



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: May 17, 2023

To: Mark F. Miller, City Manager

From: Robert J. Bruner, Deputy City Manager
R. Brent Savidant, Community Development Director
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of a Quit Claim Deed and Six Permanent Easements,
Adler Cove Site Condominium, Sidwell #88-20-13-100-012, 025 & 014

History

As part of the proposed Adler Cove Site Condominium development, the City of Troy received a quit claim deed for detention purposes and six permanent easements for franchise and public utilities, emergency ingress and egress, sanitary sewers, sidewalks, storm sewers and surface drainage, and water mains from Mondrian Properties, LLC and Adler Cove, LLC, owners of the properties having Sidwell #88-20-13-100-012, 025 & 014.

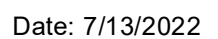
Mondrian Properties, LLC and Adler Cove, LLC propose a 20-unit single family residential site condominium located in the northwest quarter of Section 13, east of John R and south of Long Lake Road. City of Troy Planning Commission granted preliminary site plan approval on February 14, 2022.

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



QUIT CLAIM DEED

Sidwell # 20-13-100-012 & 025 (pt)

The Grantors, **MONDRIAN PROPERTIES, LLC**, a Michigan limited liability company, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 and **ADLER COVE, LLC**, a Michigan limited liability company, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grant to the Grantee 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 OF

For the sum of One Dollar (\$ 1.00)

Dated this 17 day of May, 2023.

MONDRIAN PROPERTIES, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17 day of May, 2023, by Joseph Maniaci, Manager of MONDRIAN PROPERTIES, LLC, a Michigan limited liability company, on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE]

ADLER COVE, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17 day of May, 2023, by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29 2026
Acting in Oakland County, Michigan

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

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

EXHIBIT "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION (Per PEA Group)

PROPOSED PARCEL B DETENTION AREA

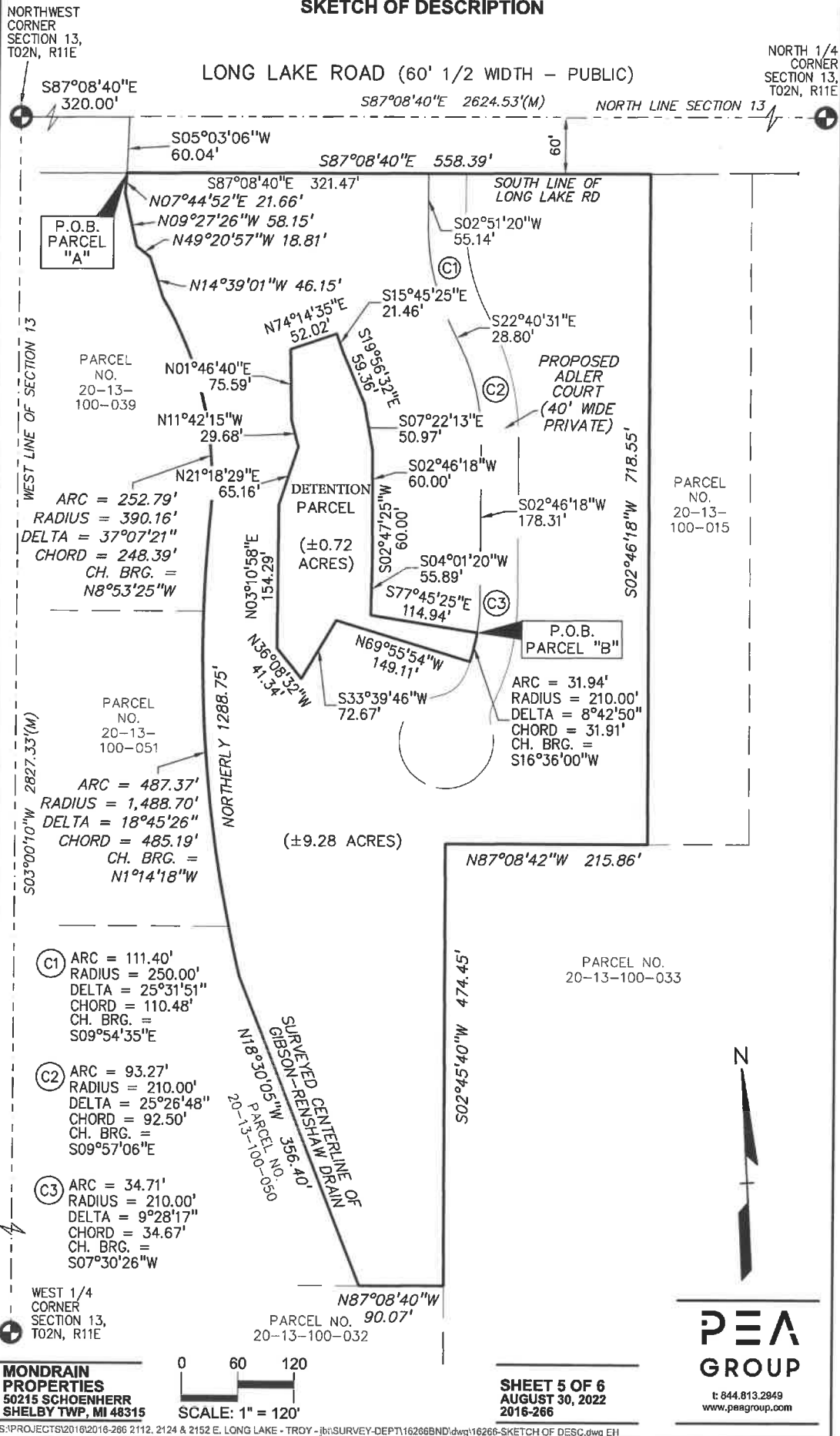
A parcel of land over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, and being more particularly described as:

Commencing at the Northwest corner of said Section 13; thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court - 40 foot wide); thence along said west line the following six (6) courses:

1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet to the POINT OF BEGINNING; thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet; thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet; thence N36°08'32"W, 41.34 feet; thence N03°10'58"E, 154.29 feet; thence N21°18'29"E, 65.16 feet; thence N11°42'15"W, 29.68 feet; thence N01°46'40"E, 75.59 feet; thence N74°14'35"E, 52.02 feet; thence S15°45'25"E, 21.46 feet; thence S19°56'32"E, 59.36 feet; thence S07°22'13"E, 50.97 feet; thence S02°46'18"W, 60.00 feet; thence S02°47'25"W, 60.00 feet; thence S04°01'20"W, 55.89 feet; thence S77°45'25"E, 114.94 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

Containing 0.72 acres of land, more or less.

SKETCH OF DESCRIPTION



**PERMANENT EASEMENT
FOR FRANCHISE AND PUBLIC UTILITIES**

Sidwell #88-20-13-100-012, 025 & 014 (part of)

MONDRIAN PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 and **ADLER COVE, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **franchise 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 OF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17th day of May A.D. 2023.

