CITY COUNCIL AGENDA ITEM

Date: August 21, 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 a Warranty Deed and Four Permanent Easements - Athens Parc Site Condominium - Sidwell #88-20-14-401-006

Background

As part of the development of Athens Parc Site Condominium in Section 14, the Engineering Department has received a warranty deed for Rockdale Court, a public road, and four permanent easements for landscape and preservation, sanitary sewer, storm sewer and public utilities from David and Linda Purvis, owners of the property having Sidwell #88-20-14-401-006.

The consideration amount on each document is $1.00. The format and content of the warranty deed and easements is consistent with documents previously accepted by City Council.

Recommendation

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

WARRANTY DEED

Sidwell # 88-20-14-401-006 (part of)
Resolution #

David Purvis and Linda Purvis, his wife, whose address is 4461 Cynthia Drive, Troy, MI 48085 convey and warrant to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road,, Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

For the sum of One Dollar and no/cents ($1.00)

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

Dated this 15 day of August, 2012.

By _____ (L.S.)
*David Purvis

By _____ (L.S.)
*Linda Purvis

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 15 day of ~~September~~ August, 2012, by David Purvis and Linda Purvis, husband and wife.

Janet M Parsons

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

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

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 #88-20-14-401-006 (part of) Recording Fee _____ Transfer Tax _____

TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

ROCKDALE COURT
PART OF PARCEL No. 20-14-401-006

PART OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", AS RECORDED IN LIBER 296 OF PLATS, PAGE 23 AND 24, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

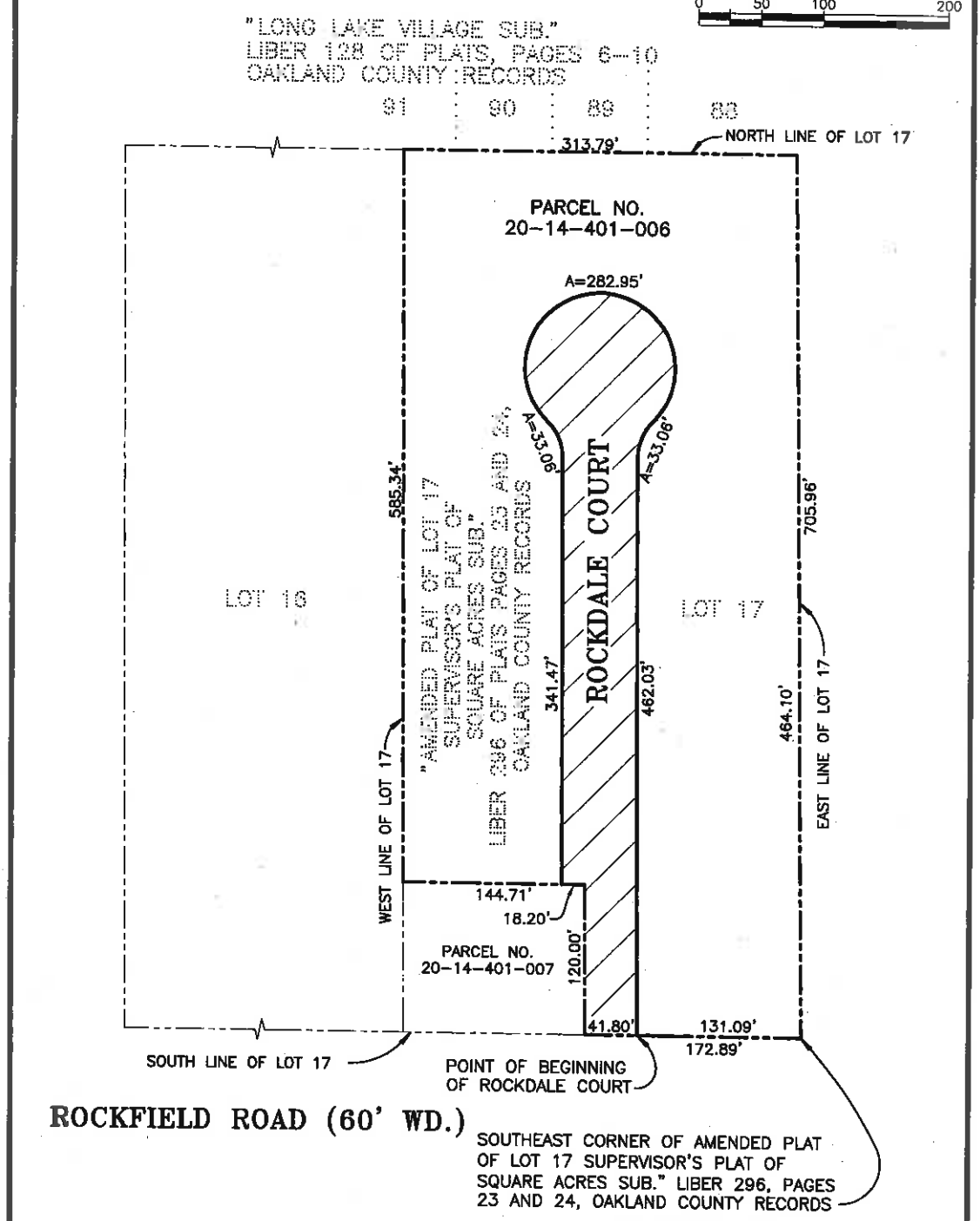
COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISORS PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 131.09 FEET ALONG THE SOUTH LINE OF LOT 17 TO THE POINT OF BEGINNING; THENCE CONTINUING, NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 41.80 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET; NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 18.20 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 341.47 FEET; THENCE NORTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS NORTH 22 DEGREES 47 MINUTES 59 SECONDS WEST 32.21 FEET; THENCE ALONG A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 270 DEGREES 11 MINUTES 54 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 282.95 FEET AND WHOSE CHORD IS NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 84.71 FEET; THENCE SOUTHWESTERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS SOUTH 22 DEGREES 17 MINUTES 58 SECONDS WEST 32.21 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 462.03 FEET; TO THE SOUTH LINE OF LOT 17 AND THE POINT OF BEGINNING. CONTAINING 0.87 ACRES, MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TWP., MI. 48315
PHONE: (586) 726-1234
FAX: (586) 726-8780
aewinc@aewinc.com
www.aewinc.com

