEE DRIVE", AND "MACAW DRIVE"

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR PROPOSED "SANDPIPER DRIVE", "CHICKADEE DRIVE", AND "MACAW DRIVE", BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 1323.40 FEET; THENCE S.89°13'00"E., 60.01 FEET ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 210.00 FEET TO THE SOUTHWEST CORNER OF "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" S.89°13'00"E., 117.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.89°13'00"E., 60.00 FEET; THENCE S.00°29'44"W., 20.83 FEET; THENCE DUE SOUTH, 78.84 FEET; THENCE 14.06 ALONG A CURVE CONCAVE TO THE NORTHEAST OF RADIUS 9.00 FEET WHOSE CHORD BEARS S.44°45'08"E., 12.67 FEET; THENCE S.89°30'16"E., 198.32 FEET; THENCE 14.14 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST OF RADIUS 9.00 FEET WHOSE CHORD BEARS N.45°29'44"E., 12.73 FEET; THENCE N.00°29'44"E., 98.50 FEET TO A POINT ON THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK"; THENCE S.89°13'00"E., 60.00 FEET; THENCE S.00°29'44"W., 98.20 FEET; THENCE 108.38 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST OF RADIUS 69.00 FEET WHOSE CHORD BEARS S.45°29'44"W., 97.58 FEET; THENCE N.89°30'16"W., 266.72 FEET; THENCE DUE NORTH, 147.51'; THENCE N.00°29'44"E., 21.39 FEET TO THE POINT OF BEGINNING. CONTAINING 32,137.47 SQUARE FEET, OR 0.738 OF AN ACRE, MORE OR LESS.

## HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

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SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21

REVISED:

DRAWN BY: N.P.R.

PERMANENT EASEMENT  
FOR PUBLIC UTILITIES

Sidwell #88-20-24-100-013 & 014 (part of)

LANGHAM INVESTMENTS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 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, Michigan, 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" ATTACHED HERETO AND 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 1 signature(s) this 28<sup>th</sup> day of September, 2021.

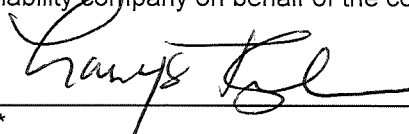
LANGHAM INVESTMENTS, LLC,  
a Michigan limited liability company

By  (L.S.)  
\* Joseph Maniaci  
Its: Member

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day September, 2021, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the 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 on \_\_\_\_\_  
Acting in the County of \_\_\_\_\_, Michigan

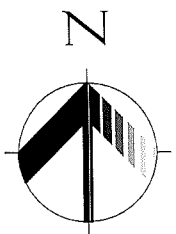
Prepared by:  
Larysa Figol, SR/WA,  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

When recorded return to:  
City Clerk  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

