



500 West Big Beaver
Troy, MI 48084
troymi.gov



CITY COUNCIL AGENDA ITEM

Date: June 13, 2025

To: Frank Nastasi, City Manager

From: Robert J. Bruner, Deputy City Manager
Chris Wilson, Assistant City Manager
G. Scott Finlay, City Engineer
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request to Vacate a Portion of an Existing Sanitary Sewer Easement and Acceptance of a Permanent Easement - #88-20-29-101-010, Somerset Collection Limited Partnership

History

Somerset Collection Limited Partnership, owners of the property having Sidwell #88-20-29-101-010 have undertaken renovation to a portion of their commercial site located at Somerset Mall South. The property is zoned BB – Big Beaver Road.

As part of this project an existing sanitary sewer has been redesigned and relocated necessitating vacation of a portion of sewer previously recorded in L11828 P655, Oakland County Records.

The property owners have granted a new permanent easement for sanitary sewers to accommodate the sewer redesign.

Financial

The consideration amount on each document is \$1.00.

Recommendation

Staff recommends that City Council vacate a portion of the existing sanitary sewer by returning those easement rights to the owners by quit claim deed. Staff also recommends acceptance of a new permanent easement for sanitary sewers that reflect the new redesign.



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.

QUIT CLAIM DEED

Sidwell #88-20-29-101-010 (pt)
Resolution #

The **CITY OF TROY**, a Michigan municipal corporation, Grantor, whose address is 500 West Big Beaver, Troy, MI 48084 quit claims to **Somerset Collection Limited Partnership, a Michigan limited partnership**, Grantee, whose address is 100 Galleria Officentre, Suite 427, Southfield, MI 48034 the following described interest in land situated in the City of Troy, County of Oakland and State of Michigan and attached as Exhibit A, a portion of which was previously recorded in an easement recorded in L11828, Page 655, Oakland County Records:

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

For the sum of One Dollar (\$ 1.00)

Dated this _____ day of June, 2025.

CITY OF TROY
a Michigan municipal corporation

By _____
* Ethan D. Baker, Mayor

By _____
* M. Aileen Dickson, City Clerk

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of June, 2025 by Ethan D. Baker, Mayor and M. Aileen Dickson, City Clerk of the City of Troy, a Michigan municipal corporation, on behalf of the municipal corporation.

*
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ County, MI

| | | |
|---|--|--|
| When recorded return to: Somerset Collection Limited Partnership 100 Galleria Officentre, Suite 427 Southfield, MI 48034 | Send subsequent tax bills to: Grantee | Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084 |
|---|--|--|

Tax Parcel # 88-20-29-101-010 (pt) Recording Fee _____ Transfer Tax _____

EXHIBIT 'A'

SANITARY EASEMENT

LEGAL DESCRIPTION

SOURCE: SURVEY OAKLAND
OWNER: SOMERSET COLLECTION LTD PARTNERSHIP SOMERSET COLLECTION SOUTH
TAX PARCEL ID: 20-29-101-010
ADDRESS: 2800 W BIG BEAVER RD

