



## CITY COUNCIL AGENDA ITEM

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Date: October 25, 2013

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development  
Steven J. Vandette, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Permanent Easements and Warranty Deeds for Oak Forest Site Condominium - Sidwell #88-20-11-226-007 and 88-20-11-201-026 & 015

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### **History**

As part of the development of the Oak Forest Site Condominium located in the northeast ¼ of Section 11, the Engineering department has received two warranty deeds for right-of-way and detention basin, six permanent easements for public utilities, clear vision and greenbelt, and a temporary easement for detention basin access from Oak Forest, LLC, owner of the property having Sidwell #88-20-11-226-007 and 88-20-11-201-026 & 015,

The format and content of these easements and warranty deeds is consistent with conveyances previously accepted by City Council.

### **Financial**

The consideration amount on each document is \$1.00

### **Recommendation**

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



764

0 382

764 Feet



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 # 20-11-226-007, 20-11-201-026 & 015  
Resolution #

The Grantor(s) OAK FOREST, LLC, a Michigan limited liability company, whose address is: 5877 Livernois, Troy, MI 48068 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

MORTGAGE OF RECORD

Dated this 7<sup>th</sup> day of FEB, 2013.

OAK FOREST, LLC, a Michigan limited liability company

By Joel A. Garrett  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 7<sup>th</sup> day of February 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company, on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2013  
Acting in the County of Oakland

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

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

Tax Parcel #20-11-226-007, 20-11-201-026 & 015 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF DESCRIPTION  
"PROPOSED OAK FOREST R-O-W DEDICATION"

LEGAL DESCRIPTION:

RIGHT-OF WAY AREA - OAK FOREST DRIVE AND BLACK OAK DRIVE (60 FEET WIDE)

Land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet; thence N89°41'38"W, 60.00 feet to the northeast corner of "Oak Forest Site Condominium"; thence continuing N89°41'38"W, 152.36 feet along the north line of said "Oak Forest Site Condominium" to the Point of Beginning;

thence S00°18'22"W, 20.03 feet;  
 thence S89°41'38"E, 152.47 feet;  
 thence S00°00'00"W, 60.00 feet;  
 thence N89°41'38"W, 152.79 feet;  
 thence S00°18'22"W, 33.33 feet;  
 thence 6.97 feet along the arc of a curve to the left, having a radius of 28.00 feet, a central angle of 14°15'22", and a chord which bears S06°49'19"E, 6.95 feet;  
 thence 109.18 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 104°15'22", and a chord which bears S38°10'41"W, 94.73 feet;  
 thence N89°41'38"W, 999.32 feet;  
 thence 133.42 feet along the arc of a curve to the left, having a radius of 245.00 feet, a central angle of 31°12'10", and a chord which bears S74°42'17"W, 131.78 feet;  
 thence S59°06'12"W, 174.81 feet;  
 thence 49.89 feet along the arc of a curve to the right, having a radius of 305.00 feet, a central angle of 09°22'19", and a chord which bears S63°47'21"W, 49.83 feet;  
 thence non tangent from said curve N00°52'17"W, 65.28 feet;  
 thence 17.02 feet along the arc of a non-tangent curve to the left, having a radius of 245.00 feet, a central angle of 03°58'45", and a chord which bears N61°05'35"E, 17.01 feet;  
 thence N59°06'12"E, 174.81 feet;  
 thence 166.10 feet along the arc of a curve to the right, having a radius of 305.00 feet, a central angle of 31°12'10", and a chord which bears N74°42'17"E, 164.06 feet;  
 thence S89°41'38"E, 155.11 feet;  
 thence N00°18'22"E, 135.03 feet;  
 thence S89°41'38"E, 60.00 feet;  
 thence S00°18'22"W, 135.03 feet;  
 thence S89°41'38"E, 781.50 feet;  
 thence N00°18'22"E, 135.03 feet;  
 thence S89°41'38"E, 60.00 feet to the Point of Beginning.

PROFESSIONAL  
ENGINEERING  
ASSOCIATES

2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 688-9090

CLIENT:  
OAK FOREST LLC.  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48068

SCALE: 1" = 150'