RIGHT OF WAY EXHIBIT "A"



SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO):	CITY OF TROY	PARCEL I.D. NO.:	20-14-401-006
ADDRESS:	500 WEST BIG BEAVER	GRANTOR (FROM):	GFA DEVELOPMENT
CITY, ST., & ZIP:	TROY, MI 48084	ADDRESS:	3301 MIRAGE
		CITY, ST., & ZIP:	TROY, MI. 48083

SEC: 14	TWP: CITY OF TROY	COUNTY: OAKLAND COUNTY	AEW NO:: 1209-0001	BOOK NO.:
DRAWN BY: JLA	CHECKED BY: RHB	SCALE: 1" = 100'	EASEMENT NO.: ROAD_EASE	CONST. PLAN PAGE NO.:
SHEET 1 OF 3	REVISED 2-2-2012		TITLE SEARCH:	

PERMANENT EASEMENT

Sidwell # 88-20-14-401-006
Resolution #

David Purvis and Linda Purvis, his wife, whose address is 4461 Cynthia Drive, Troy, MI 48085 for and in consideration of the sum of: One Dollar and no/100 ($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 landscape and preservation 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 15th day of August A.D. 2012.

By _____ (L.S.)
*David Purvis

By Linda Purvis (L.S.)
*Linda Purvis

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 15 day of August, 2012, by David Purvis and Linda Purvis, husband and wife.

Janet M Parsons

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of OAKLAND

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

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"