T2N, R11E, SEC 29 PEMBROOK MANOR SUB NO 2 S 18 FT OF LOT 674, ALSO E 5.00 FT OF LOT 707, ALSO LOTS 708 TO 737 INCL, ALSO LOT 738 EXC E 6.59 FT, ALSO LOT 743 EXC N 45.01 FT, ALSO LOT 744 EXC N 45.01 FT OF E 38.25 FT, ALSO LOTS 745 TO 756 INCL, ALSO E 40 FT OF LOT 757, ALSO E 40 FT OF LOT 772, ALSO LOTS 773 TO 800 INCL, ALSO LOT 801 EXC W 10 FT OF N 134 FT, ALSO LOTS 802 TO 808 INCL EXC N 134 FT, ALSO LOTS 812 TO 849 INCL EXC THAT PART PLATTED INTO 'TROY APARTMENT SUB NO 4', ALSO ALL THAT PART OF VAC RDS & ALLEYS ADJ THERETO EXC THAT PART OF VAC STANLEY RD ADJ TO LOTS 668, 850, 851 & 852, ALSO THAT PART OF 'SUPERVISOR'S PLAT NO 15' DESC AS W 11.41 FT OF S 434.99 FT OF LOT 8, ALSO LOT 9 EXC N 165 FT, ALSO THAT PART OF LOTS 10, 11 & 12 LYING N OF GOLFVIEW DR & W OF LAKEVIEW DR, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT PT DIST S 01-12-00 W 102 FT FROM NW SEC COR, TH S 89-22-00 E 80 FT, TH S 01-12-00 W 990.01 FT TH N 89-22-00 W 80 FT, TH N 01-12-00 E 990.01 FT TO BEG, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT NW SEC COR, TH S 89-22-00 E 1481.21 FT, TH S 01-17-23 W 102 FT, TH N 89-22-00 W 1481.05 FT, TH N 01-12-00 E 102 FT TO BEG, ALSO EXC THAT PART IN PARCEL DESC AS BEG AT PT DIST S 89-22-00 E 560 FT & S 01-12-00 W 102 FT & S 89-22-00 E 516.16 FT & S 00-36-16 W 284.51 FT FROM NW SEC COR, TH S 00-36-16 W 344.62 FT, TH ALG CURVE TO RIGHT, RAD 150.50 FT, CHORD BEARS N 80-18-02 E 53.99 FT, DIST OF 54.28 FT, TH S 89-22-00 E 200.24 FT, TH N 00-36-30 E 302.31 FT, TH N 82-01-44 W 255.49 FT TO BEG

EXISTING EASEMENT DESCRIPTION

(TO BE VACATED)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S89°22'00"E 60.00 FEET; THENCE ALONG A A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, S01°12'00"W 565.00 FEET; THENCE S89°22'00"E., 258.00 FEET; THENCE S00°38'00"W., 164.0 FEET; THENCE S84°02'06"E., 236.83 FEET; THENCE N05°57'54"E., 11.53 FEET TO THE POINT OF BEGINNING; THENCE S51°52'56"E., 92.23 FEET; THENCE N65°44'48"E., 93.15 FEET; THENCE S84°02'07"E., 107.55 FEET; THENCE S35°13'30"E., 29.96 FEET; THENCE S89°18'00"E., 206.36 FEET; THENCE N56°48'54"E., 114.30 FEET TO THE POINT OF ENDING.

PROPOSED EASEMENT DESCRIPTION

A 20 FOOD WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, TOWN 02 NORTH RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS.

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89° 22' 00" EAST 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, SOUTH 01° 12' 00" WEST 565.00 FEET; THENCE SOUTH 89° 22' 00" EAST 258.00 FEET; THENCE SOUTH 00° 38' 00" WEST 164.00 FEET; THENCE SOUTH 84° 02' 06" EAST 236.83 FEET; THENCE NORTH 05° 57' 54" EAST 11.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51° 52' 56" EAST 92.23 FEET; THENCE SOUTH 06° 48' 48" WEST 44.07 FEET; THENCE NORTH 70° 44' 24" EAST 186.85 FEET; THENCE NORTH 66° 46' 21" EAST 63.21 FEET; THENCE SOUTH 89° 18' 00" EAST 206.36 FEET; THENCE NORTH 56° 48' 54" EAST 114.30 FEET TO THE POINT OF ENDING.