JOB No: 2000250

DATE: 2-04-13

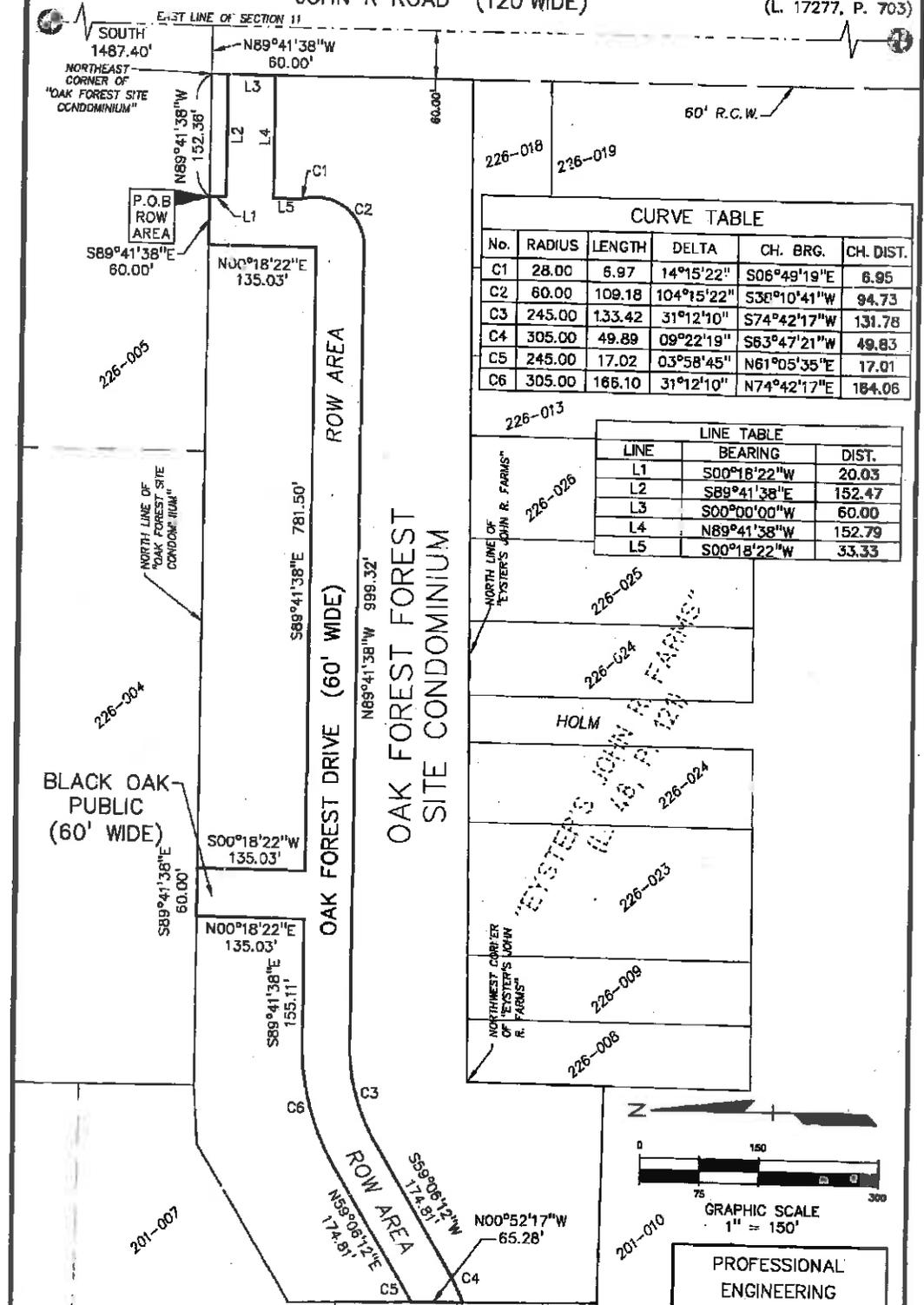
DWG. No: 2 of 2

NORTHEAST  
CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

# SKETCH OF DESCRIPTION "PROPOSED OAK FOREST R-O-W DEDICATION"

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)

JOHN R ROAD (120' WIDE)



No.	RADIUS	LENGTH	DELTA	CH. BRG.	CH. DIST.
C1	28.00	6.97	14°15'22"	S06°49'19"E	6.95
C2	60.00	109.18	104°15'22"	S38°10'41"W	94.73
C3	245.00	133.42	31°12'10"	S74°42'17"W	131.78
C4	305.00	49.89	09°22'19"	S63°47'21"W	49.83
C5	245.00	17.02	03°58'45"	N61°05'35"E	17.01
C6	305.00	166.10	31°12'10"	N74°42'17"E	164.06

LINE	BEARING	DIST.
L1	S00°18'22"W	20.03
L2	S89°41'38"E	152.47
L3	S00°00'00"W	60.00
L4	N89°41'38"W	152.79
L5	S00°18'22"W	33.33

CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 2-04-13

JOB No: 2000250  
DWG. No: 1 of 2

PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

WARRANTY DEED

Sidwell # 20-11-226-007, 20-11-201-026 & 015  
Resolution #

The Grantor(s) OAK FOREST, LLC, a Michigan limited liability company, whose address is: 5877 Livernois, Troy, MI 48098 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

MORTGAGE OF RECORD

Dated this 23<sup>rd</sup> day of JANUARY, 2013.

OAK FOREST, LLC, a Michigan limited liability company

By Joel A. Garrett  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company, on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 1, 2015  
Acting in the County of OAKLAND  
Notary Public, \_\_\_\_\_ County, MI  
My Commission Expires: \_\_\_\_\_  
Acting in \_\_\_\_\_ County, MI

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

Tax Parcel #20-11-226-007, 20-11-201-026 & 015 (pt of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF EASEMENT  
DETENTION AREA

LEGAL DESCRIPTION:

DETENTION AREA EASEMENT

A Detention Area Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence continuing SOUTH 327.94 feet to the northeast corner of "Eyster's John R. Farms" as recorded in Liber 48, Page 121 O.C.R.; thence S89°37'38"W, 1315.65 feet along the north line of said "Eyster's John R. Farms" to the northwest corner of said "Eyster's John R. Farms" and the Point of Beginning;

thence S00°31'42"W, 172.05 feet along the west line of said "Eyster's John R. Farms";

thence N89°02'22"W, 272.08 feet;

thence N00°52'17"W, 169.23 feet;

thence 26.29 feet along the arc of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 04°56'21", and a chord which bears N66°00'20"E, 26.28 feet;

thence S30°53'48"E, 125.91 feet;

thence N59°06'12"E, 153.00 feet;

thence N73°07'15"E, 58.78 feet to the Point of Beginning.



*David E. Cole*

PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester CL Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

CLIENT:  
OAK FOREST LLC.  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'

JOB No: 2000250

DATE: 10-9-12

DWG. No: 2 of 2



**PERMANENT EASEMENT**

Sidwell #88-20-11-226-007 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair and/or replace a **watermain**, 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 HIS signature(s) this 23<sup>rd</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
\*Joel A. Garrett  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2013  
Acting in the County of OAKLAND

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

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

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

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

EXHIBIT "A"

SKETCH OF EASEMENT  
20' WIDE WATER MAIN

LEGAL DESCRIPTION:

20 FOOT WIDE WATER MAIN EASEMENT

A 20 foot wide Water Main Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence continuing SOUTH 327.94 feet to the Northeast corner of "Eyster's John R. Farms" as recorded in Liber 48, Page 121 O.C.R.; thence S89°37'38"W, 876.65 feet along the north line of said "Eyster's John R. Farms" to the Point of Beginning;

thence N00°18'22"E, 143.30 feet to the Point of Ending.



*David E. Cole*

CLIENT:  
OAK FOREST LLC,  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'

JOB No: 2000250

DATE: 10-9-12

DWG. No: 2 of 2

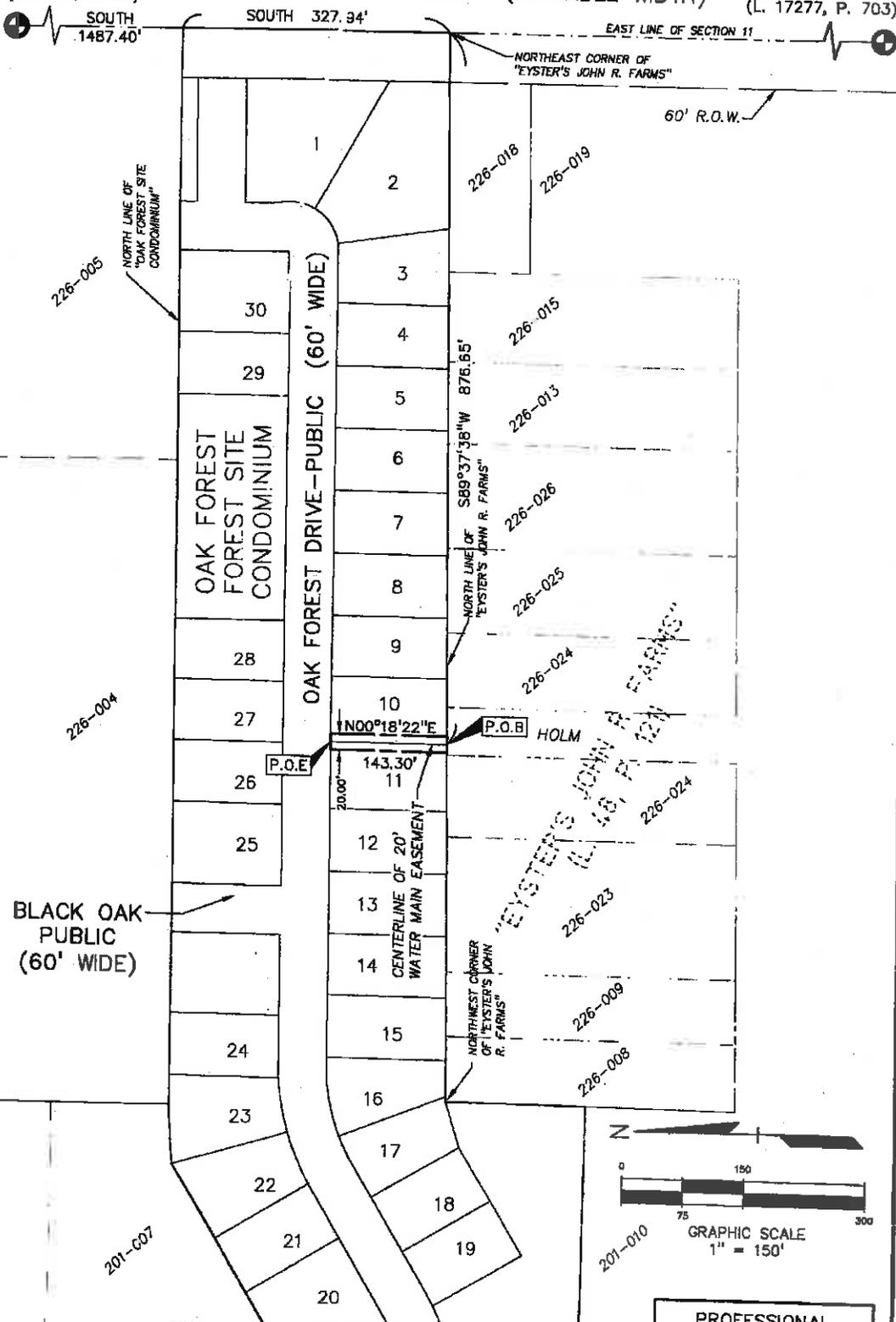
PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 688-8090