MONDRIAN PROPERTIES, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
its Manager

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17th day of May, 2023,
by Joseph Maniaci, Manager of MONDRIAN PROPERTIES, LLC, a Michigan limited liability company,
on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29 2026
Acting in Oakland County, Michigan


ADLER COVE, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN)
COUNTY OF Oakland)

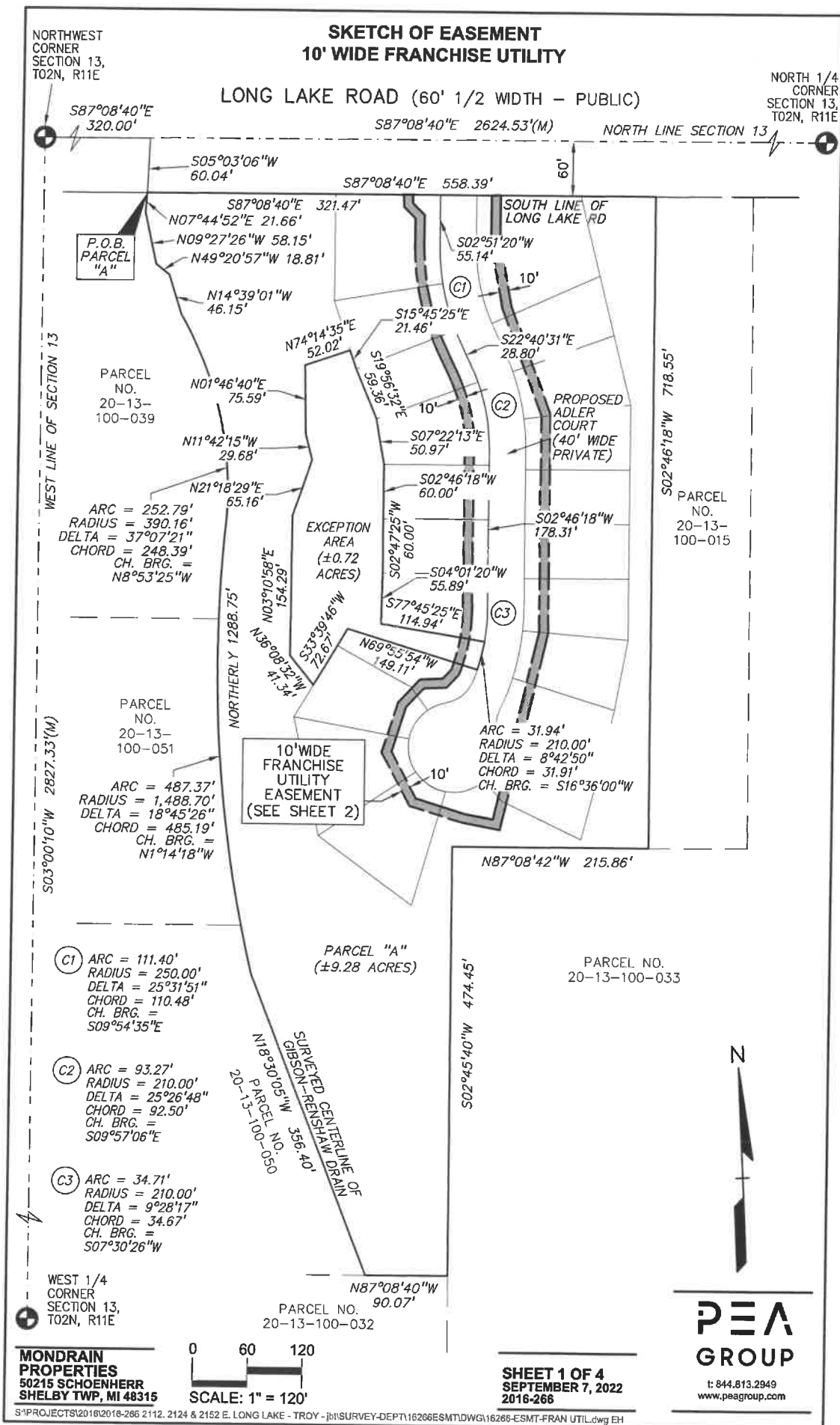
The foregoing instrument was acknowledged before me this 17th day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

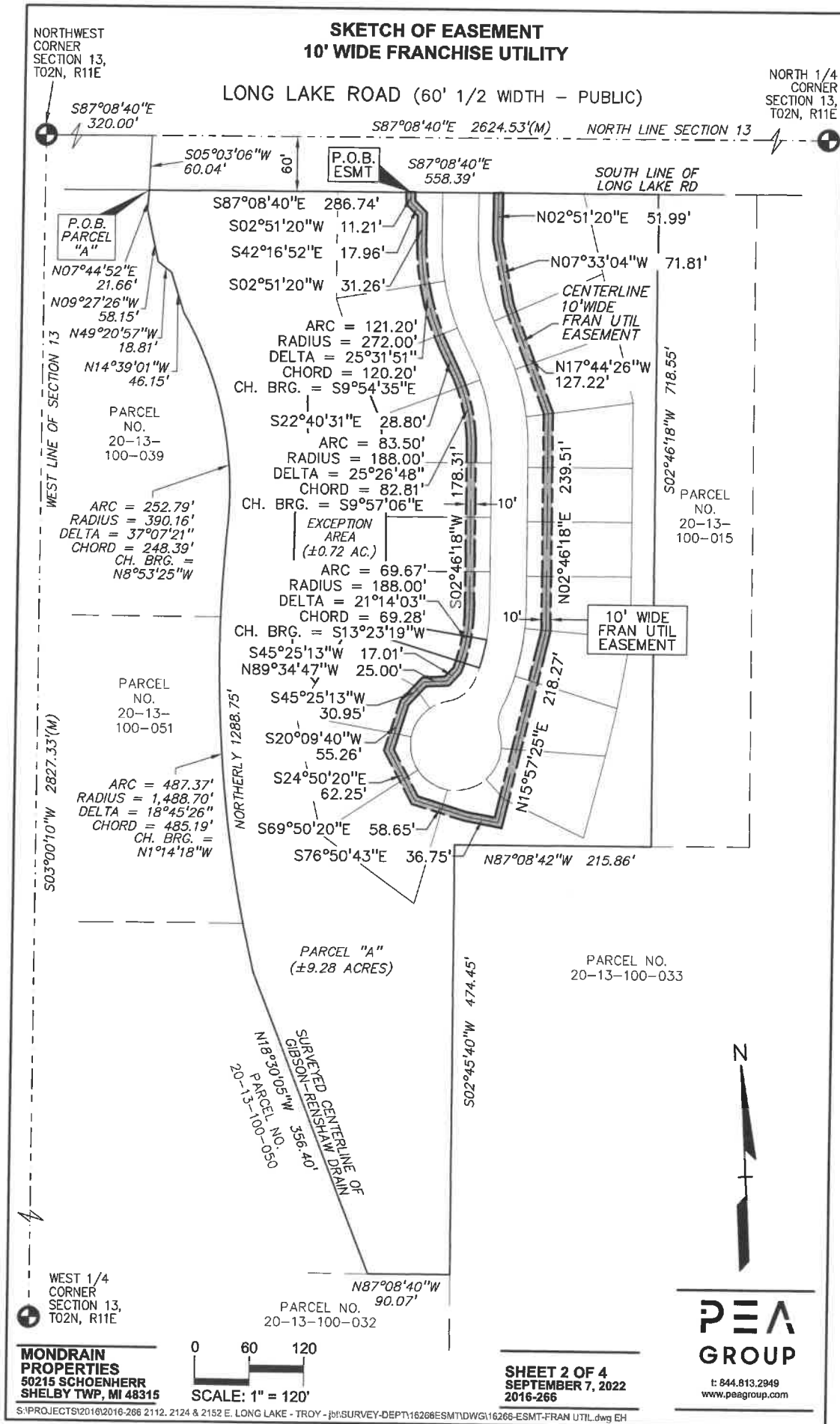
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Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