03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25



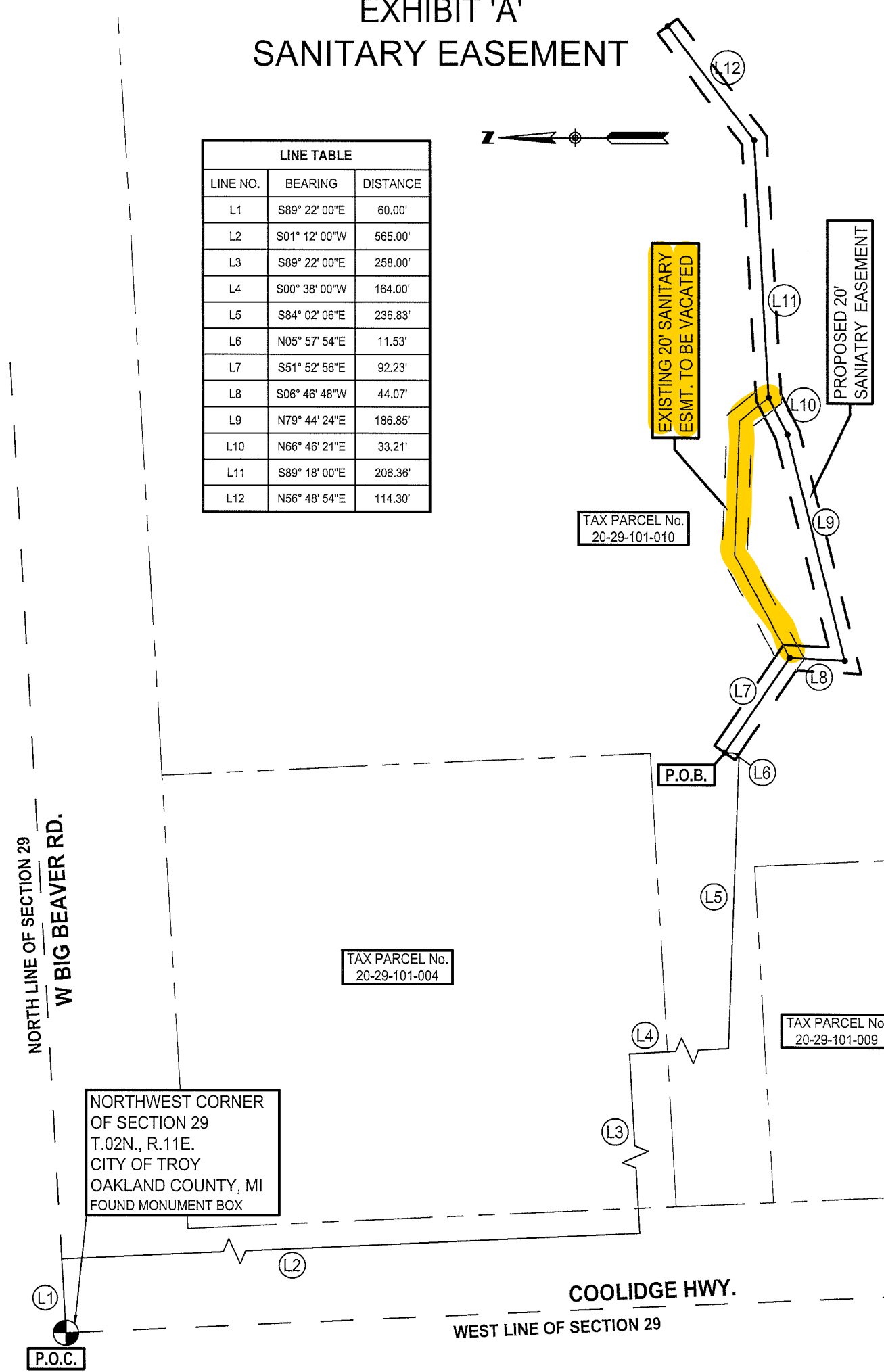
SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307
Phone: (248) 844-5400
Fax: (248) 844-5440
www.sda-eng.com

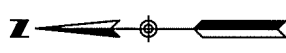
| | |
|--|--------------------|
| DRAWN: R.CALI | DATE: 02-28-25 |
| CHECKED: D.JACKSON | DATE: 02-28-25 |
| MANAGER: G.PLATZ | SCALE: N/A |
| JOB No. SM24003 | SHEET: 2 OF 2 |
| SECTION 29 TOWN 02 NORTH RANGE 11 EAST | |
| CITY OF TROY | OAKLAND COUNTY, MI |

Plotted: Mar 20, 2025, 6:55 PM by user: 1098 - Saved: 3/20/2025 by user: 1098
J:\SM\SM24003 - Somerset Collection South - Arhaus Project\DWG\SM24003UTL-EASE.dwg

EXHIBIT 'A'
SANITARY EASEMENT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S89° 22' 00"E | 60.00' |
| L2 | S01° 12' 00"W | 565.00' |
| L3 | S89° 22' 00"E | 258.00' |
| L4 | S00° 38' 00"W | 164.00' |
| L5 | S84° 02' 06"E | 236.83' |
| L6 | N05° 57' 54"E | 11.53' |
| L7 | S51° 52' 56"E | 92.23' |
| L8 | S06° 46' 48"W | 44.07' |
| L9 | N79° 44' 24"E | 186.85' |
| L10 | N66° 46' 21"E | 33.21' |
| L11 | S89° 18' 00"E | 206.36' |
| L12 | N56° 48' 54"E | 114.30' |