NORTHEAST CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

SKETCH OF EASEMENT  
20' WIDE WATER MAIN

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)

JOHN R ROAD (VARIABLE WIDTH)



BLACK OAK PUBLIC  
(60' WIDE)

OAK FOREST  
FOREST SITE  
CONDOMINIUM

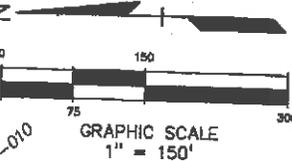
OAK FOREST DRIVE—PUBLIC (60' WIDE)

CENTERLINE OF 20'  
WATER MAIN EASEMENT

NORTHWEST CORNER  
OF "EYSTER'S JOHN  
R. FARMS"

NORTH LINE OF  
"EYSTER'S JOHN R. FARMS"

NORTHEAST CORNER OF  
"EYSTER'S JOHN R. FARMS"



CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'    JOB No: 2000250  
DATE: 10-9-12    DWG. No: 1 of 2

PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

**PERMANENT EASEMENT**

Sidwell #20-11-226-007, #20-11-201-026 & 015 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair 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 His signature(s) this 23<sup>rd</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
\*Joel A. Garrett  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2013  
Acting in the County of OAKLAND

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

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

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

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

EXHIBIT "A"

SKETCH OF EASEMENT  
10' WIDE PRIVATE UTILITIES

LEGAL DESCRIPTION:

10 FOOT WIDE UTILITY EASEMENT "A"

A 10 foot wide Utility Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence along said north line N89°41'38"W, 60.00 feet; thence SOUTH, 110.03 feet to the Point of Beginning;

thence N89°41'38"W, 122.95 feet;  
thence S00°18'22"W, 3.08 feet;  
thence 163.51 feet along the arc of a non-tangent curve to the right, having a radius of 90.00 feet, a central angle of 104°05'46", and a chord which bears S38°15'29"W, 141.93 feet;  
thence N89°41'38"W, 840.69 feet;  
thence N00°18'22"E, 5.00 feet;  
thence N89°41'38"W, 158.63 feet;  
thence 119.81 feet along the arc of a curve to the left, having a radius of 220.00 feet, a central angle of 31°12'10", and a chord which bears S74°42'17"W, 118.33 feet;  
thence S59°06'12"W, 174.81 feet;  
thence 63.35 feet along the arc of a curve to the right, having a radius of 330.00 feet, a central angle of 10°59'58", and a chord which bears S64°36'11"W, 63.26 feet to the Point of Ending.

LEGAL DESCRIPTION:

10 FOOT WIDE UTILITY EASEMENT "B"

A 10 foot wide Utility Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence along said north line N89°41'38"W, 277.36 feet to the Point of Beginning;

thence S00°18'22"W, 130.03 feet;  
thence N89°41'38"W, 776.50 feet to the Point of Ending.

LEGAL DESCRIPTION:

*David E. Cole*



10 FOOT WIDE UTILITY EASEMENT "C"

A 10 foot wide Utility Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence along said north line N89°41'38"W, 1113.86 feet; thence S00°18'22"W, 130.03 feet to the Point of Beginning;

thence N89°41'38"W, 155.11 feet;  
thence 168.82 feet along the arc of curve to the left, having a radius of 310.00 feet, a central angle of 31°12'10", and a chord which bears S74°42'17"W, 166.74 feet;  
thence S59°06'12"W, 174.81 feet;  
thence 14.22 feet along the arc of a curve to the right, having a radius of 240.00 feet, a central angle of 03°23'40", and a chord which bears S60°48'02"W, 14.22 feet to the Point of Ending.

CLIENT:  
OAK FOREST LLC.  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 10-8-12  
JOB No: 2000250  
DWG. No: 2 of 2

