



CITY COUNCIL AGENDA ITEM

Date: May 31, 2012

To: Michael W. Culpepper, Interim 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 Two Warranty Deeds and Three Easements,
Briggs Park Condominiums, APR Development, LLC - Section 14

Background

As part of the development of Briggs Park Condominiums, located on the east side of Rochester Road at Lamb in Section 14, the Engineering department has received two Warranty Deeds required for necessary right-of-way along Rochester Road and for a portion of road at the entrance to the condominium site. The deeds convey approximately 15 feet of right-of-way along Rochester Road and a 60 foot wide portion of Navin Field Lane. In addition, the Engineering Department has received three easements for sanitary sewer, emergency ingress/egress and public utilities, and water main.

The consideration amount on each document is \$1.00. The format and content of these Warranty Deeds and easements is consistent with documents previously accepted by City Council.

Recommendation

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

WARRANTY DEED

Sidwell #88-20-14-301-002, 032, 004, 005, 006, 007, 008 & 009
Resolution #

The Grantor(s), APR Development, LLC, a Michigan limited liability company whose address is 178 Larchwood, 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, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and 00/100 Dollars (\$1.00)

subject to easements and building and use restrictions of record and further subject to

Dated this 25th day of August, 2006.

APR DEVELOPMENT, LLC
a Michigan Limited Liability Company

By: [Signature]
*Gary F. Abithera
Member

STATE OF MICHIGAN)
COUNTY OF (OAKLAND))

The foregoing instrument was acknowledged before me this 25th day of August, 2006, by Gary F. Abithera, Member of APR Development, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, OAKLAND County, MI
Commission expires: 3-2-2012
Acting in (OAKLAND) 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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"
RIGHT-OF-WAY DEDICATION

OVERALL PARCEL DESCRIPTION

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

PROPOSED RIGHT-OF-WAY AREA DESCRIPTION

A 15.00 FEET WIDE EASEMENT FOR PUBLIC RIGHT-OF-WAY LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, T.2N., R.11E., THENCE S.89°51'34"E. 75.01 FEET; THENCE S. 00°36'30" E., 196.42 FEET TO THE POINT OF BEGINNING OF SAID PROPOSED RIGHT-OF-WAY; THENCE CONTINUING S. 00°36'30" E., 863.28 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LAMB ROAD; THENCE S. 89°54'12" W., 15.00 FEET ALONG SAID LAMB ROAD NORTHERLY LINE; THENCE N. 00°36'30" W., 865.16 FEET ALONG THE EXISTING EASTERLY LINE OF ROCHESTER ROAD; THENCE S. 82°59'14" E., 15.13 FEET TO THE POINT OF BEGINNING.