PRESERVATION EASEMENT
PART OF PARCEL 20-14-401-006

A PERMANENT PRESERVATION EASEMENT, PART OF LOT 17 OF "AMENDED PLAT OF LOT 17 OF SUPERVISOR'S PLAT OF SQUARE ACRES SUB. ", AS RECORDED IN LIBER 296 OF PLATS, PAGES 23 AND 24, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 12.00 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 117.55 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 18 SECONDS EAST 12.00 FEET TO THE EAST LINE OF LOT 17; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 112.00 FEET ALONG THE EAST LINE OF LOT 17; THENCE SOUTH 89 DEGREES 33 MINUTES 46 SECONDS WEST 12.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 176.98 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 18 SECONDS EAST 12.00 FEET TO THE EAST LINE OF LOT 17; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 100.00 FEET ALONG THE EAST LINE OF LOT 17; THENCE SOUTH 89 DEGREES 27 MINUTES 08 SECONDS WEST 12.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 133.96 FEET; THENCE NORTH 52 DEGREES 58 MINUTES 32 SECONDS EAST 14.92 FEET TO THE EAST LINE OF LOT 17; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 56.40 FEET TO THE NORTHEAST CORNER OF LOT 17; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 21.00 FEET ALONG THE NORTH LINE OF LOT 17; THENCE SOUTH 00 DEGREES 32 MINUTES 25 SECONDS EAST 12.00 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 125.19 FEET; THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST 12.01 FEET TO THE NORTH LINE OF LOT 17; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 12.01 FEET ALONG THE NORTH LINE OF LOT 17; THENCE SOUTH 02 DEGREES 40 MINUTES 27 SECONDS WEST 12.01 FEET; THENCE NORTH 89 DEGREES 49 MINUTES 00 SECONDS WEST 143.65 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 165.88 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 12.00 FEET TO THE WEST LINE OF LOT 17; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 12.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 86.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 12.00 FEET TO THE WEST LINE OF LOT 17; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 20.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 177.00 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 45 SECONDS WEST 12.00 FEET TO THE WEST LINE OF LOT 17; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 12.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 80.89 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 12 SECONDS WEST 12.00 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 565.79 FEET ALONG THE WEST LINE OF LOT 17 TO THE NORTHWEST CORNER OF LOT 17; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 313.79 FEET ALONG THE NORTH LINE OF LOT 17 TO THE NORTHEAST CORNER OF LOT 17; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS EAST 705.96 FEET ALONG THE EAST LINE OF LOT 17 TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

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SHELBY TWP., MI. 48315
PHONE: (586) 726-1234
FAX: (586) 726-8780
aewinc@aewinc.com
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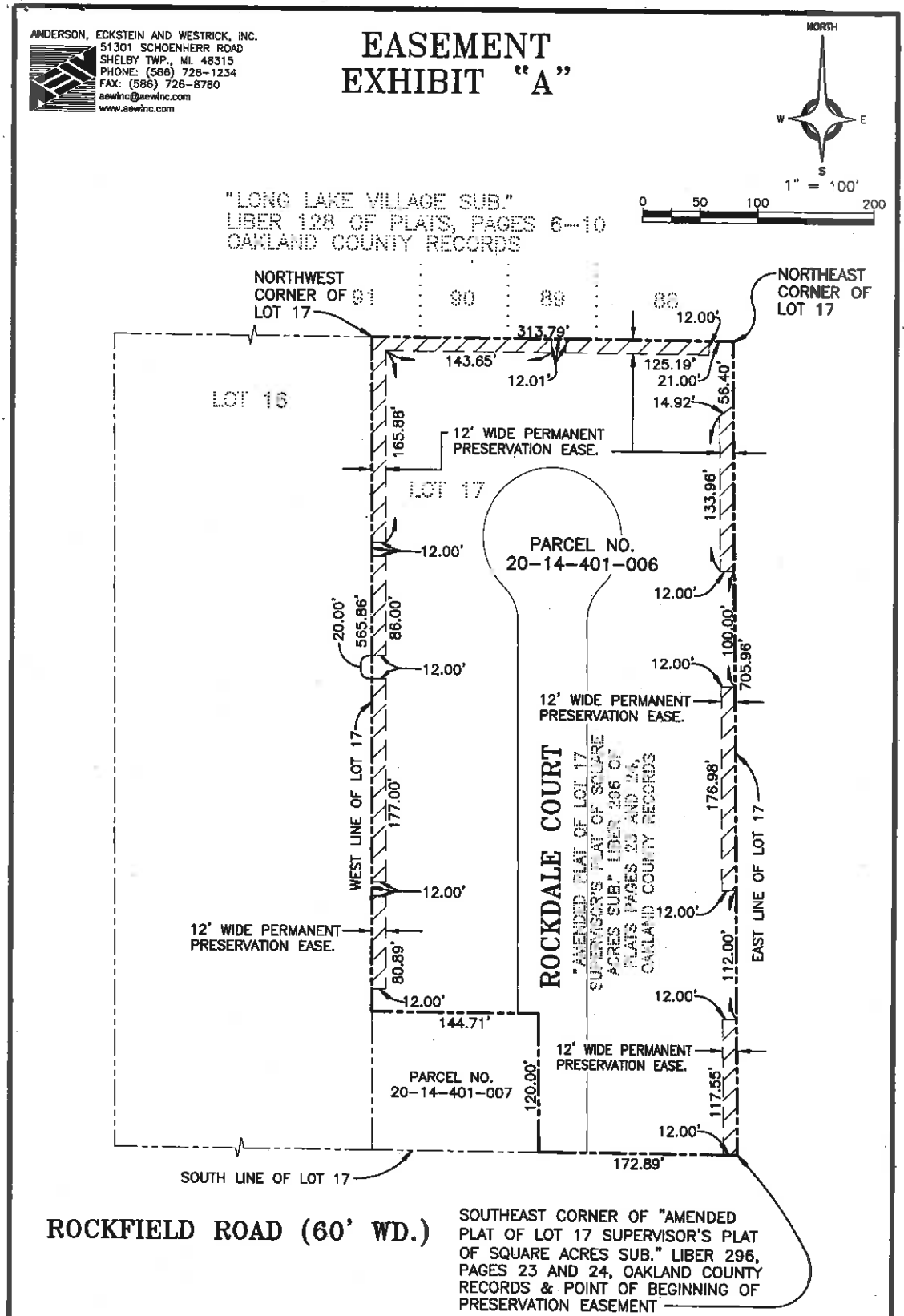
EASEMENT EXHIBIT "A"



SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO):	CITY OF TROY	PARCEL I.D. NO.:	20-14-401-006
ADDRESS:	500 BIG BEAVER	GRANTOR (FROM):	GFA DEVELOPMENT
CITY, ST., & ZIP:	TROY, MI 48084	ADDRESS:	3301 MIRAGE
		CITY, ST., & ZIP:	TROY, MI 48083

SEC: 14	TWP: CITY OF TROY	COUNTY: OAKLAND COUNTY	AEW NO.: 1209-001	BOOK NO.:
DRAWN BY: SEP	CHECKED BY: RHB	SCALE: 1" = 100'	EASEMENT NO.: PERSERV_EASE	CONST. PLAN PAGE NO.:
SHEET 1 OF 3			TITLE SEARCH:	

PERMANENT EASEMENT

Sidwell # 88-20-14-401-006
Resolution #

David Purvis and Linda Purvis, his wife, whose address is 4461 Cynthia Drive, Troy, MI 48085 for and in consideration of the sum of: One Dollar and no/100 ($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~~ their signature(s) this 15th day of August A.D. 2012.

By _____(L.S.)
*David Purvis

By _____(L.S.)
*Linda Purvis

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 15 day of August, 2012, by David Purvis and Linda Purvis, husband and wife.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of OAKLAND

Notary Public, _____County, Michigan
My Commission Expires _____
Acting in _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"

SANITARY SEWER EASEMENT
PART OF PARCEL No. 20-14-401-006

A PERMANENT SANITARY SEWER EASEMENT, PART OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", AS RECORDED IN LIBER 296 OF PLATS, PAGES 23 AND 24, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISORS PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 131.09 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 462.03 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS NORTH 22 DEGREES 17 MINUTES 59 SECONDS EAST 32.21 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 131 DEGREES 24 MINUTES 06 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 137.60 FEET AND WHOSE CHORD IS NORTH 20 DEGREES 51 MINUTES 07 SECONDS WEST 109.37 FEET TO THE POINT BEGINNING; THENCE CONTINUING, WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 19 DEGREES 40 MINUTES 50 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 20.61 FEET AND WHOSE CHORD IS SOUTH 83 DEGREES 36 MINUTES 25 SECONDS WEST 20.51 FEET; THENCE NORTH 06 DEGREES 23 MINUTES 20 SECONDS EAST 22.59 FEET; THENCE SOUTH 83 DEGREES 36 MINUTES 40 SECONDS EAST 20.00 FEET; THENCE SOUTH 06 DEGREES 23 MINUTES 20 SECONDS WEST 18.05 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT SANITARY SEWER EASEMENT BEING DESCRIBED AS, COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISORS PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 172.89 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET; THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 18.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING, NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 16.00 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 375.04 FEET; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 05 DEGREES 09 MINUTES 17 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 5.40 FEET AND WHOSE CHORD IS SOUTH 42 DEGREES 46 MINUTES 19 SECONDS EAST 5.40 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS SOUTH 22 DEGREES 47 MINUTES 59 SECONDS EAST 32.21 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 341.47 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