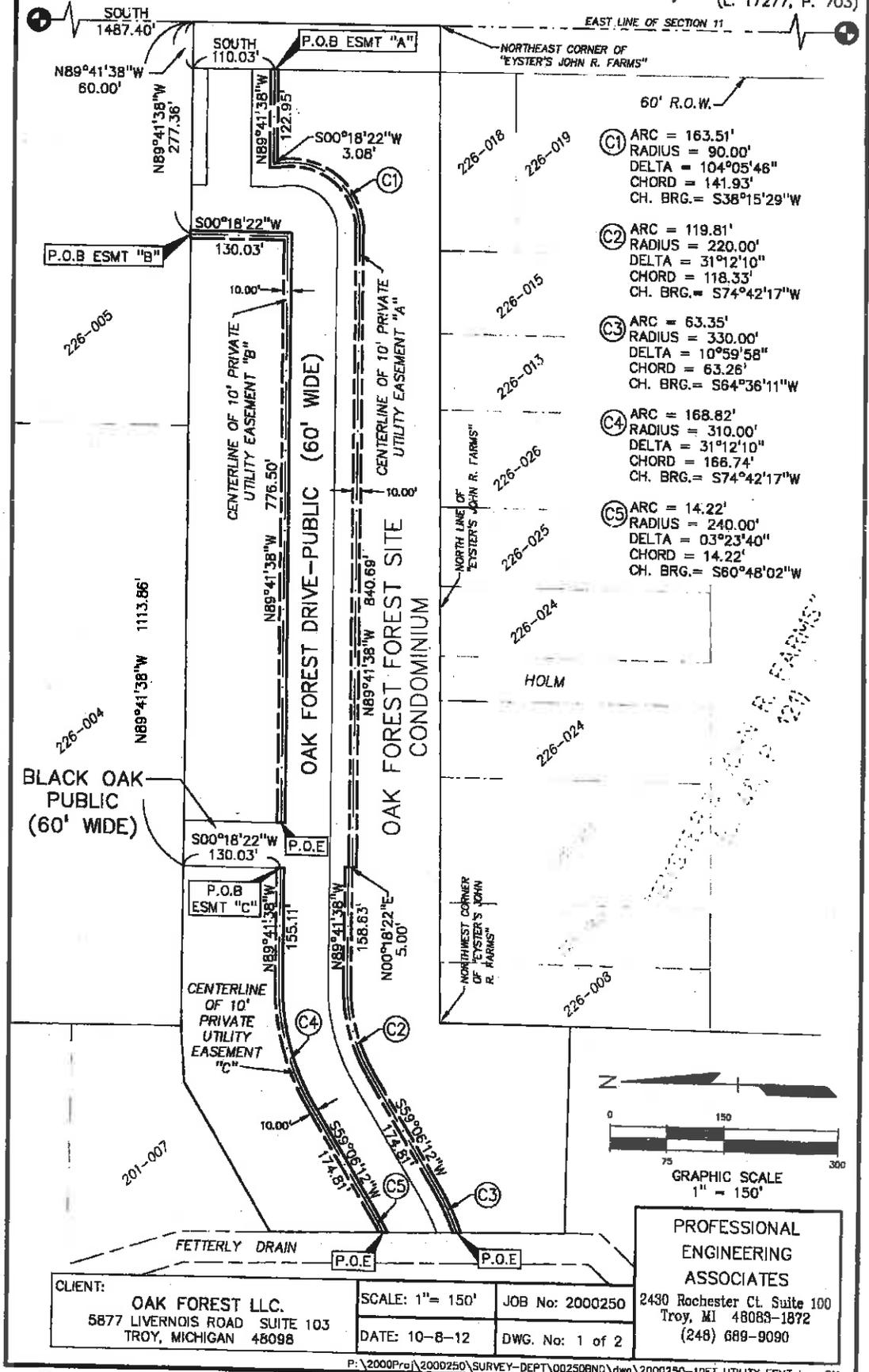
PROFESSIONAL  
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ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

NORTHEAST  
CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

SKETCH OF EASEMENT  
10' WIDE PRIVATE UTILITIES

JOHN R ROAD (VARIABLE WIDTH)

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)



- (C1) ARC = 163.51'  
RADIUS = 90.00'  
DELTA = 104°05'46"  
CHORD = 141.93'  
CH. BRG. = S38°15'29"W
- (C2) ARC = 119.81'  
RADIUS = 220.00'  
DELTA = 31°12'10"  
CHORD = 118.33'  
CH. BRG. = S74°42'17"W
- (C3) ARC = 63.35'  
RADIUS = 330.00'  
DELTA = 10°59'58"  
CHORD = 63.28'  
CH. BRG. = S64°36'11"W
- (C4) ARC = 168.82'  
RADIUS = 310.00'  
DELTA = 31°12'10"  
CHORD = 166.74'  
CH. BRG. = S74°42'17"W
- (C5) ARC = 14.22'  
RADIUS = 240.00'  
DELTA = 03°23'40"  
CHORD = 14.22'  
CH. BRG. = S60°48'02"W

CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 10-8-12  
JOB No: 2000250  
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PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
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(248) 689-9090

**PERMANENT EASEMENT**

Sidwell #20-11-226-007, #20-11-201-026 & 015 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair and/or replace **storm 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 HEREOF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed His signature(s) this 23<sup>rd</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
\*Joel A. Garrett  
Its Member

STATE OF MICHIGAN     )  
COUNTY OF OAKLAND    )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Oakland  
My Commission Expires Jan. 19, 2013  
Acting in the County of OAKLAND

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

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

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

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

EXHIBIT "A"

SKETCH OF EASEMENT  
12' WIDE DRAINAGE

LEGAL DESCRIPTION:

12 FOOT WIDE DRAINAGE EASEMENT "A"

A 12 foot wide Drainage Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence along said north line N89°41'38"W, 60.00 feet; thence SOUTH, 80.03 feet; thence N89°41'38"W, 152.79 feet; thence S00°18'22"W, 33.33 feet; thence 6.97 feet along the arc of a curve to the left, having a radius of 28.00 feet, a central angle of 14°15'22", and a chord which bears S06°49'19"E, 6.95 feet; thence 43.95 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 41°58'03", and a chord which bears S07°02'01"W, 42.97 feet to the Point of Beginning;

thence S60°04'20"E, 162.00 feet to the Point of Ending.

LEGAL DESCRIPTION:

12 FOOT WIDE DRAINAGE EASEMENT "B"

A 12 foot wide Drainage Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence continuing SOUTH 327.94 feet to the Northeast corner of "Eyster's John R. Farms" as recorded in Liber 48, Page 121 O.C.R.; thence S89°37'38"W, 331.02 feet along the north line of said "Eyster's John R. Farms"; thence N00°22'22"W, 6.00 feet to the Point of Beginning;

thence S89°37'38"W, 985.50 feet;  
thence S73°07'15"W, 60.38 feet;  
thence S59°06'12"W, 4.80 feet to the Point of Ending.

LEGAL DESCRIPTION:

12 FOOT WIDE DRAINAGE EASEMENT "C"

A 12 foot wide Drainage Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence N89°41'38"W, 374.36 feet along the north line of said "Oak Forest Site Condominium" to the Point of Beginning;

thence S00°18'22"W, 135.03 feet to the Point of Ending.

PROFESSIONAL  
ENGINEERING  
ASSOCIATES

2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

CLIENT:  
OAK FOREST LLC.  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1"= 150'

JOB No: 2000250

DATE: 11-17-12

DWG. No: 2 of 3

## SKETCH OF EASEMENT 12' WIDE DRAINAGE

**LEGAL DESCRIPTION:**

**12 FOOT WIDE DRAINAGE EASEMENT "D"**

A 12 foot wide Drainage Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence N89°41'38"W, 959.86 feet along the north line of said "Oak Forest Site Condominium"; thence S00°18'22"W, 6.00 feet to the Point of Beginning;

thence S89°41'38"E, 157.00 feet;  
thence S00°18'22"W, 129.03 feet to the Point of Ending.

**LEGAL DESCRIPTION:**

**12 FOOT WIDE DRAINAGE EASEMENT "E"**

A 12 foot wide Drainage Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence N89°41'38"W, 1286.38 feet along the north line of said "Oak Forest Site Condominium"; thence S00°18'22"W, 6.00 feet to the Point of Beginning;

thence N89°41'38"W, 39.95 feet;  
thence S86°23'39"W, 72.06 feet;  
thence S59°06'12"W, 222.42 feet;  
thence S00°52'17"E, 148.74 feet to the Point of Ending.