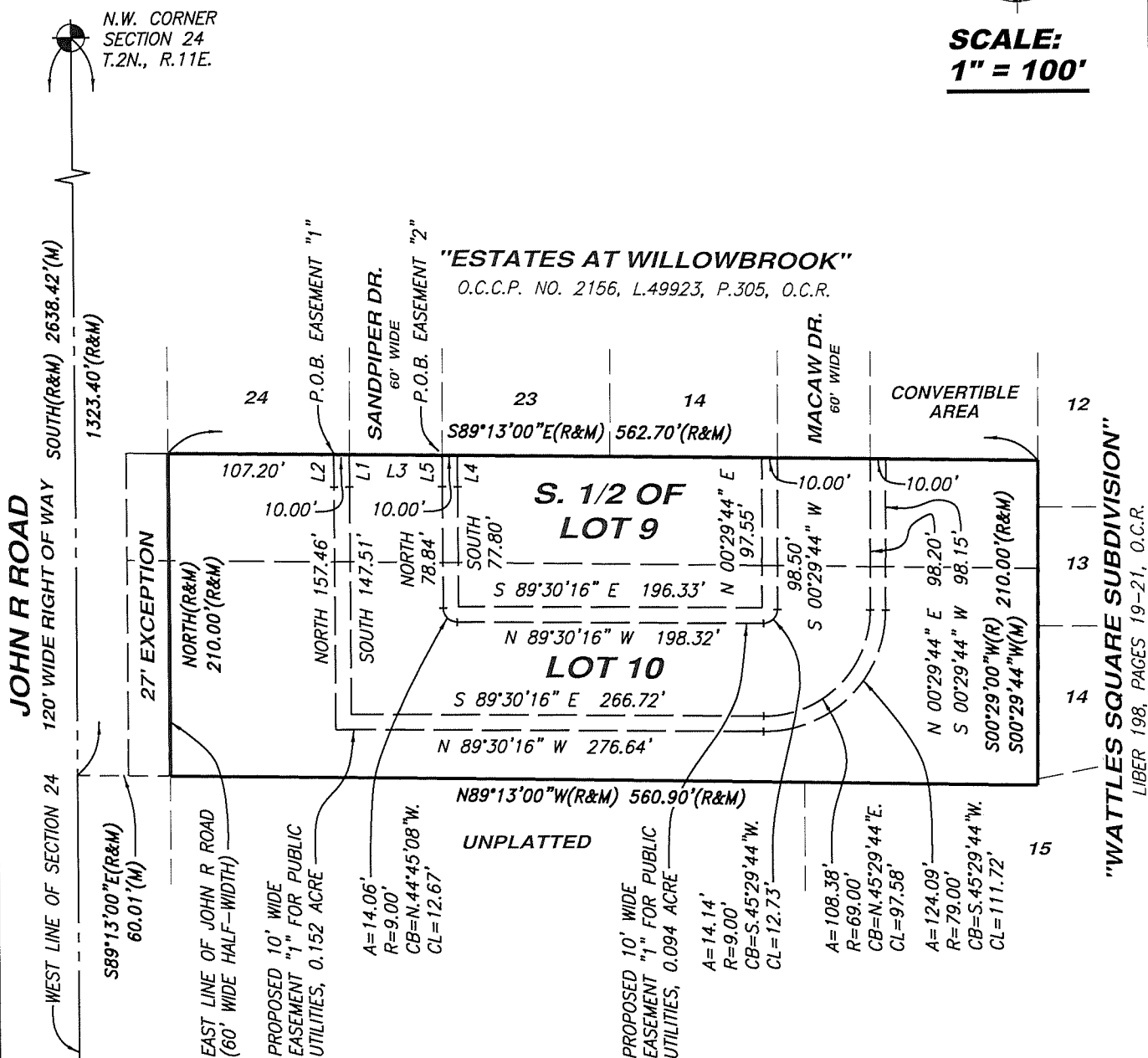
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

# Exhibit A

Page 1 of 2



**SCALE:**  
**1" = 100'**



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P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Public Utility  
Easements for  
"Estates at Willowbrook No. 2"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,  
TOWN 2 NORTH, RANGE 11 EAST,  
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

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## PROPERTY DESCRIPTION

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## EASEMENT "1" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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## EASEMENT "2" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Public Utility  
Easements for  
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PART OF THE NORTHWEST 1/4 OF SECTION 24,  
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CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21

REVISED:

DRAWN BY: N.P.R.

**PERMANENT EASEMENT  
FOR STORM SEWERS, SURFACE DRAINAGE & PUBLIC UTILITIES**

Sidwell #88-20-24-100-013 & 014 (part of)

**LANGHAM INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 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, Michigan, 48084 grants to the Grantee, the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers, surface drainage and public utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

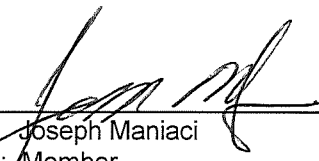
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 1 signature(s) this 28<sup>th</sup> day of September, 2021.