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

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





LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****PROPOSED PARCEL A**

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

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width) and the POINT OF BEGINNING;
 thence along said south line, S87°08'40"E, 558.39 feet;
 thence S02°46'18"W, 718.55 feet; thence N87°08'42"W, 215.86 feet;
 thence S02°45'40"W, 474.45 feet; thence N87°08'40"W, 90.07 feet to the surveyed centerline of the Gibson-Renshaw Drain;
 thence Northerly 1288.75 feet along said drain centerline, the surveyed centerline of said drain being described as the following seven (7) courses: 1) N18°30'05"W, 356.40 feet and 2) 487.37 feet along an arc of a curve to the right, having a radius of 1488.70 feet and a chord that bears N01°14'18"W, 485.19 feet and 3) 252.79 feet along an arc of a curve to the left, having a radius of 390.16 feet and a chord that bears N08°53'25"W, 248.39 feet and 4) N14°39'01"W, 46.15 feet and 5) N49°20'57"W, 18.81 feet and 6) N09°27'26"W, 58.15 feet and 7) N07°44'52"E, 21.66 feet to aforementioned south line of Long Lake Road and the POINT OF BEGINNING

EXCEPT that portion of land being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court - 40 foot wide); thence along said west line the following six (6) courses:
 1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet to the POINT OF BEGINNING;
 thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet;
 thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet;
 thence N36°08'32"W, 41.34 feet; thence N03°10'58"E, 154.29 feet;
 thence N21°18'29"E, 65.16 feet; thence N11°42'15"W, 29.68 feet;
 thence N01°46'40"E, 75.59 feet; thence N74°14'35"E, 52.02 feet;
 thence S15°45'25"E, 21.46 feet; thence S19°56'32"E, 59.36 feet;
 thence S07°22'13"E, 50.97 feet; thence S02°46'18"W, 60.00 feet;
 thence S02°47'25"W, 60.00 feet; thence S04°01'20"W, 55.89 feet;
 thence S77°45'25"E, 114.94 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

Containing 9.28 acres of land, more or less.

**MONDRAIN
 PROPERTIES**
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

0 60 120
 SCALE: 1" = 120'

SHEET 3 OF 4
 SEPTEMBER 7, 2022
 2016-266

**PEA
 GROUP**

t: 844.813.2949
 www.peagroup.com

LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****10' WIDE FRANCHISE UTILITY EASEMENT**

A 10 foot wide franchise utility easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 286.74 feet to the POINT OF BEGINNING;
 thence S02°51'20"W, 11.21 feet;
 thence S42°16'52"E, 17.96 feet;
 thence S02°51'20"W, 31.26 feet;
 thence 121.20 feet along an arc of a curve to the left, having a radius of 272.00 feet and a chord that bears S09°54'35"E, 120.20 feet;
 thence S22°40'31"E, 28.80 feet;
 thence 83.50 feet along an arc of a curve to the right, having a radius of 188.00 feet and a chord that bears S09°57'06"E, 82.81 feet;
 thence S02°46'18"W, 178.31 feet;
 thence 69.67 feet along an arc of a curve to the right, having a radius of 188.00 feet and a chord that bears S13°23'19"W, 69.28 feet;
 thence S45°25'13"W, 17.01 feet;
 thence N89°34'47"W, 25.00 feet;
 thence S45°25'13"W, 30.95 feet;
 thence S20°09'40"W, 55.26 feet;
 thence S24°50'20"E, 62.25 feet;
 thence S69°50'20"E, 58.65 feet;
 thence S76°50'43"E, 36.75 feet;
 thence N15°57'25"E, 218.27 feet;
 thence N02°46'18"E, 239.51 feet;
 thence N17°44'26"W, 127.22 feet;
 thence N07°33'04"W, 71.81 feet;
 thence N02°51'20"E, 51.99 feet to the aforementioned south line of Long Lake Road and the POINT OF ENDING.

**MONDRAIN
PROPERTIES**
50215 SCHOENHERR
SHELBY TWP, MI 48315

0 60 120
SCALE: 1" = 120'

SHEET 4 OF 4
SEPTEMBER 7, 2022
2016-266

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-13-100-025 & 014 (part of)

ADLER COVE, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17th day of May A.D. 2023.

ADLER COVE, LLC,
a Michigan limited liability company

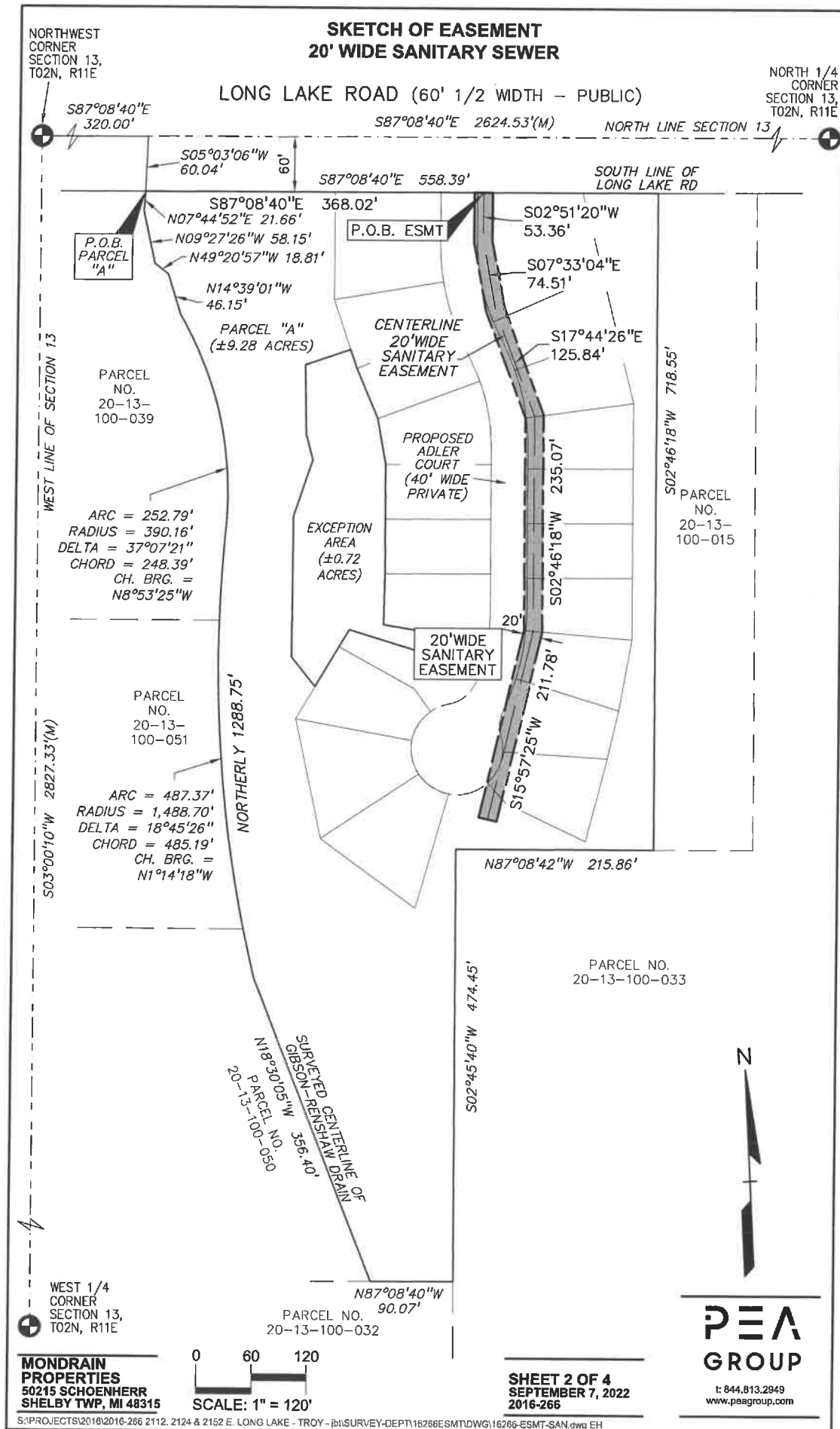
By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17th day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan



LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****20' WIDE SANITARY SEWER EASEMENT**

A 20 foot wide sanitary sewer easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 368.02 feet to the POINT OF BEGINNING;
 thence S02°51'20"W, 53.36 feet;
 thence S07°33'04"E, 74.51 feet;
 thence S17°44'26"E, 125.84 feet;
 thence S02°46'18"W, 235.07 feet;
 thence S15°57'25"W, 211.78 feet to the POINT OF ENDING.