*David A. Neel*

**PROFESSIONAL  
ENGINEERING  
ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

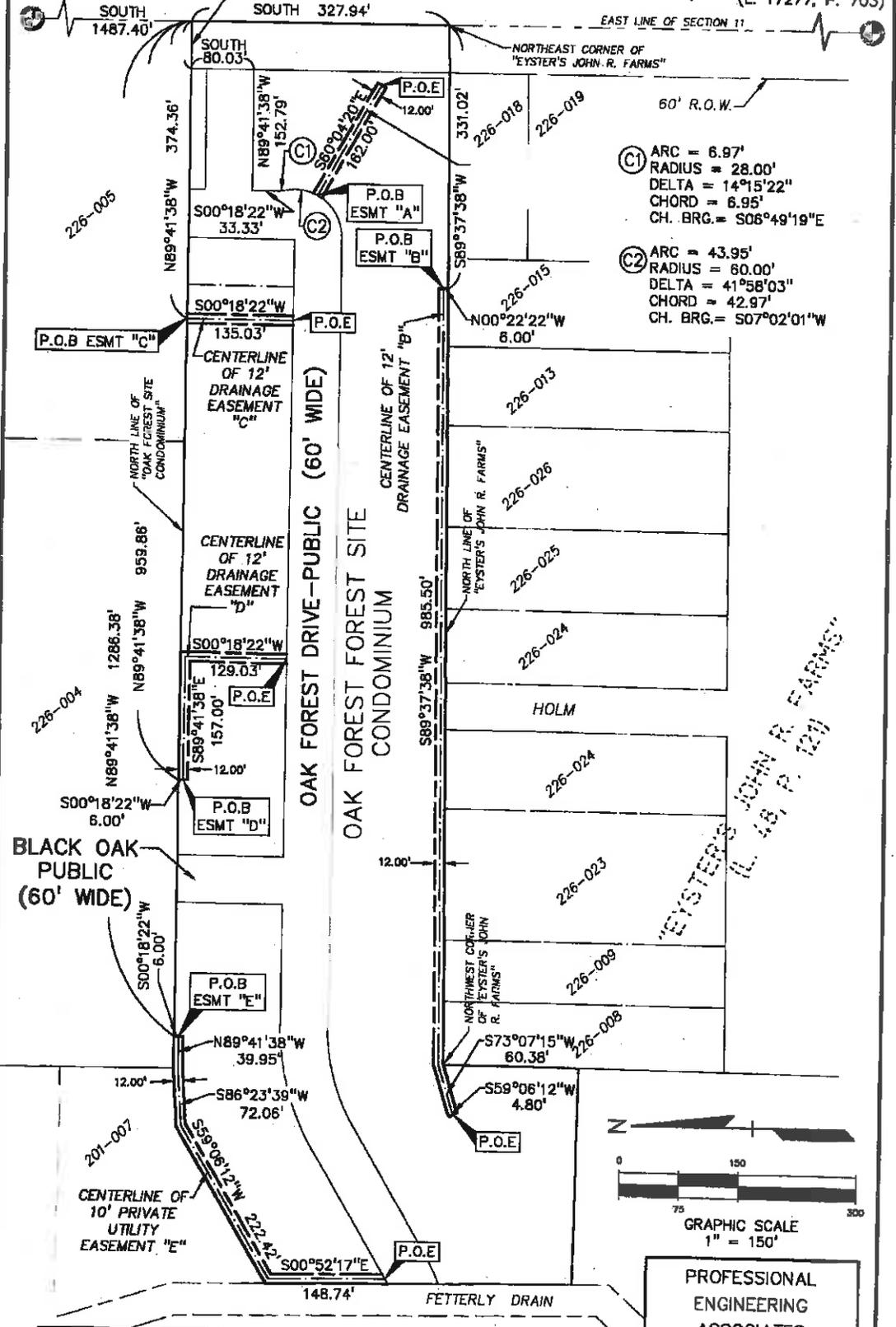
CLIENT: <b>OAK FOREST LLC.</b> 5877 LIVERNOIS ROAD S-103 TROY, MICHIGAN 48098	SCALE: 1"= 150'	JOB No: 2000250
	DATE: 11-17-12	DWG. No: 3 of 3

NORTHEAST CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

SKETCH OF EASEMENT  
12' WIDE DRAINAGE

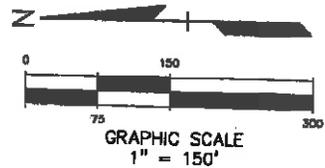
EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)

JOHN R ROAD (VARIABLE WIDTH)



(C1) ARC = 6.97'  
RADIUS = 28.00'  
DELTA = 14°15'22"  
CHORD = 6.95'  
CH. BRG. = S06°49'19"E

(C2) ARC = 43.95'  
RADIUS = 60.00'  
DELTA = 41°58'03"  
CHORD = 42.97'  
CH. BRG. = S07°02'01"W



"EYSTER'S JOHN R. FARMS"  
(L. 48, P. 124)

CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 11-17-12  
JOB No: 2000250  
DWG. No: 1 of 3

PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48083-1872  
(248) 689-9090

**PERMANENT EASEMENT**

Sidwell #20-11-226-007, #20-11-201-026 & 015 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair and/or replace **sanitary sewer**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" 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 his signature(s) this 23<sup>rd</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
\*Joel A. Garrett  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA Notary Public, \_\_\_\_\_ County, Michigan  
Notary Public, State of Michigan My Commission Expires \_\_\_\_\_  
County of Macomb Acting in \_\_\_\_\_ County, Michigan  
My Commission Expires Mar. 19, 2013  
Acting in the County of OAKLAND