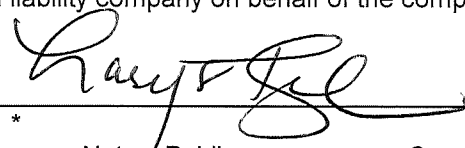
LANGHAM INVESTMENTS, LLC,  
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By  (L.S.)  
\* Joseph Maniaci  
Its: Member

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day September, 2021, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the 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 on \_\_\_\_\_  
Acting in the County of \_\_\_\_\_, Michigan

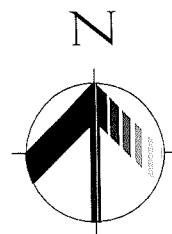
Prepared by:  
Larysa Figol, SR/WA,  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

When recorded return to:  
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City of Troy  
500 West Big Beaver  
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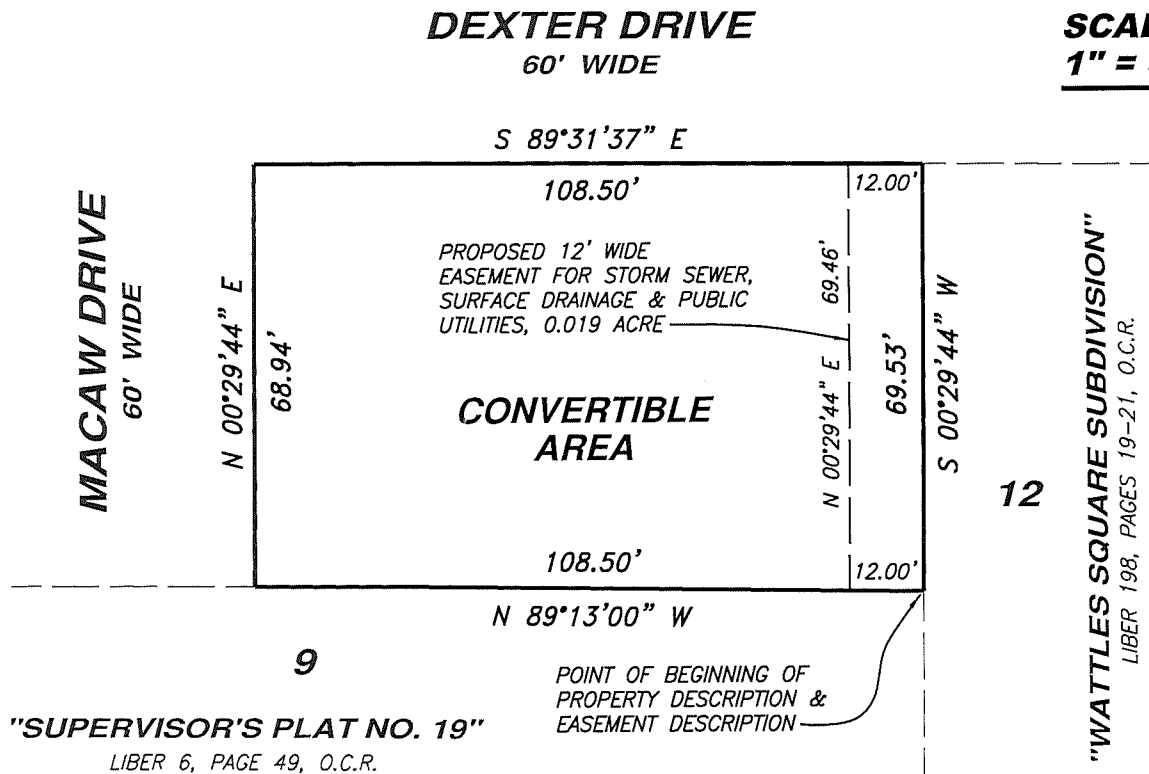
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

# Exhibit A

Page 1 of 1



**SCALE:**  
**1" = 30'**



## PROPERTY DESCRIPTION

LAND DESIGNATED AS "CONVERTIBLE AREA" OF "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156, BEING PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AND MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "ESTATES AT WILLOWBROOK"; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" N.89°13'00"W., 108.50 FEET TO A POINT ON THE EAST LINE OF MACAW DRIVE; THENCE ALONG SAID EAST LINE OF MACAW DRIVE N.00°29'44"E., 68.94 FEET TO THE INTERSECTION OF SAID SOUTH LINE OF MACAW DRIVE AND THE SOUTH LINE OF DEXTER DRIVE; THENCE ALONG SAID SOUTH LINE OF DEXTER DRIVE S.89°31'37"E., 108.50 FEET TO A POINT ON THE EAST LINE OF SAID "ESTATES AT WILLOWBROOK"; THENCE ALONG SAID EAST LINE OF "ESTATES AT WILLOWBROOK" S.00°29'44"W., 69.53 FEET TO THE POINT OF BEGINNING.