**MONDRAIN
 PROPERTIES**
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

0 60 120

 SCALE: 1" = 120'

SHEET 4 OF 4
SEPTEMBER 7, 2022
2016-266

**PEA
 GROUP**

t: 844.813.2949
 www.peagroup.com

**PERMANENT EASEMENT
FOR SIDEWALKS**

Sidwell #88-20-13-100-025 & 014 (part of)

ADLER COVE, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **sidewalks**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17th day of May A.D. 2023.

ADLER COVE, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF oakland)

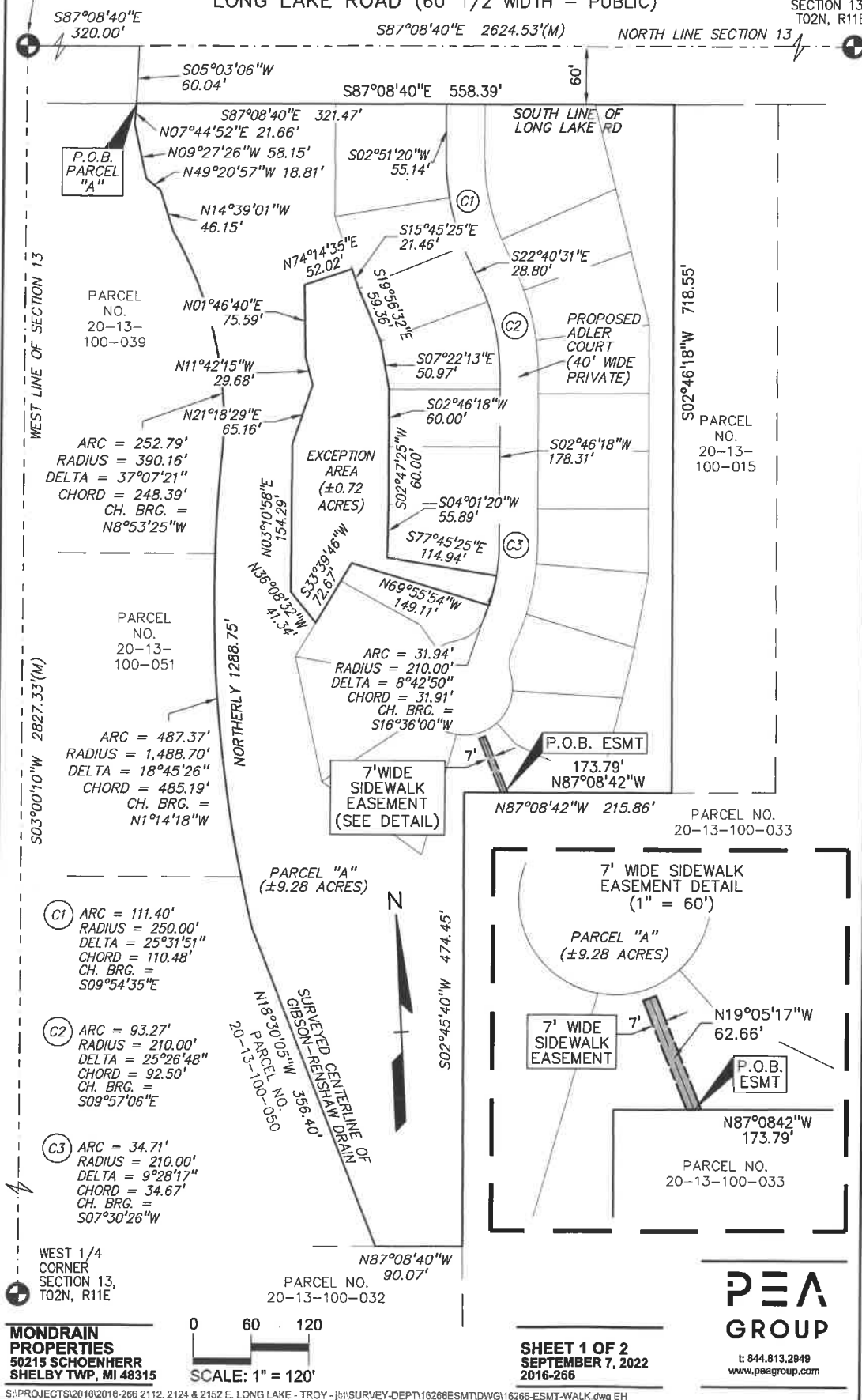
The foregoing instrument was acknowledged before me this 17th day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF oakland

[Signature]
*
Notary Public, macomb County, Michigan
My Commission Expires _____
Acting in oakland County, Michigan

NORTHWEST
CORNER
SECTION 13,
T02N, R11E

NORTH 1/4
CORNER
SECTION 13,
T02N, R11E

PEA
GROUP

t: 844.813.2949
www.peagroup.com

LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****PROPOSED PARCEL A**

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

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width) and the POINT OF BEGINNING;
 thence along said south line, S87°08'40"E, 558.39 feet;
 thence S02°46'18"W, 718.55 feet; thence N87°08'42"W, 215.86 feet;
 thence S02°45'40"W, 474.45 feet; thence N87°08'40"W, 90.07 feet to the surveyed centerline of the Gibson-Renshaw Drain;
 thence Northerly 1288.75 feet along said drain centerline, the surveyed centerline of said drain being described as the following seven (7) courses: 1) N18°30'05"W, 356.40 feet and 2) 487.37 feet along an arc of a curve to the right, having a radius of 1488.70 feet and a chord that bears N01°14'18"W, 485.19 feet and 3) 252.79 feet along an arc of a curve to the left, having a radius of 390.16 feet and a chord that bears N08°53'25"W, 248.39 feet and 4) N14°39'01"W, 46.15 feet and 5) N49°20'57"W, 18.81 feet and 6) N09°27'26"W, 58.15 feet and 7) N07°44'52"E, 21.66 feet to aforementioned south line of Long Lake Road and the POINT OF BEGINNING

EXCEPT that portion of land being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court - 40 foot wide); thence along said west line the following six (6) courses:
 1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet to the POINT OF BEGINNING;
 thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet;
 thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet;
 thence N36°08'32"W, 41.34 feet; thence N03°10'58"E, 154.29 feet;
 thence N21°18'29"E, 65.16 feet; thence N11°42'15"W, 29.68 feet;
 thence N01°46'40"E, 75.59 feet; thence N74°14'35"E, 52.02 feet;
 thence S15°45'25"E, 21.46 feet; thence S19°56'32"E, 59.36 feet;
 thence S07°22'13"E, 50.97 feet; thence S02°46'18"W, 60.00 feet;
 thence S02°47'25"W, 60.00 feet; thence S04°01'20"W, 55.89 feet;
 thence S77°45'25"E, 114.94 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

Containing 9.28 acres of land, more or less.