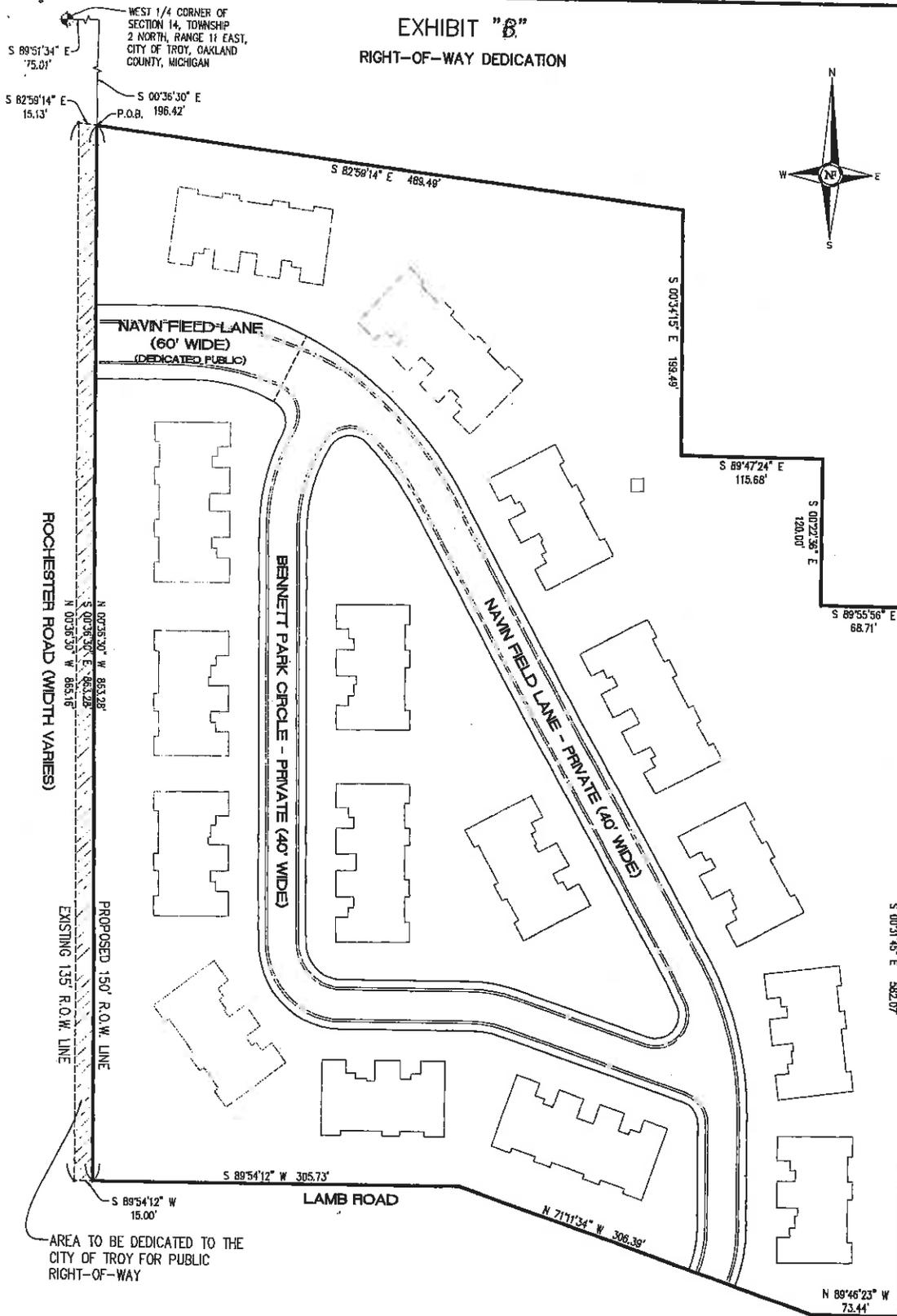
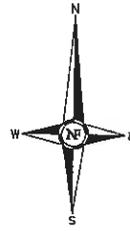
N NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning

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

DATED 8/17/06 JOB NO. 0622 SCALE 1" = 100'
SHEET NO. 2 OF 2

EXHIBIT "B"
RIGHT-OF-WAY DEDICATION



AREA TO BE DEDICATED TO THE CITY OF TROY FOR PUBLIC RIGHT-OF-WAY



NF NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning
 46777 Woodward Avenue Pontiac, MI. 48342
 Phone (248) 332-7931
 DATED 8/17/06 JOB NO. D622 SCALE 1" = 100'
 SHEET NO. 1 OF 2

WARRANTY DEED

Sidwell #88-20-14-301-032 & 004
Resolution #

The Grantor(s), APR Development, LLC, a Michigan limited liability company whose address is 178 Larchwood, 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, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and 00/100 Dollars (\$1.00)

subject to easements and building and use restrictions of record and further subject to

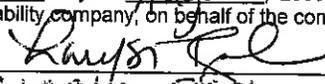
Dated this 25th day of August, 2006.

APR DEVELOPMENT, LLC
a Michigan Limited Liability Company

By: 
*Gary F. Abitheira
Member

STATE OF MICHIGAN
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me this 25th day of August, 2006, by Gary F. Abitheira, Member of APR Development, LLC, a Michigan limited liability company, on behalf of the company.


*LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, OAKLAND County, MI
My Commission expires: 3-2-2012
Acting in OAKLAND 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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"
PUBLIC ROAD R.O.W. DEDICATION

OVERALL PARCEL DESCRIPTION

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

PUBLIC ROAD RIGHT-OF-WAY DESCRIPTION

A 60.00 FEET WIDE AREA FOR PUBLIC RIGHT-OF-WAY LOCATED WITHIN A PARCEL OF LAND BEING PART OF THE SOUTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 14, T.2N., R.11E., THENCE S.89°51'34"E. 75.01 FEET; THENCE S. 00°36'30" E., 342.12 FEET TO THE POINT OF BEGINNING OF SAID PUBLIC RIGHT-OF-WAY; THENCE N. 89°23'30" E., 78.89 FEET; THENCE ALONG A CURVE TO THE RIGHT 101.01 FEET, SAID CURVE HAVING A RADIUS OF 210.23 FEET, CENTRAL ANGLE OF 27°31'46" AND A LONG CHORD BEARING S. 76°50'11" E. 100.04 FEET; THENCE S. 26°34'57" W., 60.00 FEET; THENCE N. 63°49'15" W., 3.46 FEET; THENCE ALONG A CURVE TO THE LEFT 69.07 FEET, SAID CURVE HAVING A RADIUS OF 150.00 FEET, CENTRAL ANGLE OF 26°23'04" AND A LONG CHORD BEARING N. 77°24'58" W. 68.47 FEET; THENCE S. 89°23'30" W., 78.89 FEET; THENCE N. 00°36'30" W., 60.00 FEET TO THE POINT OF BEGINNING.

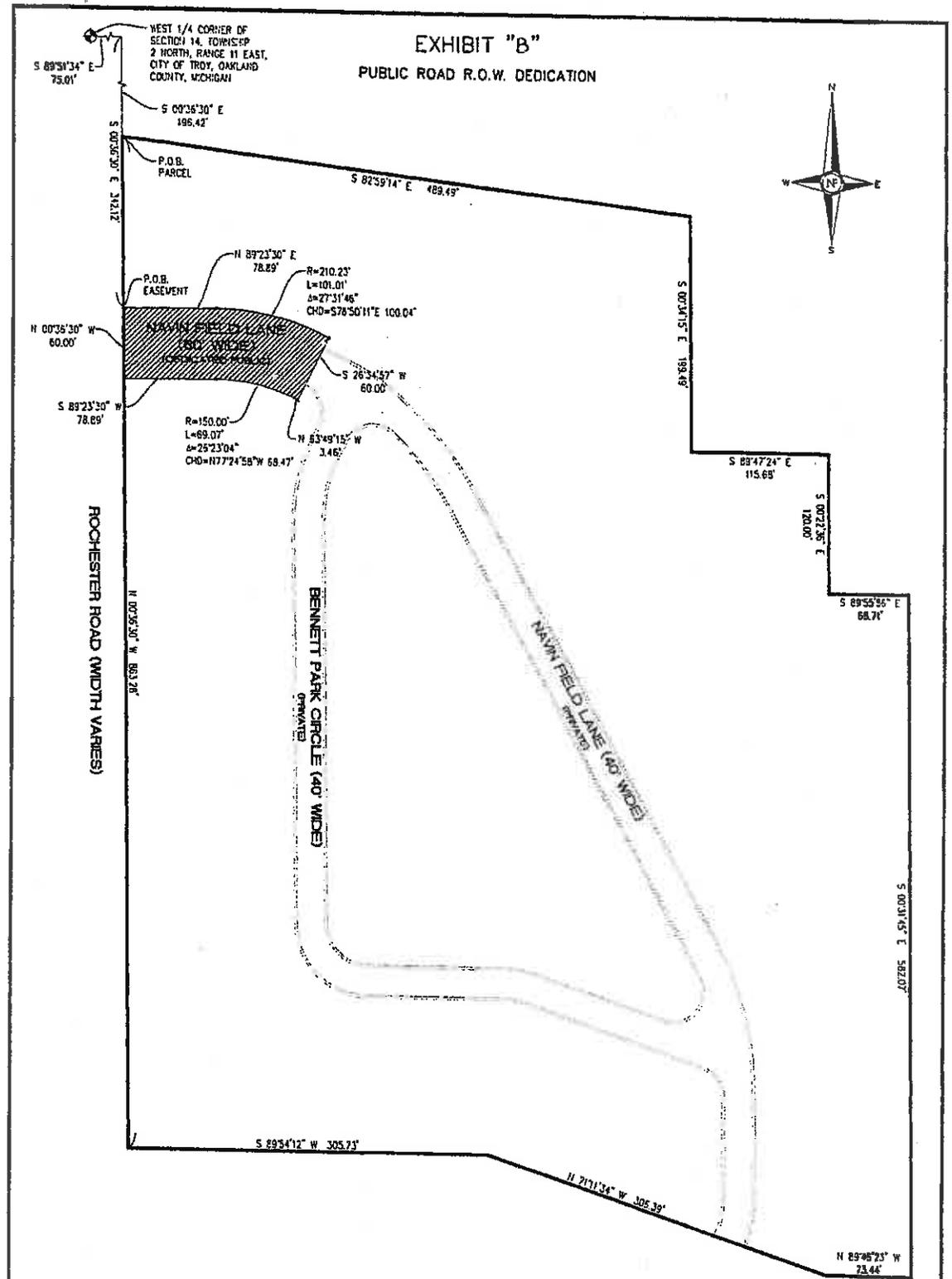
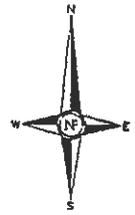
NF NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning

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

DATED 8/17/06 JOB NO. 0622 SCALE 1" = 100'
SHEET NO. 2 OF 2

EXHIBIT "B"
PUBLIC ROAD R.O.W. DEDICATION



NF NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning
 48777 Woodward Avenue Pontiac, MI. 48342
 Phone (248) 332-7931
 DATED 8/24/06 JOB NO. 0622 SCALE 1" = 100'
 SHEET NO. 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-14-301-032, 004, 005, 006, 007, 008, 009, 028 & 029
Resolution #

APR DEVELOPMENT, L.L.C., a Michigan limited liability company, Grantor(s), whose address is 178 Larchwood, Troy, MI 48083 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, 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 25th day of August A.D. 2006.

APR DEVELOPMENT, LLC, a Michigan limited liability company

By: [Signature] (L.S.)
*Gary F. Abitheira
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of August, 2006, by Gary F. Abitheira, Member of APR DEVELOPMENT, LLC, a Michigan limited liability company on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, OAKLAND County, Michigan
My Commission Expires 3-2-2012
Acting in OAKLAND County, Michigan

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

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

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

EXHIBIT "A"

EASEMENT FOR PUBLIC SANITARY SEWER

OVERALL PARCEL DESCRIPTION

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

SANITARY SEWER EASEMENT DESCRIPTION

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

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