## STORM SEWER, SURFACE DRAINAGE, & PUBLIC UTILITY EASEMENT

A TWELVE (12) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES, BEING A PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN IS DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156, BEING PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" N.89°13'00"W., 12.00 FEET; THENCE N.00°29'44"E., 69.46 FEET TO A POINT ON THE SOUTH LINE OF DEXTER DRIVE; THENCE ALONG SAID SOUTH LINE OF DEXTER DRIVE S.89°31'37"E., 12.00 FEET TO A POINT ON THE EAST LINE OF SAID "ESTATES AT WILLOWBROOK"; THENCE ALONG SAID EAST LINE OF "ESTATES AT WILLOWBROOK" S.00°29'44"W., 69.53 FEET TO THE POINT OF BEGINNING.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer,  
Surface Drainage & Public  
Utilities Easements for  
"Estates at Willowbrook No. 2"**

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH,  
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
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SHELBY TWP., MI 48315  
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JOB NO: 15-073

DATE: 9-20-21

REVISED: 9-27-21

DRAWN BY: N.P.R.

**PERMANENT EASEMENT  
FOR STORM SEWERS, SURFACE DRAINAGE & PUBLIC UTILITIES**

Sidwell #88-20-24-104-029 (part of)

**LANGHAM INVESTMENTS, LLC**, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 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, Michigan, 48084 grants to the Grantee, the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers, surface drainage and public utilities**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

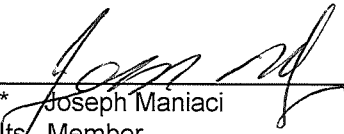
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 1 signature(s) this 28<sup>th</sup> day of September, 2021.

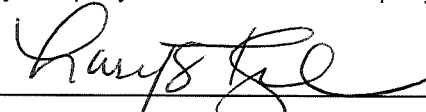
LANGHAM INVESTMENTS, LLC,  
a Michigan limited liability company

By  (L.S.)  
\* Joseph Maniaci  
Its. Member

STATE OF MICHIGAN       )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day September, 2021, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the 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 on \_\_\_\_\_  
Acting in the County of \_\_\_\_\_, Michigan

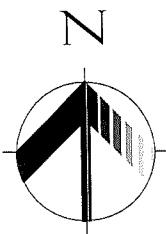
Prepared by:  
Larysa Figol, SR/WA,  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

When recorded return to:  
City Clerk  
City of Troy  
500 West Big Beaver  
Troy, MI 48084