LEGAL DESCRIPTION (Per PEA Group)**7' WIDE SIDEWALK EASEMENT**

A 7 foot wide sidewalk easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 558.39 feet; thence S02°46'18"W, 718.55 feet; thence N87°08'42"W, 173.79 feet to the POINT OF BEGINNING;
 thence N19°05'17"W, 62.66 feet to the POINT OF ENDING.

**MONDRAIN
PROPERTIES**
50215 SCHOENHERR
SHELBY TWP, MI 48315

0 60 120
SCALE: 1" = 120'

SHEET 2 OF 2
SEPTEMBER 7, 2022
2016-266

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

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

Sidwell #88-20-13-100-012, 025 & 014 (part of)

MONDRIAN PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 and **ADLER COVE, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **storm sewers and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17 day of May A.D. 2023.

MONDRIAN PROPERTIES, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17th day of May, 2023,
by Joseph Maniaci, Manager of MONDRIAN PROPERTIES, LLC, a Michigan limited liability company,
on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

ADLER COVE, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17 day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

* [Signature]
Notary Public, Macomb County, Michigan
My Commission Expires March 29 2026
Acting in Oakland County, Michigan

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

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

NORTH 1/4
CORNER
SECTION 13,
T02N, R11E

[illegible]

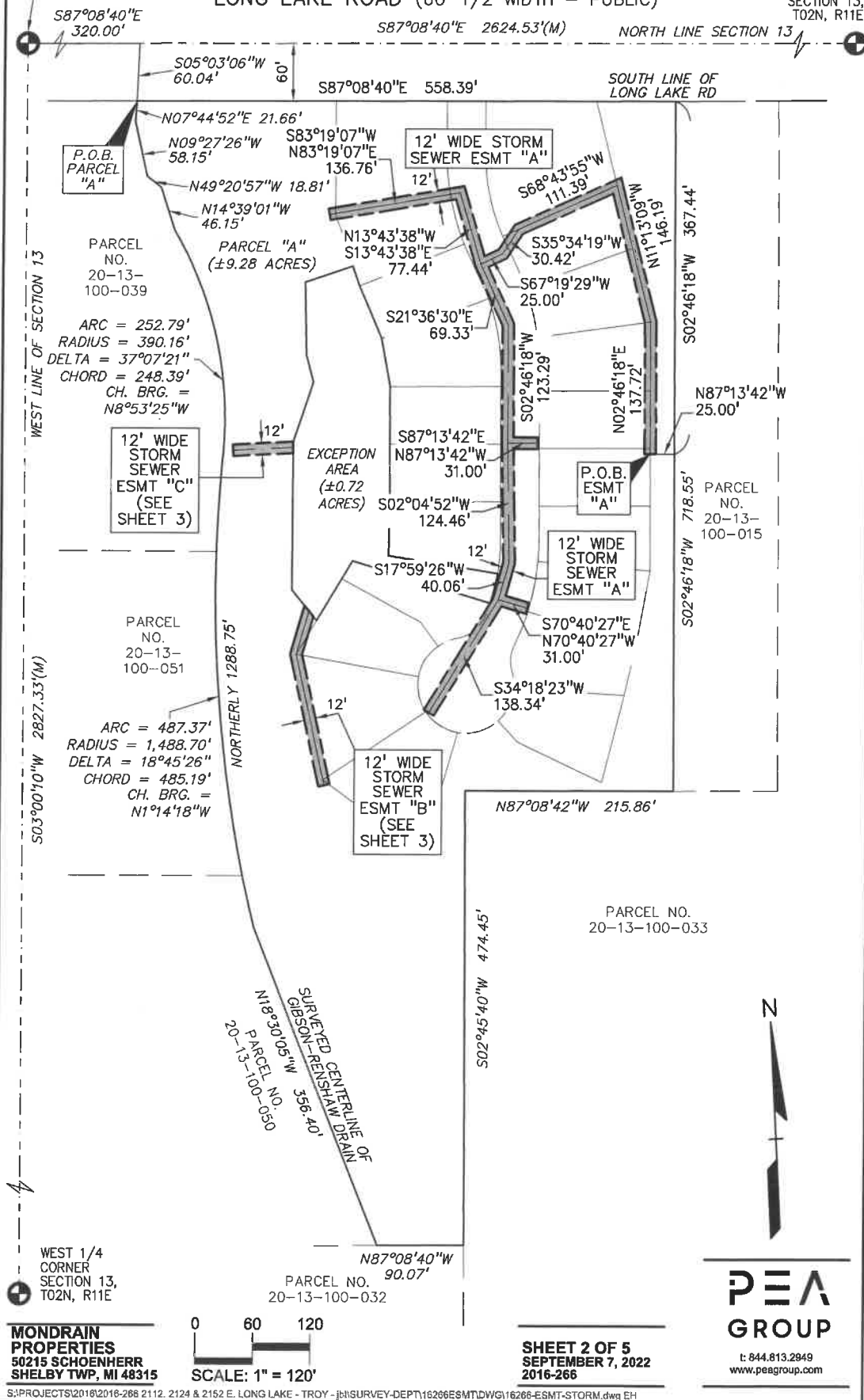
t: 844.813.2949
www.peagroup.com

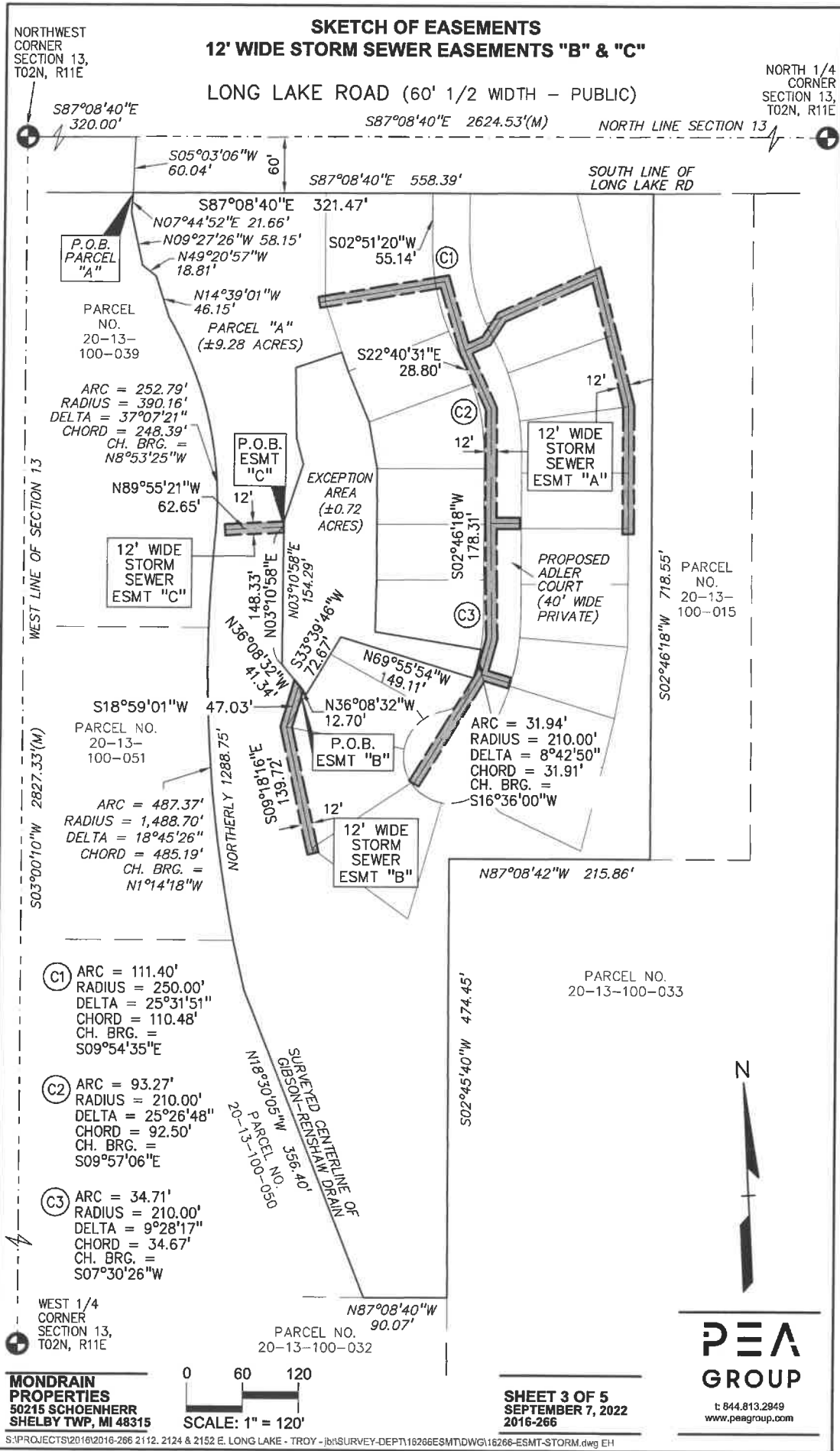
12' WIDE STORM SEWER EASEMENT "A"