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

NF NOWAK & FRAUS

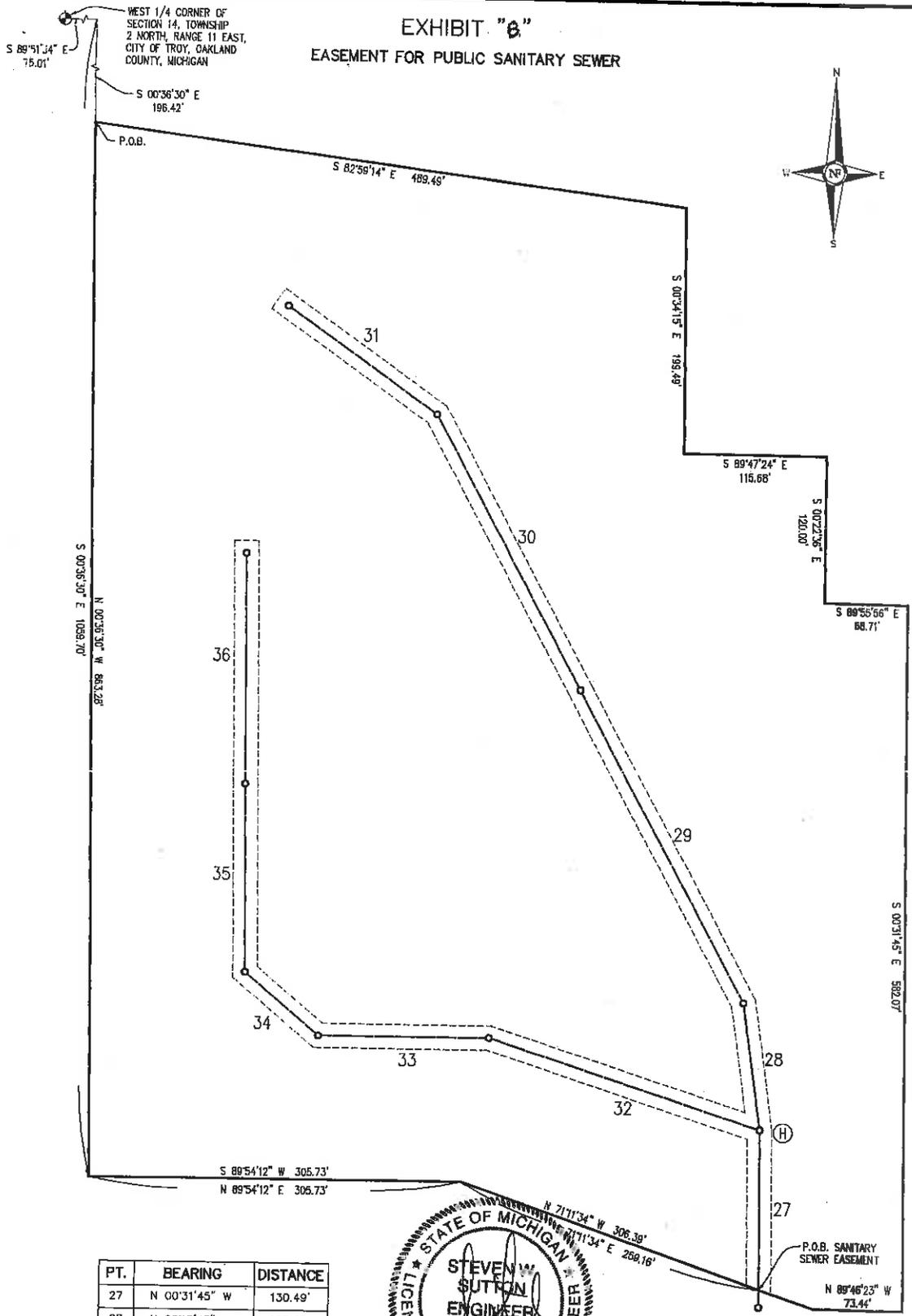
Civil Engineering • Land Surveying • Land Planning

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

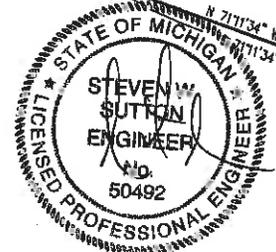
DATED 7/28/06 JOB NO. 0622 SCALE 1" = 100'

SHEET NO. 2 OF 2

EXHIBIT "B"
EASEMENT FOR PUBLIC SANITARY SEWER



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



NOWAK & FRAUS

Civil Engineering • Land Surveying • Land Planning
 46777 Woodward Avenue Pontiac, MI. 48342
 Phone (248) 332-7931
 DATED 7/28/08 JOB NO. D622 SCALE 1" = 100'
 SHEET NO. 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-14-301-032, 004, 005, 006, 007, 008, 009, 028 & 029
Resolution #

APR DEVELOPMENT , L.L.C., a Michigan limited liability company, Grantor(s), whose address is 178 Larchwood, Troy, MI 48083 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace public utilities, storm drains, & storm sewers, detention pond & for emergency ingress/egress, & police/fire protection over, under & across the real property, 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 25th day of August A.D. 2006.

APR DEVELOPMENT, LLC., a Michigan limited liability company

By [Signature] (L.S.)
*Gary F. Abitheira
Its Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 25th day of August, 2006, by Gary F. Abitheira, Member of APR DEVELOPMENT, LLC, a Michigan limited liability company on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
My Commission Expires 3-2-2012
Acting in Oakland 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 SIGNATURE

EXHIBIT "A"