Plotted: Mar 20, 2025, 6:55 PM by user: 1098 — Saved: 3/20/2025 by user: 1098
J: \SM\SM24003 — Somerset Collection South — Arhaus Project\DWG\SM24003UTL-EASE.dwg

03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5440
www.sda-eng.com

| | |
|--|------------------|
| DRAWN: R.CALI | DATE: 02-28-25 |
| CHECKED: D.JACKSON | DATE: 02-28-25 |
| MANAGER: G.PLATZ | SCALE: 1" = 100' |
| JOB No. SM24003 | SHEET: 1 OF 2 |
| SECTION 29 TOWN 02 NORTH RANGE 11 EAST | |
| CITY OF TROY OAKLAND COUNTY, MI | |

118280655

Resolution #91-168
Project No. 91.991.3
(88)20-29-101-008

91.058676

PERMANENT EASEMENT

FRANKEL/FORBES-COHEN ASSOCIATES, a Michigan co-partnership consisting of Somerset Mall Limited Partnership, a Michigan limited partnership, Somerset North Limited Partnership, a Michigan limited partnership, and Forbes/Cohen Development Company, a Michigan co-partnership, (collectively the "Grantor") whose address is 100 Galleria Officentre, Suite 427, Southfield, Michigan 48037, for and in consideration of the sum of One Dollars (\$1.00) and the vacating of portions of existing sanitary sewer easements, the sufficiency of which is hereby acknowledged, paid by the CITY OF TROY, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, grants to the Grantee the right to construct, operate, maintain, repair and/or replace underground sanitary sewer line(s) and such nonexclusive surface rights on the Easement Parcels (as hereinafter defined) as are necessary to construct, operate, maintain, repair and/or replace said underground utility, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

Easement Parcel-South and Easement Parcel-North, and more particularly described in Exhibits 1 and 2, respectively, attached hereto and made a part hereof (collectively referred to herein as the "Easement Parcels");

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.

TR401 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 their signatures this 19th day of February, A.D. 1991, at 10:33AM, 1991 FEB 24 PM 03:33AM, 13.00

In presence of:

WITNESS

Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson
Mark J. Erickson

FRANKEL/FORBES-COHEN ASSOCIATES
a Michigan co-partnership, Grantor
By: Samuel Frankel
Samuel Frankel, General Partner
SOMERSET MALL LIMITED PARTNERSHIP,
a Michigan limited partnership
By: Samuel Frankel
Samuel Frankel, General Partner
SOMERSET NORTH LIMITED PARTNERSHIP
a Michigan limited partnership
and
By: Nathan Forbes
Its: NATHAN FORBES
FORBES-COHEN DEVELOPMENT COMPANY
a Michigan co-partnership

1991 FEB 24 PM 03:33AM
13.00

118287656

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

On this 15th day of February A.D. 1991, before me personally appeared Samuel Frankel to me personally known, who being by name sworn, did for himself say that he is the General Partner of Somerset Mall Limited Partnership and Somerset North Limited Partnership and that said instrument was signed and sealed on behalf of said limited partnership and acknowledge said instrument to be the free act and deed of same.

Laurie K. Lane
Notary Public
County, Michigan
My Commission Expires 2-6-93
Notary Public, Macomb County, MI
My Commission Expires 2-6-93
Acting in Oakland County, MI

STATE OF MICHIGAN)

COUNTY OF OAKLAND)

On this 18th day of February A.D. 1991, before me personally appeared Nathan Forbes to me personally known, who being by name sworn, did for himself say that he is the Partner of Forbes-Cohen Development Company and that said instrument was signed and sealed on behalf of said co-partnership and acknowledge said instrument to be the free act and deed of same.