LONG LAKE ROAD (60' 1/2 WIDTH - PUBLIC)

NORTHWEST
CORNER
SECTION 13,
T02N, R11E

NORTH 1/4
CORNER
SECTION 13,
T02N, R11E





LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****PROPOSED PARCEL A**

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

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width) and the POINT OF BEGINNING;
 thence along said south line, S87°08'40"E, 558.39 feet;
 thence S02°46'18"W, 718.55 feet; thence N87°08'42"W, 215.86 feet;
 thence S02°45'40"W, 474.45 feet; thence N87°08'40"W, 90.07 feet to the surveyed centerline of the Gibson-Renshaw Drain;
 thence Northerly 1288.75 feet along said drain centerline, the surveyed centerline of said drain being described as the following seven (7) courses: 1) N18°30'05"W, 356.40 feet and 2) 487.37 feet along an arc of a curve to the right, having a radius of 1488.70 feet and a chord that bears N01°14'18"W, 485.19 feet and 3) 252.79 feet along an arc of a curve to the left, having a radius of 390.16 feet and a chord that bears N08°53'25"W, 248.39 feet and 4) N14°39'01"W, 46.15 feet and 5) N49°20'57"W, 18.81 feet and 6) N09°27'26"W, 58.15 feet and 7) N07°44'52"E, 21.66 feet to aforementioned south line of Long Lake Road and the POINT OF BEGINNING

EXCEPT that portion of land being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court - 40 foot wide); thence along said west line the following six (6) courses:
 1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet to the POINT OF BEGINNING;
 thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet;
 thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet;
 thence N36°08'32"W, 41.34 feet; thence N03°10'58"E, 154.29 feet;
 thence N21°18'29"E, 65.16 feet; thence N11°42'15"W, 29.68 feet;
 thence N01°46'40"E, 75.59 feet; thence N74°14'35"E, 52.02 feet;
 thence S15°45'25"E, 21.46 feet; thence S19°56'32"E, 59.36 feet;
 thence S07°22'13"E, 50.97 feet; thence S02°46'18"W, 60.00 feet;
 thence S02°47'25"W, 60.00 feet; thence S04°01'20"W, 55.89 feet;
 thence S77°45'25"E, 114.94 feet to the aforementioned west line of a proposed road and the POINT OF BEGINNING.

Containing 9.28 acres of land, more or less.

**MONDRAIN
PROPERTIES**
50215 SCHOENHERR
SHELBY TWP, MI 48315

0 60 120
SCALE: 1" = 120'

SHEET 4 OF 5
SEPTEMBER 7, 2022
2016-266

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****12' WIDE STORM SEWER EASEMENT "A"**

A 12 foot wide storm sewer easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 558.39 feet; thence S02°46'18"W, 367.44 feet; thence N87°13'42"W, 25.00 feet to the POINT OF BEGINNING;
 thence N02°46'18"E, 137.72 feet; thence N11°13'09"W, 146.19 feet;
 thence S68°43'55"W, 111.39 feet; thence S35°34'19"W, 30.42 feet;
 thence S67°19'29"W, 25.00 feet; thence N13°43'38"W, 77.44 feet;
 thence S83°19'07"W, 136.76 feet; thence N83°19'07"E, 136.76 feet;
 thence S13°43'38"E, 77.44 feet; thence S21°36'30"E, 69.33 feet;
 thence S02°46'18"W, 123.29 feet; thence S87°13'42"E, 31.00 feet;
 thence N87°13'42"W, 31.00 feet; thence S02°04'52"W, 124.46 feet;
 thence S17°59'26"W, 40.06 feet; thence S70°40'27"E, 31.00 feet;
 thence N70°40'27"W, 31.00 feet; thence S34°18'23"W, 138.34 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA Group)**12' WIDE STORM SEWER EASEMENT "B"**

A 12 foot wide storm sewer easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court – 40 foot wide); thence along said west line the following six (6) courses:
 1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet; thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet; thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet; thence N36°08'32"W, 12.70 feet to the POINT OF BEGINNING;
 thence S18°59'01"W, 47.03 feet;
 thence S09°18'16"E, 139.72 feet to the POINT OF ENDING.

LEGAL DESCRIPTION (Per PEA Group)**12' WIDE STORM SEWER EASEMENT "C"**

A 12 foot wide storm sewer easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the west line of a proposed road (Adler Court – 40 foot wide); thence along said west line the following six (6) courses:
 1) S02°51'20"W, 55.14 feet and 2) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet and 3) S22°40'31"E, 28.80 feet and 4) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet and 5) S02°46'18"W, 178.31 feet and 6) 34.71 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S07°30'26"W, 34.67 feet; thence continuing along said west line of a proposed road, 31.94 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S16°36'00"W, 31.91 feet; thence N69°55'54"W, 149.11 feet; thence S33°39'46"W, 72.67 feet; thence N36°08'32"W, 41.34 feet; thence N03°10'58"E, 148.33 feet to the POINT OF BEGINNING;
 thence N89°55'21"W, 62.65 feet to the POINT OF ENDING.

**MONDRAIN
PROPERTIES**
50215 SCHOENHERR
SHELBY TWP, MI 48315

0 60 120
SCALE: 1" = 120'

SHEET 5 OF 5
SEPTEMBER 7, 2022
2016-266

S:\PROJECTS\2016\2016-266 2112, 2124 & 2152 E. LONG LAKE - TROY - jbl\SURVEY-DEPT\16206\ESMT\DWG\16266-ESMT-STORM.dwg EH

**PEA
GROUP**

t: 844.813.2949
www.peagroup.com

**PERMANENT EASEMENT
FOR EMERGENCY INGRESS and EGRESS**

Sidwell #88-20-13-100-012, 025 & 014 (part of)

MONDRIAN PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 and **ADLER COVE, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee, **the right to traverse over all roads by emergency and/or service vehicles for the purpose of ingress and egress for fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services**, over the real property situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17 day of May A.D. 2023.