EASEMENT FOR EMERGENCY INGRESS / EGRESS

OVERALL PARCEL DESCRIPTION

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

EMERGENCY INGRESS / EGRESS EASEMENT DESCRIPTION

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

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

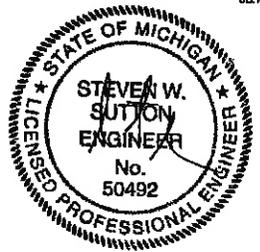
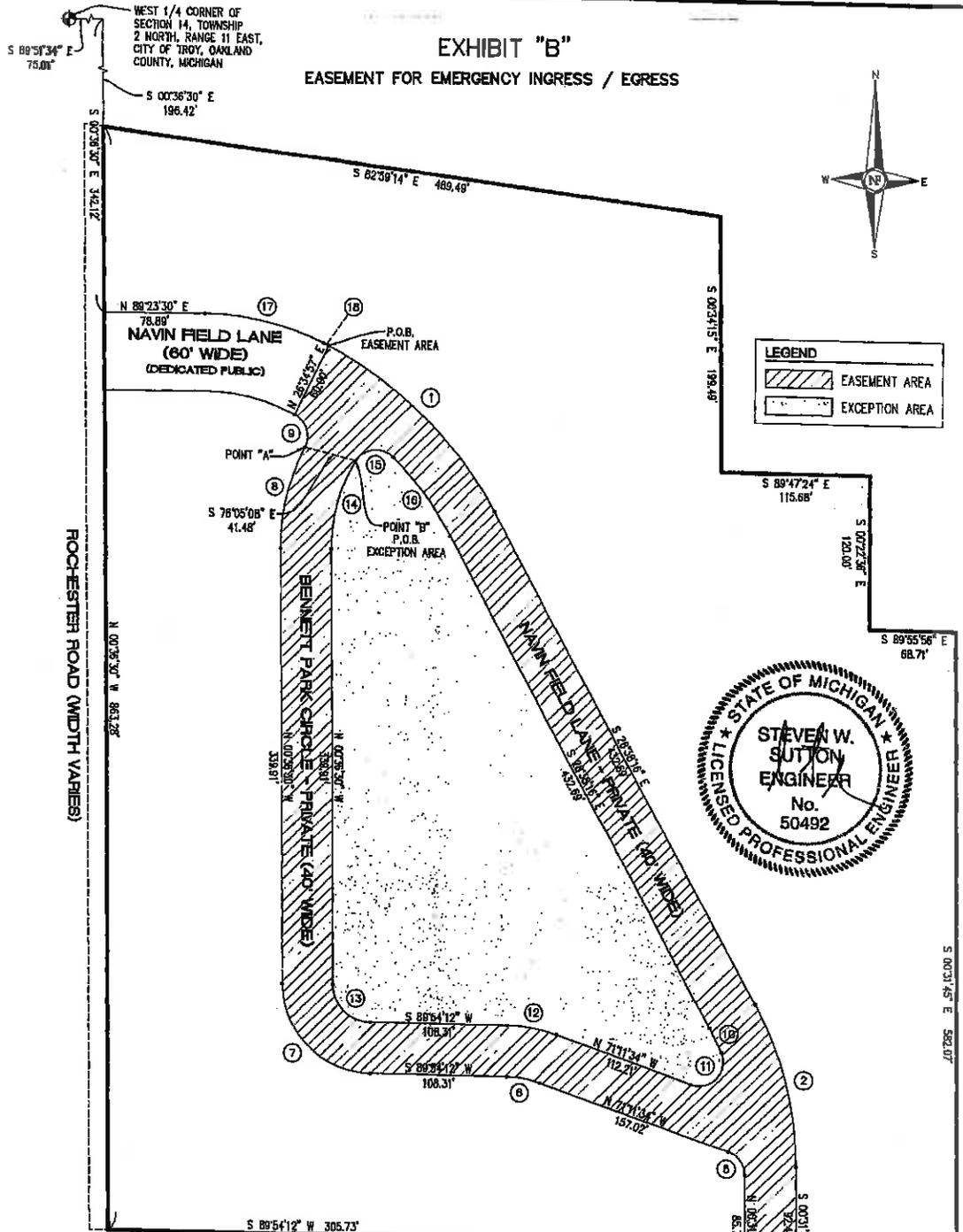
COMMENCING FROM SAID POINT "A"; THENCE S. 76° 05' 08" E., 41.48 FEET TO A POINT "B", SAID POINT BEING THE POINT OF BEGINNING OF THE EXCEPTED AREA; THENCE ALONG THE FOLLOWING ELEVEN (11) COURSES: A CURVE TO THE RIGHT 34.34 FEET, SAID CURVE HAVING A RADIUS OF 19.00 FEET, CENTRAL ANGLE OF 103° 34' 11",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