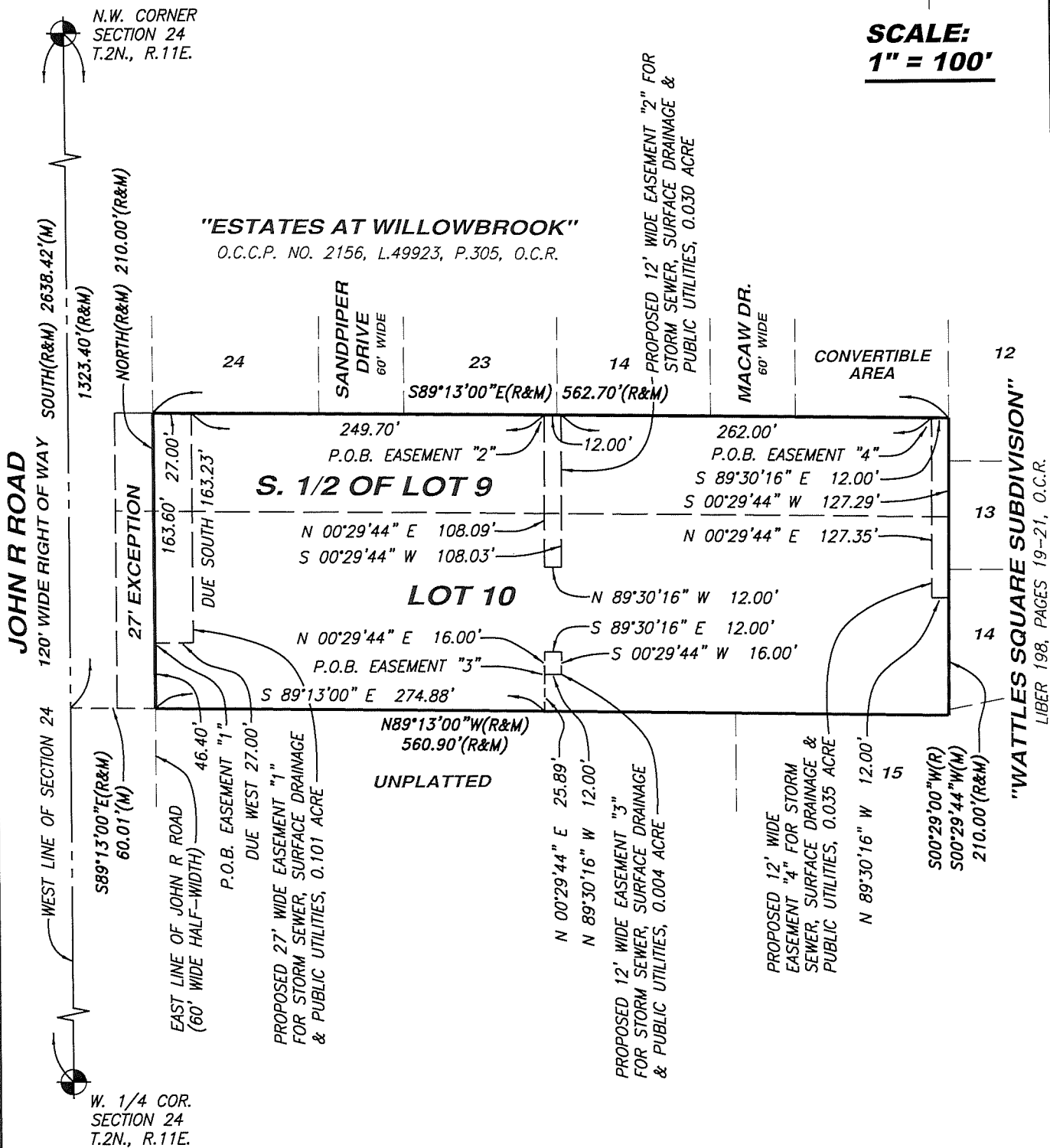
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

# Exhibit A

Page 1 of 3



**SCALE:**  
**1" = 100'**



**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer,  
Surface Drainage & Public  
Utilities Easements for  
"Estates at Willowbrook No. 2"**

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH,  
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21

REVISED: 9-20-21

DRAWN BY: N.P.R.

# Exhibit A

Page 2 of 3

## PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOT 9 AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

## STORM SEWER, SURFACE DRAINAGE, & PUBLIC UTILITY EASEMENT "1"

A TWENTY SEVEN (27) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES, BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 1323.40 FEET; THENCE S.89°13'00"E., 60.01 FEET ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 46.40 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 163.60 FEET TO THE SOUTHWEST CORNER OF "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" S.89°13'00"E., 27.00 FEET; THENCE DUE SOUTH, 163.23 FEET; THENCE DUE WEST, 27.00 FEET TO THE POINT OF BEGINNING. CONTAINING 4,412.28 SQUARE FEET, OR 0.101 OF AN ACRE, MORE OR LESS.

## STORM SEWER, SURFACE DRAINAGE, & PUBLIC UTILITY EASEMENT "2"

A TWELVE (12) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES, BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 1323.40 FEET; THENCE S.89°13'00"E., 60.01 FEET ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 210.00 FEET TO THE SOUTHWEST CORNER OF "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" S.89°13'00"E., 276.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF "ESTATES AT WILLOWBROOK" S.89°13'00"E., 12.00 FEET; THENCE S.00°29'44"W., 108.03 FEET; THENCE N.89°30'16"W., 12.00 FEET; THENCE N.00°29'44"E., 108.09 FEET TO THE POINT OF BEGINNING. CONTAINING 1,296.74 SQUARE FEET, OR 0.030 OF AN ACRES, MORE OR LESS.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer,  
Surface Drainage & Public  
Utilities Easements for  
"Estates at Willowbrook No. 2"**

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH,  
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21

REVISED: 9-20-21

DRAWN BY: N.P.R.