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

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

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

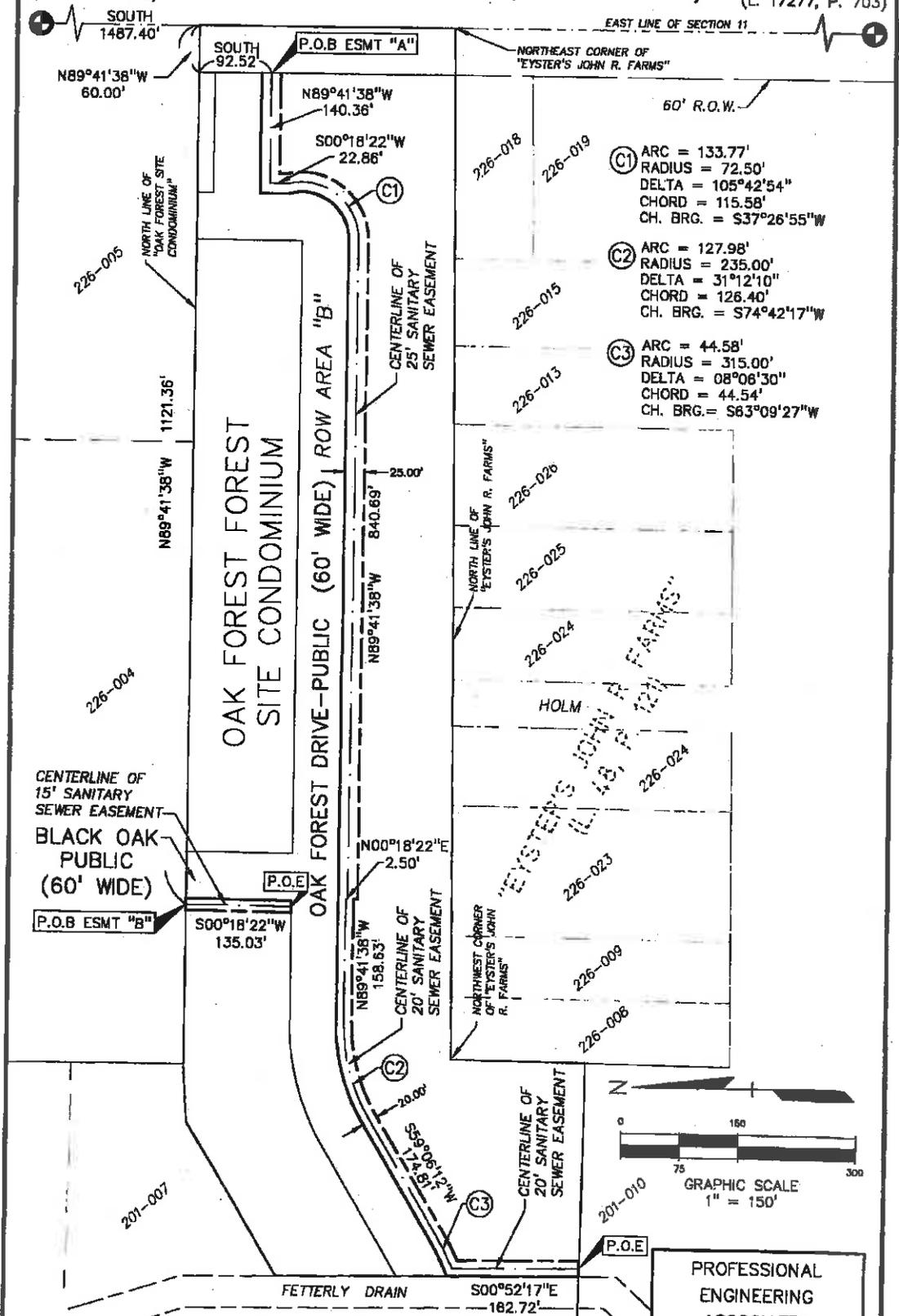


NORTHEAST CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

SKETCH OF EASEMENT  
SANITARY SEWER

JOHN R ROAD (VARIABLE WIDTH)

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)



CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'	JOB No: 2000250
DATE: 10-8-12	DWG. No: 1 of 2

**PROFESSIONAL  
ENGINEERING  
ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48083-1872  
(248) 689-9090

**PERMANENT EASEMENT**

Sidwell #88-20-11-226-007 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair and/or replace a **clear vision easement**, 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 his signature(s) this 23<sup>rd</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
\*Joel A. Garrett  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2013  
Acting in the County of OAKLAND Notary Public, \_\_\_\_\_ County, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

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

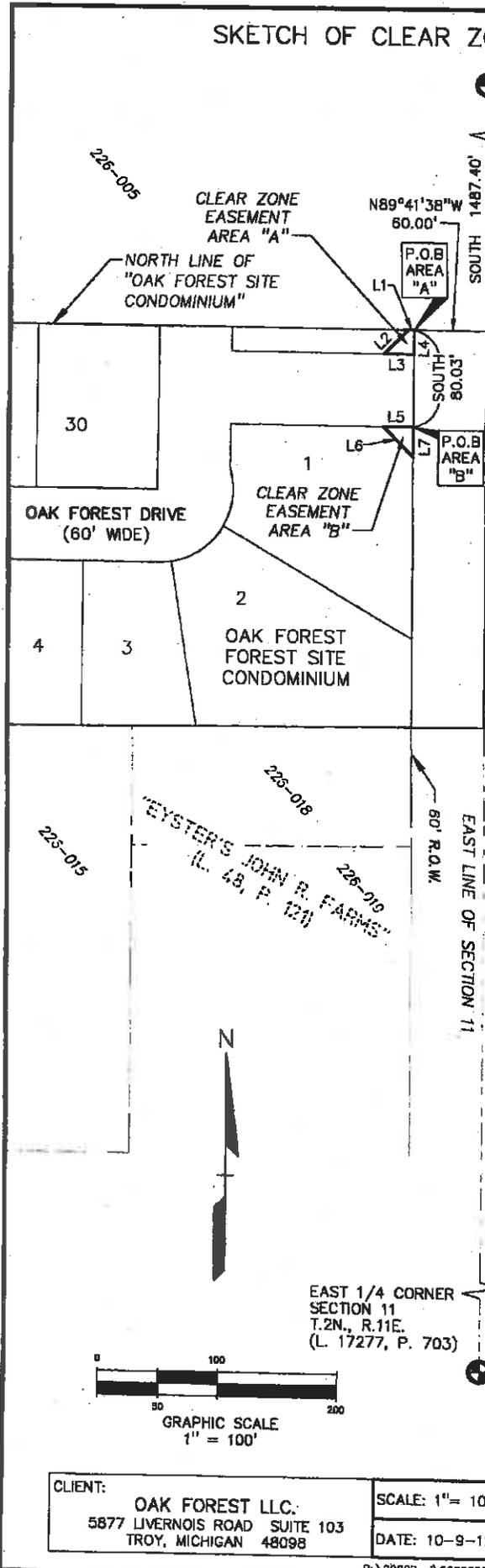
**PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES**

EXHIBIT "A"

SKETCH OF CLEAR ZONE EASEMENTS



*David E. Cole*



NORTHEAST CORNER SECTION 11 T.2N., R.11E. (L.17277, P.665)

JOHN R ROAD (VARIABLE WIDTH)

LINE TABLE AREA "A"		
LINE	BEARING	DIST.
L1	N89°41'38"W	4.97
L2	S45°09'11"W	28.25
L3	S89°41'38"E	25.00
L4	NORTH	20.03

LINE TABLE AREA "B"		
LINE	BEARING	DIST.
L5	N89°41'38"W	25.00
L6	S44°50'49"E	35.45
L7	NORTH	25.00

**LEGAL DESCRIPTION:**

**CLEAR ZONE EASEMENT AREA "A"**

An Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the Northeast corner of said Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence N89°41'38"W, 60.00 feet along the north line of said "Oak Forest Site Condominium" to the Point of Beginning;

thence continuing N89°41'38"W, 4.97 feet along the north line of said "Oak Forest Site Condominium"; thence S45°09'11"W, 28.25 feet; thence S89°41'38"E, 25.00 feet; thence NORTH, 20.03 feet to the Point of Beginning.

**LEGAL DESCRIPTION:**

**CLEAR ZONE EASEMENT AREA "B"**

An Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence N89°41'38"W, 60.00 feet along the north line of said "Oak Forest Site Condominium"; thence SOUTH, 80.03 feet to the Point of Beginning;

thence continuing N89°41'38"W, 25.00 feet; thence S44°50'49"E, 35.45 feet; thence NORTH, 25.00 feet to the Point of Beginning.