NF NOWAK & FRAUS

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

EXHIBIT "B"
EASEMENT FOR EMERGENCY INGRESS / EGRESS



CURVE	ARC LEN.	RAD.	Δ	CHORD	CHD. DIST.
1	185.75'	306.00'	34°46'47"	S 46°01'40" E	182.91'
2	132.46'	270.00'	28°08'31"	S 14°35'01" E	131.13'
3	40.50'	120.00'	19°20'11"	S 09°08'20" W	40.31'
4	27.00'	80.00'	19°20'11"	N 09°08'20" E	26.87'
5	23.43'	19.00'	70°39'49"	N 35°51'40" W	21.98'
6	26.39'	80.00'	18°54'14"	N 80°38'41" W	28.28'
7	109.33'	70.00'	89°29'18"	N 45°21'09" W	98.55'
8	82.77'	170.00'	27°53'42"	N 13°20'21" E	81.95'
9	30.08'	19.00'	90°42'15"	N 18°03'55" W	27.03'
10	21.39'	230.00'	5°19'41"	S 25°58'26" E	21.38'
11	43.81'	19.00'	132°07'01"	S 42°44'55" W	34.73'
12	38.59'	120.00'	18°54'14"	N 80°38'41" W	39.41'
13	46.86'	30.00'	88°28'18"	N 45°21'09" W	42.24'
14	72.89'	130.00'	32°07'37"	N 15°27'18" E	71.94'
15	34.34'	19.00'	103°34'11"	N 83°18'12" E	29.86'
16	75.55'	266.00'	16°16'28"	S 36°46'29" E	75.30'

CURVE	ARC LEN.	RAD.	Δ	CHORD	CHD. DIST.
17	95.70'	210.00'	26°23'04"	S 77°24'58" E	95.85'
18	4.31'	306.00'	0°48'24"	S 63°49'15" E	4.31'

NOWAK & FRAUS

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 4677 Woodward Avenue Pontiac, MI. 48342
 Phone (248) 332-7931
 DATED 8/17/06 JOB NO. D822 SCALE 1" = 100'
 SHEET NO. 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-14-301-032, 004, 005, 006, 007, 008, 009, 028 & 029
Resolution #

APR DEVELOPMENT, L.L.C., a Michigan limited liability company, Grantor(s), whose address is 178 Larchwood, Troy, MI 48083 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace water main, 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 25th day of August A.D. 2006.

APR DEVELOPMENT, LLC., a Michigan limited liability company

By [Signature] (L.S.)
*Gary F. Abitheira
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 25th day of August, 2006, by Gary F. Abitheira, Member of APR DEVELOPMENT, LLC, a Michigan limited liability company on behalf of the company.

[Signature]
* LARYSA FIGOL
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, OAKLAND County, Michigan
My Commission Expires 3-2-2012
Acting in OAKLAND County, Michigan

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

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

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

EXHIBIT "A"
EASEMENT FOR PUBLIC WATER MAIN

OVERALL PARCEL DESCRIPTION

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

WATERMAIN EASEMENT DESCRIPTION

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

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

ALSO TOGETHER WITH A 20.00 FEET WIDE PORTION OF THE WATER MAIN EASEMENT WHICH CENTERLINE IS DESCRIBED AS BEGINNING AT SAID POINT "B"; THENCE N. 61°21'43" E., 149.38 FEET; THENCE N. 14°22'10" E., 95.34 FEET; THENCE N. 59°22'10" E., 8.18 FEET TO THE POINT OF ENDING OF THAT PORTION OF THE EASEMENT.