LAURIE K. LANE
Notary Public, Macomb County, MI
My Commission Expires 2-6-93

Laurie K. Lane
Notary Public
Macomb County, Michigan
My Commission Expires: 2-6-93
Acting in Oakland County, Michigan

Prepared by: Mark J. Erickson, Esq.
2301 W. Big Beaver
Suite 900
Troy, MI 48084

Return to: City Clerk
CITY OF TROY
500 West Big Beaver
Troy, MI 48084

permease
pc 2/6/91

118280657

Resolution #91-168
Project No. 91.901.3
(88)20-29-101-008 p. 1 c.

EASEMENT PARCEL - SOUTH

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT (SOUTH OF MALL)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29, S. 89° 22' 00" E., 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, S. 01° 12' 00" W., 565.00 FEET; THENCE S. 89° 22' 00" E., 258.00 FEET; THENCE S. 00° 38' 00" W., 164.00 FEET; THENCE S. 84° 02' 06" E., 236.83 FEET; THENCE N. 05° 57' 54" E., 11.53 FEET TO THE POINT OF BEGINNING; THENCE S. 51° 52' 56" E., 92.23 FEET; THENCE N. 65° 44' 48" E., 93.15 FEET; THENCE S. 84° 02' 07" E., 107.55 FEET; THENCE S. 35° 13' 30" E., 29.96 FEET; THENCE S. 89° 18' 00" E., 206.36 FEET; THENCE N. 56° 48' 54" E., 114.30 FEET TO THE POINT OF ENDING.

The above easement falls within
Pembroke Manor Sub No. 2 Part of
Lots 816 thru 826 and part of
Vacated Axtell Rd.

46043

#13205
12-17-90
LEGALS.SLC

EXHIBIT 1

Page 3 of 4

118287658

EASEMENT PARCEL - NORTH

Resolution #91-168
Project No. 91.901.3
(88)20-29-161-008 14

LEGAL DESCRIPTION

SANITARY SEWER EASEMENT (NORTH OF MALL)

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST 1/4 OF SECTION 29, T.2.N., R.11.E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, T.2.N., R.11.E.; THENCE ALONG THE NORTH LINE OF SAID SECTION 29 S. 89° 22' 00" E., 60.00 FEET; THENCE ALONG THE A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29 S. 01° 12' 00" W., 565.00 FEET THENCE S. 89° 22' 00" E., 258.00 FEET; THENCE N. 00° 38' 00" E., 152.00 FEET; THENCE N. 84° 33' 35" E., 247.42 FEET TO THE POINT OF BEGINNING; THENCE N. 85° 14' 43" E., 97.64 FEET; THENCE N. 65° 00' 40" E., 167.64 FEET; THENCE S. 57° 52' 03" E., 81.61 FEET; THENCE S. 76° 10' 20" E., 259.21 FEET; THENCE S. 84° 29' 36" E., 20.08 FEET TO THE POINT OF ENDING.

The above Legal Description falls within
Pembroke Manor Sub No. 2 Part of
Lots 772 thru 774 and Part of Lots
778 thru 782 also part of vacated
Grace Road.

#13201
12-17-96
LEGALS.SLC

416043

EXHIBIT 2

**PERMANENT EASEMENT
FOR SANITARY SEWERS**

Sidwell #88-20-29-101-010 (pt)

SOMERSET COLLECTION LIMITED PARTNERSHIP, a Michigan limited partnership, Grantor(s), whose address is 100 Galleria Officentre, Suite 427, Southfield, MI 48034, 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 grant(s) to the Grantee the non-exclusive right to access, construct, operate, maintain, inspect **sanitary sewers**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

and to enter upon sufficient land adjacent to said improvement(s) as reasonably necessary 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 within a reasonable time and in such a manner as to minimize interference with Grantor's use of the easement and adjoining land.

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 Hrs signature(s) this 17th day of April A.D. 2025.

SOMERSET COLLECTION LIMITED PARTNERSHIP
a Michigan limited partnership

By Nathan Forbes (L.S.)

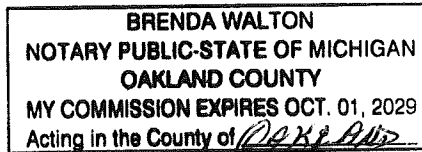
*Nathan M. Forbes

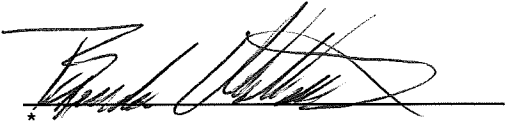
Its: Managing Partner

[Notary Acknowledgment on Following Page]

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 22nd day of April, 2025 by Nathan M. Forbes, Managing Partner of Somerset Collection Limited Partnership, a Michigan limited partnership on behalf of the limited partnership.