**PROFESSIONAL ENGINEERING ASSOCIATES**  
 2430 Rochester Ct. Suite 100  
 Troy, MI 48063-1872  
 (248) 889-9090

CLIENT: **OAK FOREST LLC.**  
 5877 LIVERNOIS ROAD SUITE 103  
 TROY, MICHIGAN 48098

SCALE: 1" = 100'  
 DATE: 10-9-12  
 JOB No: 2000250  
 DWG. No: 1 of 1

PERMANENT EASEMENT

Sidwell #20-11-226-007 & #20-201-026 (pt of) Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 construct, operate, maintain, repair and/or replace a non-access greenbelt, 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 HLG signature(s) this 23rd day of JANUARY A.D. 2013.

OAK FOREST, LLC a Michigan limited liability company

By Joel A. Garrett (L.S.) \*Joel A. Garrett Its Member

STATE OF MICHIGAN ) COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23rd day of January, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona

GINA T. WRONA Notary Public, State of Michigan County of Michigan My Commission Expires Mar. 19, 2013 Acting in the County of OAKLAND

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

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

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

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

EXHIBIT "A"

SKETCH OF 15' NON-ACCESS  
LANDSCAPE EASEMENT

LEGAL DESCRIPTION:

15 FOOT WIDE NON-ACCESS LANDSCAPE EASEMENT

A 15 foot wide Non-access Landscape Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence continuing SOUTH 327.94 feet to the Northeast corner of "Eyster's John R. Farms" as recorded in Liber 48, Page 121 O.C.R.; thence S89°37'38"W, 67.50 feet along the north line of said "Eyster's John R. Farms" to the Point of Beginning;

thence NORTH, 248.72 feet to the Point of Ending.



*David E. Cohen*

CLIENT:  
OAK FOREST LLC.  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'

JOB No: 2000250

DATE: 10-9-12

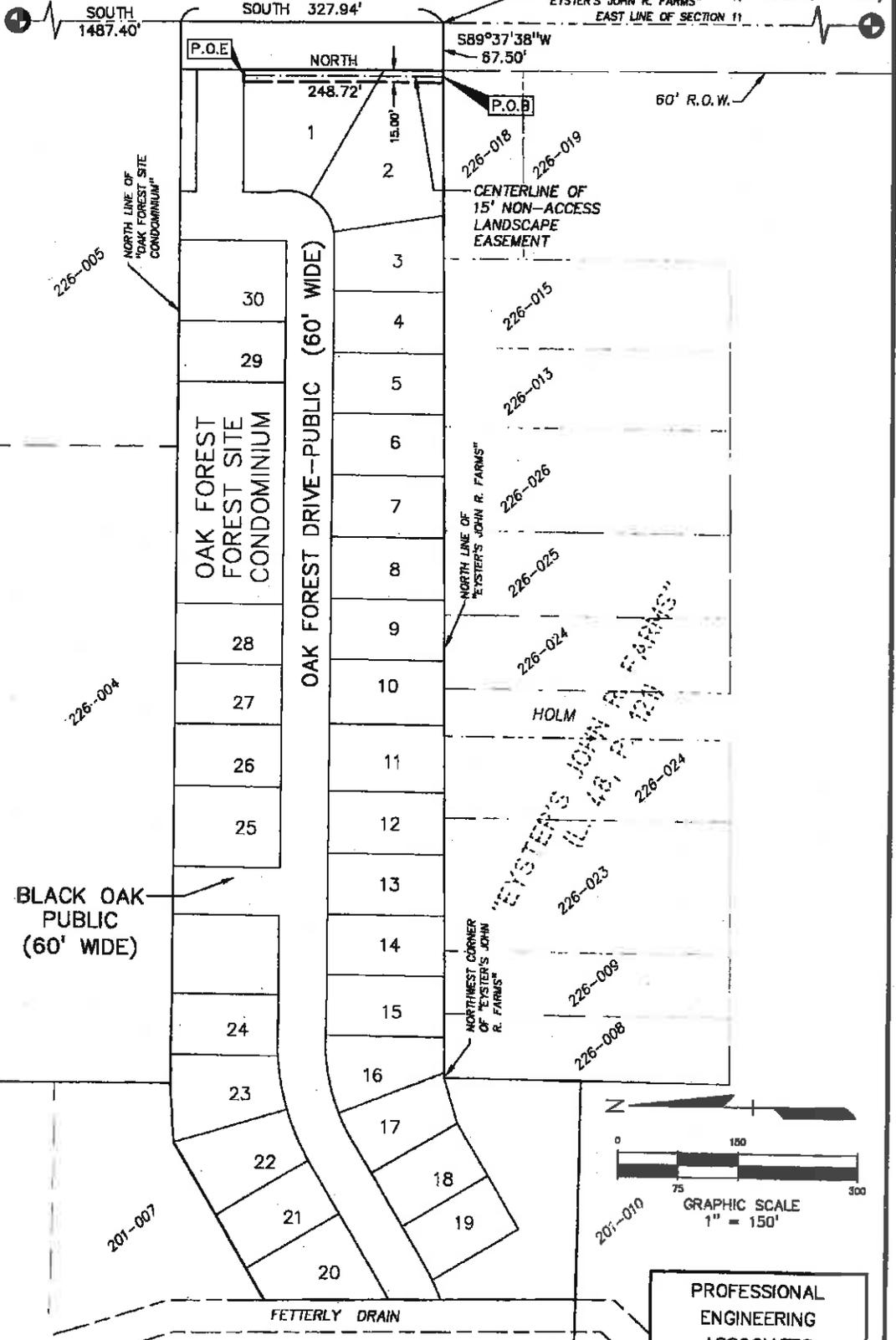
DWG. No: 2 of 2

PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48083-1872  
(248) 689-9090

NORTHEAST  
CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

### SKETCH OF 15' NON-ACCESS LANDSCAPE EASEMENT JOHN R ROAD (VARIABLE WIDTH)

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L. 17277, P. 703)



CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 10-9-12

JOB No: 2000250  
DWG. No: 1 of 2

**PROFESSIONAL  
ENGINEERING  
ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-0080

**TEMPORARY DETENTION AREA ACCESS EASEMENT**

Sidwell #20-11-226-007, #20-11-201-026 & 015 (pt of)  
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 48098, 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 of ingress and egress for the purpose of maintenance, construction, repair and/or replacement of the detention area until such time as Oak Forest Drive is extended, 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 HIS signature(s) this 23<sup>RD</sup> day of JANUARY A.D. 2013.