MONDRIAN PROPERTIES, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF Oakland)


The foregoing instrument was acknowledged before me this 17 day of May, 2023,
by Joseph Maniaci, Manager of MONDRIAN PROPERTIES, LLC, a Michigan limited liability company,
on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

[SIGNATURES AND ACKNOWLEDGMENTS ON NEXT PAGE


ADLER COVE, LLC,
a Michigan limited liability company

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

STATE OF MICHIGAN)
COUNTY OF Oakland)

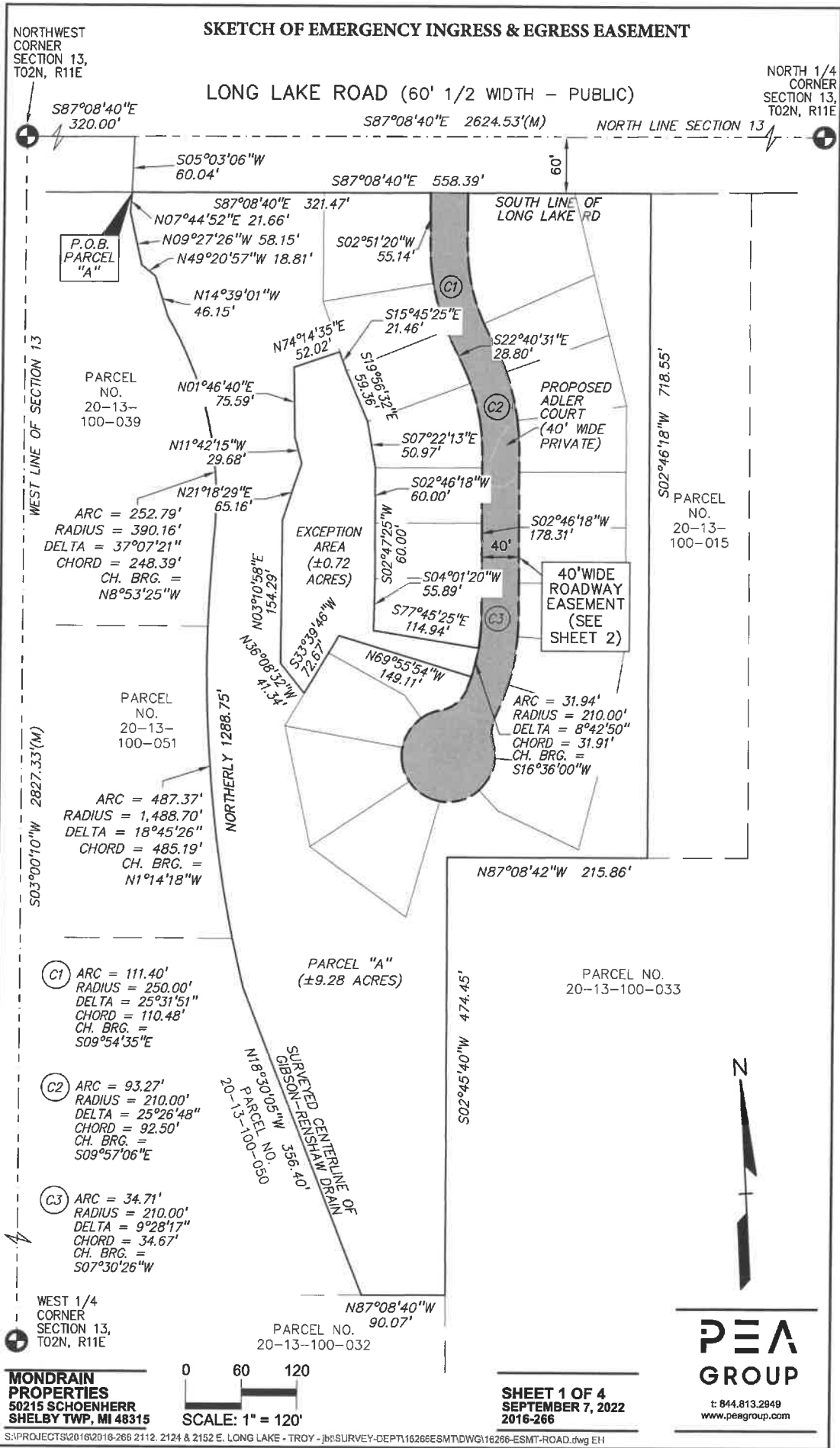
The foregoing instrument was acknowledged before me this 17 day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

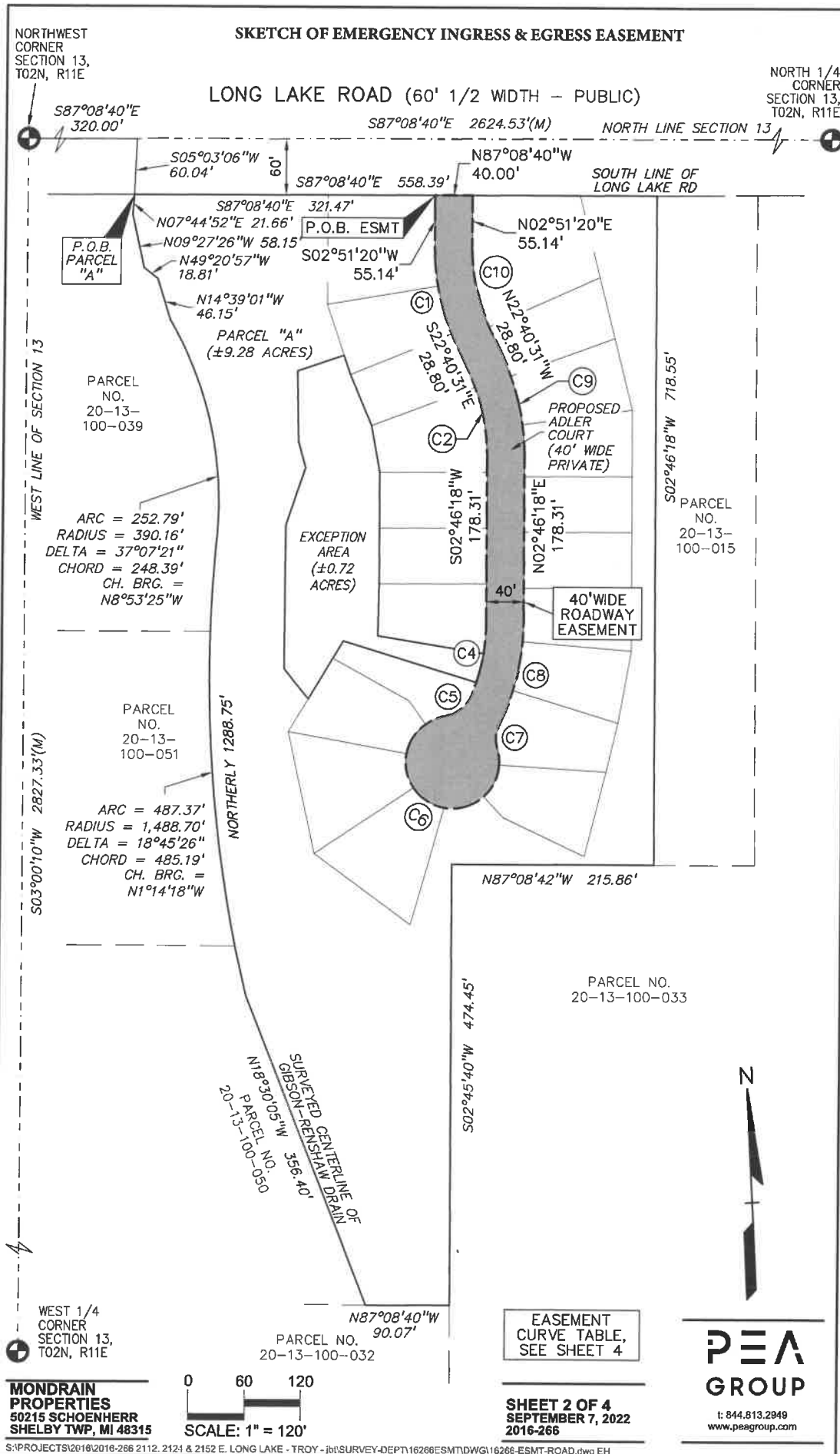
ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2028
ACTING IN COUNTY OF Oakland