Notary Public, OAKLAND County, Michigan
My Commission Expires OCT 2029
Acting in OAKLAND County, Michigan

Prepared by: Larysa Figol, SR/WA
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

EXHIBIT "A"

SANITARY SEWER EASEMENT DESCRIPTION

A 20 FOOT WIDE PERMANENT EASEMENT FOR THE PURPOSES OF INSTALLATION, OPERATION AND MAINTENANCE OF SANITARY SEWERS OVER LAND LOCATED IN THE NORTHWEST ¼ OF SECTION 29, TOWN 02 NORTH, RANGE 11 EAST, CITY OF TROY, COUNTY OF OAKLAND, STATE OF MICHIGAN, THE CENTERLINE OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29, THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89°22'00" EAST 60.00 FEET; THENCE ALONG A LINE PARALLEL TO AND 60.00 FEET EAST OF THE WEST LINE OF SAID SECTION 29, SOUTH 01°12'00" WEST 565.00 FEET; THENCE SOUTH 89°22'00" EAST 258.00 FEET; THENCE SOUTH 00°38'00" WEST 164.00 FEET; THENCE SOUTH 84°02'06" EAST 236.83 FEET; THENCE NORTH 05°57'54" EAST 11.53 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 51°52'56" EAST 92.23 FEET; THENCE SOUTH 06°46'48" WEST 44.07 FEET; THENCE NORTH 79°44'24" EAST 186.85 FEET; THENCE NORTH 66°46'21" EAST 33.21 FEET; THENCE SOUTH 89°18'00" EAST 206.36 FEET; THENCE NORTH 56°48'54" EAST 114.30 FEET TO THE POINT OF ENDING.

EXHIBIT 'A' SANITARY EASEMENT

| LINE TABLE | | |
|------------|---------------|----------|
| LINE NO. | BEARING | DISTANCE |
| L1 | S89° 22' 00"E | 60.00' |
| L2 | S01° 12' 00"W | 565.00' |
| L3 | S89° 22' 00"E | 258.00' |
| L4 | S00° 38' 00"W | 164.00' |
| L5 | S84° 02' 06"E | 236.83' |
| L6 | N05° 57' 54"E | 11.53' |
| L7 | S51° 52' 58"E | 92.23' |
| L8 | S08° 46' 48"W | 44.07' |
| L9 | N79° 44' 24"E | 186.85' |
| L10 | N66° 46' 21"E | 33.21' |
| L11 | S89° 18' 00"E | 208.38' |
| L12 | N56° 48' 54"E | 114.30' |



NORTH LINE OF SECTION 29
W BIG BEAVER RD.

NORTHWEST CORNER
OF SECTION 29
T.02N., R.11E.
CITY OF TROY
OAKLAND COUNTY, MI
FOUND MONUMENT BOX

TAX PARCEL No.
20-29-101-010

TAX PARCEL No.
20-29-101-004

TAX PARCEL No.
20-29-101-009

P.O.B.

COOLIDGE HWY.

WEST LINE OF SECTION 29

03/20/25 REVISE PER REVIEW COMMENTS RECEIVED 03/17/25

Plotted: Mar 20, 2025, 6:55 PM by user: 1098 — Saved: 3/20/2025 by user: 1098
J:\SM\SM24003 — Somerset Collection South — Arhaus Project\DWG\SM24003\TIL-EASE.dwg



SPALDING DEDECKER
Engineers | Surveyors

905 South Blvd. East
Rochester Hills, MI 48307

Phone: (248) 844-5400
Fax: (248) 844-5440

www.sda-eng.com

DRAWN: R.CALI

DATE: 02-28-25

CHECKED: D.JACKSON

DATE: 02-28-25

MANAGER: G.PLATZ

SCALE: 1" = 100'

JOB No. SM24003

SHEET: 1 OF 2

SECTION 29 TOWN 02 NORTH RANGE 11 EAST

CITY OF TROY

OAKLAND COUNTY, MI