OAK FOREST, LLC  
a Michigan limited liability company

By Joel A. Garrett (L.S.)  
Joel A. Garrett  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 23<sup>RD</sup> day of JANUARY, 2013, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona  
GINA T. WRONA  
Notary Public, State of Michigan, \_\_\_\_\_ County, Michigan  
County of Macomb  
My Commission Expires Mar. 19, 2013 My Commission Expires \_\_\_\_\_  
Acting in the County of OAKLAND Acting in \_\_\_\_\_ County, Michigan

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

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

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

EXHIBIT "A"

SKETCH OF EASEMENT  
TEMPORARY DETENTION AREA ACCESS

LEGAL DESCRIPTION:

TEMPORARY DETENTION AREA ACCESS EASEMENT

A Temporary Detention Area Access Easement over part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the Northeast corner of Section 11; thence along the east line of said Section 11 SOUTH, 1487.40 feet to a point on the north line of "Oak Forest Site Condominium"; thence continuing SOUTH 327.94 feet to the northeast corner of "Eyster's John R. Farms" as recorded in Liber 48, Page 121 O.C.R.; thence S89°37'38"W, 1315.65 feet along the north line of said "Eyster's John R. Farms" to the northwest corner of said "Eyster's John R. Farms"; thence S00°31'42"W, 172.05 feet along the west line of said "Eyster's John R. Farms"; thence N89°02'22"W, 272.08 feet; thence N00°52'17"W, 169.23 feet; thence 26.29 feet along the arc of a non-tangent curve to the left, having a radius of 305.00 feet, a central angle of 04°56'21", and a chord which bears N66°00'20"E, 26.28 feet to the Point of Beginning;

thence S30°53'48"E, 10.03 feet;  
thence 23.59 feet along the arc of a curve to the left, having a radius of 315.00 feet, a central angle of 04°17'30", and a chord which bears N61°14'57"E, 23.59 feet;  
thence N59°06'12"E, 47.93 feet;  
thence N30°53'48"W, 10.00 feet;  
thence S59°06'12"W, 47.93 feet;  
thence 23.60 feet along the arc of a curve to the right, having a radius of 305.00 feet, a central angle of 04°25'58", and a chord which bears S61°19'11"W, 23.59 feet to the Point of Beginning.



*David A. Wood*

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1"= 150'	JOB No: 2000250
	DATE: 11-17-12	DWG. No: 2 of 2

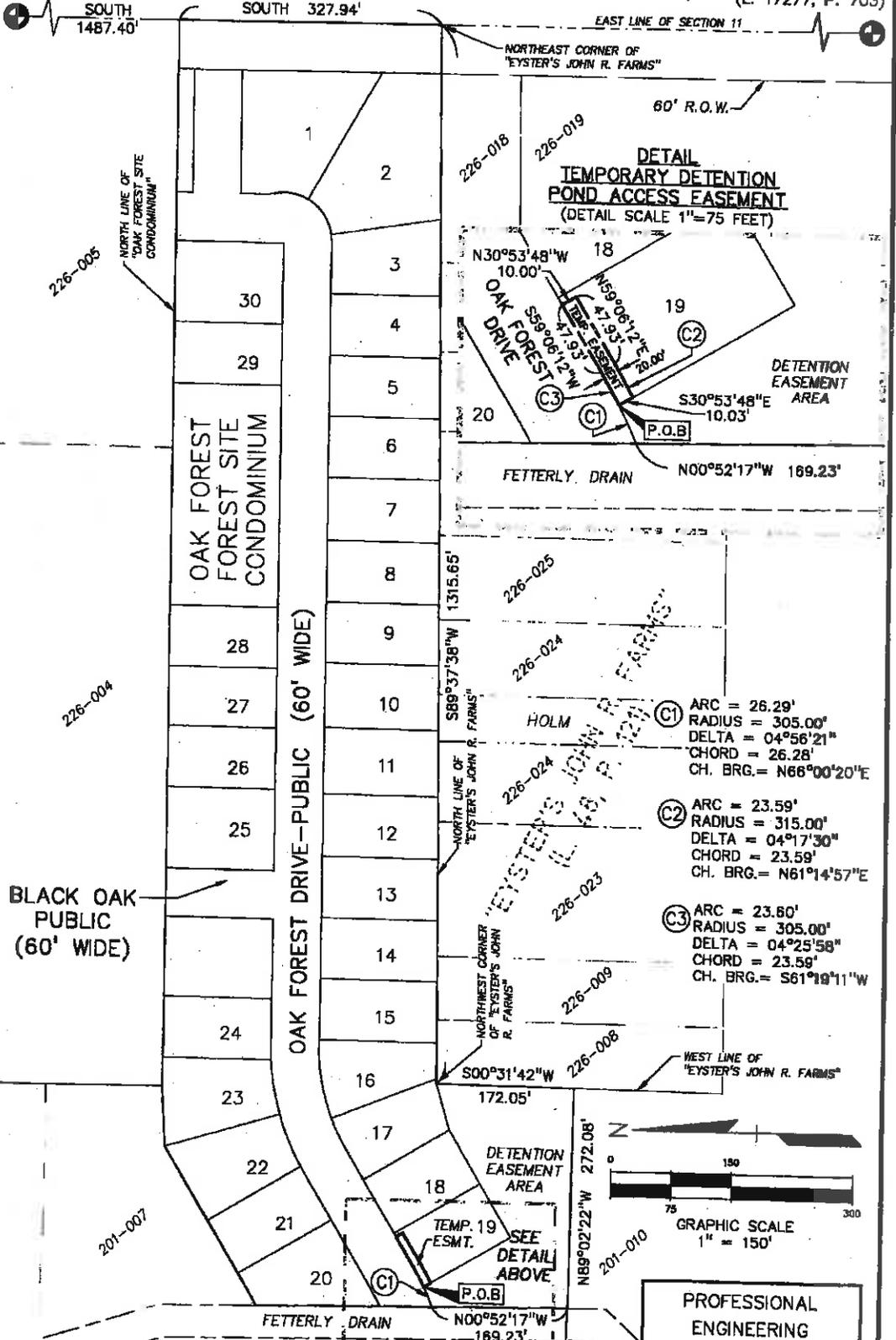
PROFESSIONAL  
ENGINEERING  
ASSOCIATES  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

NORTHEAST  
CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.665)

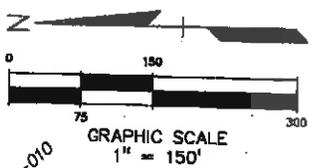
SKETCH OF EASEMENT  
TEMPORARY DETENTION AREA ACCESS

EAST 1/4 CORNER  
SECTION 11  
T.2N., R.11E.  
(L.17277, P.703)

JOHN R ROAD (VARIABLE WIDTH)



C1	ARC = 26.29'
	RADIUS = 305.00'
	DELTA = 04°56'21"
	CHORD = 26.28'
	CH. BRG. = N68°00'20"E
C2	ARC = 23.59'
	RADIUS = 315.00'
	DELTA = 04°17'30"
	CHORD = 23.59'
	CH. BRG. = N61°14'57"E
C3	ARC = 23.60'
	RADIUS = 305.00'
	DELTA = 04°25'58"
	CHORD = 23.59'
	CH. BRG. = S61°19'11"W



CLIENT:  
**OAK FOREST LLC.**  
5877 LIVERNOIS ROAD SUITE 103  
TROY, MICHIGAN 48098

SCALE: 1" = 150'  
DATE: 11-17-12  
JOB No: 2000250  
DWG. No: 1 of 2

**PROFESSIONAL  
ENGINEERING  
ASSOCIATES**  
2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 688-8090