*
Notary Public, Macomb County, Michigan
My Commission Expires March 29 2026
Acting in Oakland County, Michigan

Prepared by:
Larysa Figoł, SR/WA,
City of Troy,
500 West Big Beaver,
Troy, MI 48084

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





LEGAL DESCRIPTION**LEGAL DESCRIPTION** (Per PEA Group)**40' WIDE ROADWAY EASEMENT**

A 40 foot wide roadway easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 321.47 feet to the POINT OF BEGINNING;
 thence S02°51'20"W, 55.14 feet;
 thence C1) 111.40 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears S09°54'35"E, 110.48 feet;
 thence S22°40'31"E, 28.80 feet;
 thence C2) 93.27 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S09°57'06"E, 92.50 feet;
 thence S02°46'18"W, 178.31 feet;
 thence C4) 80.82 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears S13°47'47"W, 80.32 feet;
 thence C5) 38.45 feet along an arc of a curve to the right, having a radius of 38.00 feet and a chord that bears S53°48'37"W, 36.83 feet;
 thence C6) 241.45 feet along an arc of a curve to the left, having a radius of 50.00 feet and a chord that bears S55°32'33"E, 66.47 feet;
 thence C7) 28.26 feet along an arc of a curve to the right, having a radius of 38.00 feet and a chord that bears N07°25'04"E, 27.61 feet;
 thence C8) 113.22 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears N15°44'45"E, 112.26 feet;
 thence N02°46'18"E, 178.31 feet;
 thence C9) 111.03 feet along an arc of a curve to the left, having a radius of 250.00 feet and a chord that bears N09°57'06"W, 110.12 feet;
 thence N22°40'31"W, 28.80 feet;
 thence C10) 93.57 feet along an arc of a curve to the right, having a radius of 210.00 feet and a chord that bears N09°54'35"W, 92.80 feet;
 thence N02°51'20"E, 55.14 feet to the aforementioned south line of Long Lake Road;
 thence N87°08'40"W, 40.00 feet to the POINT OF BEGINNING.

Curve Table					
Curve #	Length	Radius	Delta	CH. BRG.	Chord
C1	111.40'	250.00'	25°31'51"	S09°54'35"E	110.48'
C2	93.27'	210.00'	25°26'48"	S09°57'06"E	92.50'
C4	80.82'	210.00'	22°02'58"	S13°47'47"W	80.32'
C5	38.45'	38.00'	57°58'42"	S53°48'37"W	36.83'
C6	241.45'	50.00'	276°41'03"	S55°32'33"E	66.47'
C7	28.26'	38.00'	42°36'16"	N07°25'04"E	27.61'
C8	113.22'	250.00'	25°56'54"	N15°44'45"E	112.26'
C9	111.03'	250.00'	25°26'48"	N09°57'06"W	110.12'
C10	93.57'	210.00'	25°31'51"	N09°54'35"W	92.80'

**MONDRAIN
PROPERTIES**
50215 SCHOENHERR
SHELBY TWP, MI 48315

0 60 120
SCALE: 1" = 120'

SHEET 4 OF 4
SEPTEMBER 7, 2022
2016-266

**PEA
GROUP**

t: 844.813.2849
www.peagroup.com

**PERMANENT EASEMENT
FOR WATER MAINS**

Sidwell #88-20-13-100-012 and 025 (part of)

MONDRIAN PROPERTIES, LLC, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr, Shelby Twp., MI 48315 and **ADLER COVE, LLC**, a Michigan limited liability company, Grantor, whose address is 50215 Schoenherr Road, Shelby Twp., MI 48315 for and in consideration of the sum of: One and no/100 Dollars (\$1.00) paid by the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, grants to the Grantee the right to access, construct, reconstruct, modify, operate, maintain, repair, upgrade, improve, inspect, enlarge or remove and/or replace **water mains**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed _____ signature(s)
this 17 day of May A.D. 2023.

MONDRIAN PROPERTIES, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17 day of May, 2023,
by Joseph Maniaci, Manager of MONDRIAN PROPERTIES, LLC, a Michigan limited liability company,
on behalf of the company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

ADLER COVE, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 17 day of May, 2023,
by Joseph Maniaci, Member of ADLER COVE, LLC, a Michigan limited liability company, on behalf of the
company.

ANITA SRBINOVSKI
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 29, 2026
ACTING IN COUNTY OF Oakland

[Signature]
*
Notary Public, Macomb County, Michigan
My Commission Expires March 29, 2026
Acting in Oakland County, Michigan

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

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

NORTH 1/4
CORNER
SECTION 13,
T02N, R11E

0 60 120
SCALE: 1" = 120'

SHEET 1 OF 4
SEPTEMBER 7, 2022
2016-266

PEA
GROUP

t: 844.813.2949
www.peagroup.com



LEGAL DESCRIPTION**LEGAL DESCRIPTION (Per PEA Group)****20' WIDE WATER MAIN EASEMENT**

A 20 foot wide water main easement over part of the Northwest 1/4 of said Section 13, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 13;
 thence along the north line of said Section 13, S87°08'40"E, 320.00 feet; thence S05°03'06"W, 60.04 feet to the south line of Long Lake Road (60 foot half width); thence along said south line, S87°08'40"E, 301.74 feet to the POINT OF BEGINNING;
 thence S02°51'20"W, 4.98 feet;
 thence S42°16'52"E, 17.96 feet;
 thence S02°51'20"W, 37.49 feet;
 thence 114.52 feet along an arc of a curve to the left, having a radius of 257.00 feet and a chord that bears S09°54'35"E, 113.57 feet;
 thence S22°40'31"E, 28.80 feet;
 thence 90.16 feet along an arc of a curve to the right, having a radius of 203.00 feet and a chord that bears S09°57'06"E, 89.42 feet;
 thence S02°46'18"W, 178.31 feet;
 thence 78.12 feet along an arc of a curve to the right, having a radius of 203.00 feet and a chord that bears S13°47'47"W, 77.64 feet;
 thence S45°25'13"W, 26.00 feet;
 thence N89°34'47"W, 25.00 feet;
 thence S45°25'13"W, 21.38 feet;
 thence S20°09'40"W, 45.69 feet;
 thence S24°50'20"E, 49.83 feet;
 thence S69°50'20"E, 52.13 feet to the POINT OF ENDING.

**MONDRAIN
PROPERTIES**
 50215 SCHOENHERR
 SHELBY TWP, MI 48315

0 60 120

 SCALE: 1" = 120'

SHEET 4 OF 4
 SEPTEMBER 7, 2022
 2016-266

**PEA
GROUP**

t: 844.813.2949
 www.peagroup.com