# Exhibit A

Page 3 of 3

## **STORM SEWER, SURFACE DRAINAGE, & PUBLIC UTILITY EASEMENT "3"**

A TWELVE (12) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES, BEING PART OF LOT 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 1323.40 FEET; THENCE S.89°13'00"E., 60.01 FEET ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE CONTINUING S.89°13'00"E., 274.88 FEET; THENCE N.00°29'44"E., 25.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N.00°29'44"E., 16.00 FEET; THENCE S.89°30'16"E., 12.00 FEET; THENCE S.00°29'44"W., 16.00 FEET; THENCE N.89°30'16"W., 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 192.00 SQUARE FEET, OR 0.004 OF AN ACRE, MORE OR LESS.

## **STORM SEWER, SURFACE DRAINAGE, & PUBLIC UTILITY EASEMENT "4"**

A TWELVE (12) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES, BEING PART OF LOTS 9 AND 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 1323.40 FEET; THENCE S.89°13'00"E., 60.01 FEET ALONG THE SOUTH LINE OF SAID LOT 10 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 210.00 FEET TO THE SOUTHWEST CORNER OF "ESTATES AT WILLOWBROOK", OAKLAND COUNTY CONDOMINIUM PLAN NO. 2156; THENCE ALONG THE SOUTH LINE OF SAID "ESTATES AT WILLOWBROOK" S.89°13'00"E., 550.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE OF "ESTATES AT WILLOWBROOK" S.89°13'00"E., 12.00 FEET TO THE SOUTHEAST CORNER OF SAID "ESTATES AT WILLOWBROOK" AND A POINT ON THE WEST LINE OF "WATTLES SQUARE SUBDIVISION" AS RECORDED IN LIBER 198, PAGES 19-21, OAKLAND COUNTY RECORDS; THENCE ALONG THE WEST LINE OF SAID "WATTLES SQUARE SUBDIVISION" S.00°29'44"W., 127.29 FEET; THENCE N.89°30'16"W., 12.00 FEET; THENCE N.00°29'44"E., 127.35 FEET TO THE POINT OF BEGINNING. CONTAINING 1,527.79 SQUARE FEET, OR 0.035 OF AN ACRE, MORE OR LESS.

**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318  
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer,  
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PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH,  
RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI  
MONDRIAN PROPERTIES, LLC  
50215 SCHOENHERR RD.  
SHELBY TWP., MI 48315  
(586) 726-7340

JOB NO: 15-073

DATE: 9-1-21  
REVISED: 9-20-21  
DRAWN BY: N.P.R.

PERMANENT EASEMENT  
FOR SANITARY SEWERS

Sidwell #88-20-24-100-014 (part of)

LANGHAM INVESTMENTS, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 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, Michigan, 48084 grants to the Grantee, the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART 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 1 signature(s) this 28<sup>th</sup> day of September, 2021.

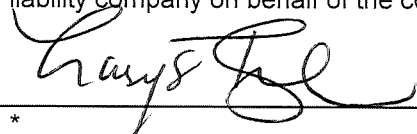
LANGHAM INVESTMENTS, LLC,  
a Michigan limited liability company

By  (L.S.)  
\* Joseph Maniaci  
Its: Member

STATE OF MICHIGAN        )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 28<sup>th</sup> day September, 2021, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the 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 on \_\_\_\_\_  
Acting in the County of \_\_\_\_\_, Michigan

Prepared by:  
Larysa Figol, SR/WA,  
City of Troy  
500 W. Big Beaver Road  
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 SIGNATURES

DRAWN BY: N.P.R.

# Exhibit A

## Page 2 of 2

### PROPERTY DESCRIPTION

THE SOUTH 1/2 OF LOT 9 AND ALL OF LOT 10, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

### SANITARY EASEMENT "1"

A TWENTY (20) FEET WIDE EASEMENT FOR SANITARY SEWER, BEING PART OF LOT 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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### SANITARY EASEMENT "2"

A TWENTY (20) FEET WIDE EASEMENT FOR SANITARY SEWER, BEING PART OF LOT 10 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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**HORIZON**  
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

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CLIENT:

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