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

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

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

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

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

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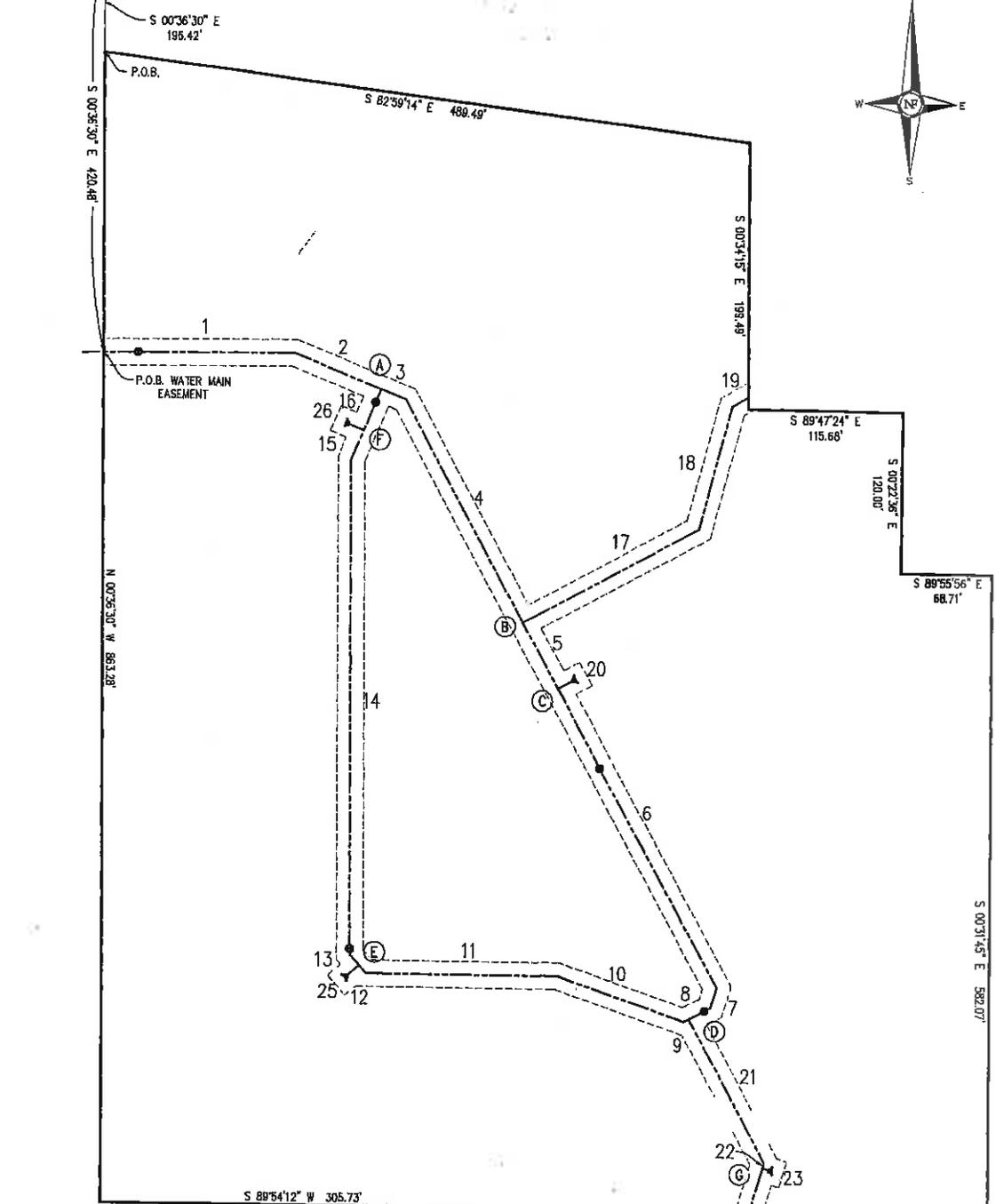
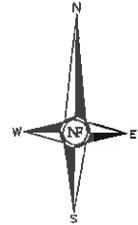
46777 Woodward Avenue Pontiac, MI. 48342
Phone (248) 332-7931

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

SHEET NO. 2 OF 2

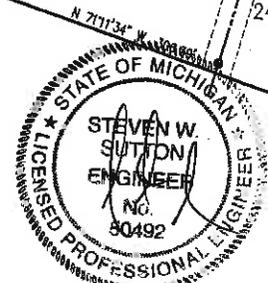
EXHIBIT "B"
EASEMENT FOR PUBLIC WATER MAIN

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



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

PT.	BEARING	DISTANCE
17	N 61°21'43" E	149.38'
18	N 14°22'10" E	95.34'
19	N 59°22'10" E	13.68'
20	N 61°21'44" E	23.44'
21	S 28°38'16" E	122.01'
22	S 16°21'44" W	3.86'
23	S 73°38'16" E	15.69'
24	S 16°21'44" W	93.77'
25	S 46°03'43" W	22.70'
26	N 67°30'00" W	22.83'



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DATED 7/28/08 JOB NO. D622 SCALE 1" = 100'
SHEET NO. 1 OF 2