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FAX: (586) 726-8780
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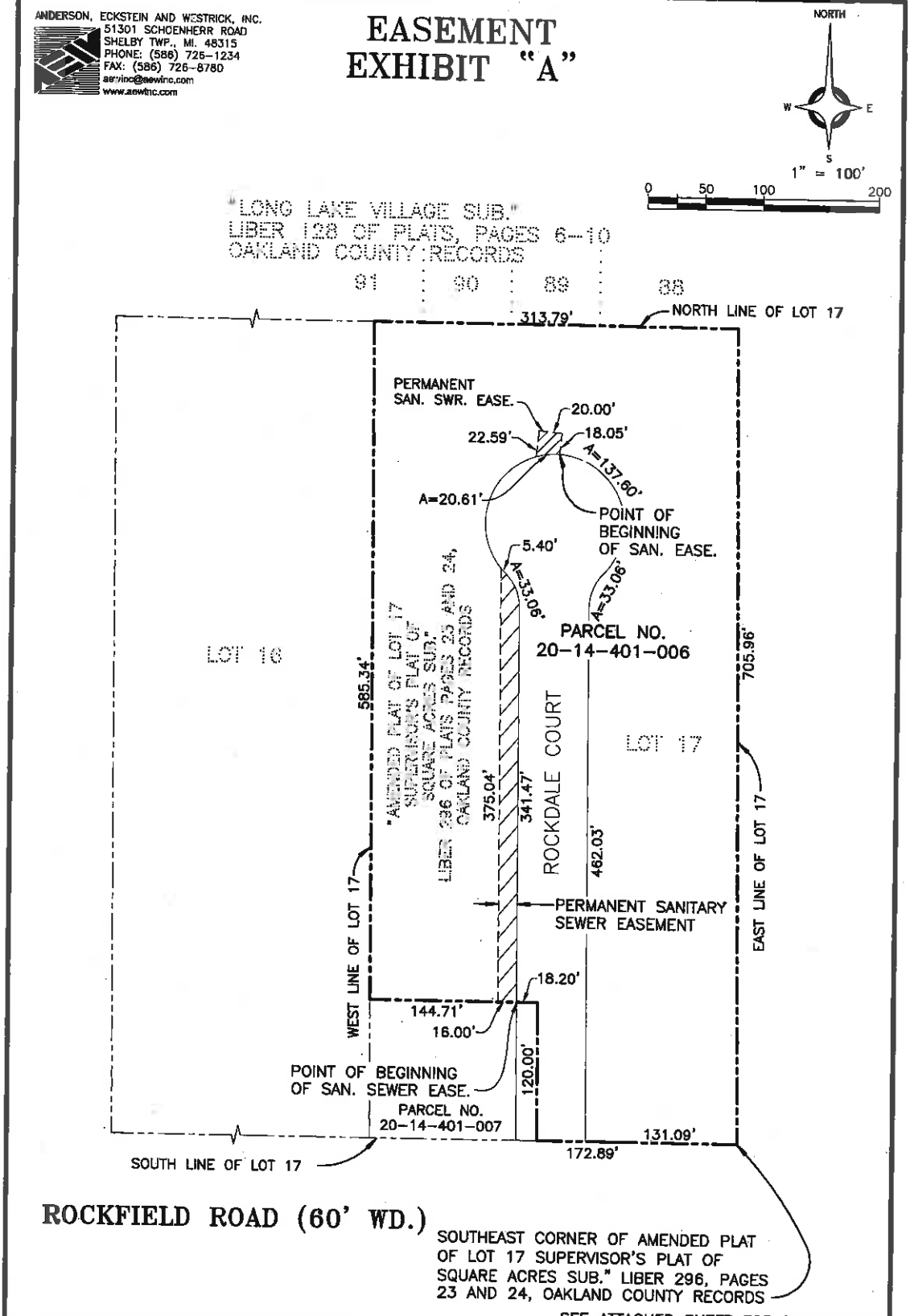
EASEMENT EXHIBIT "A"



SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO):	CITY OF TROY	PARCEL I.D. NO.:	20-14-401-006
ADDRESS:	500 BIG BEAVER	GRANTOR (FROM):	GFA DEVELOPMENT
CITY, ST., & ZIP:	TROY, MI 48084	ADDRESS:	3301 MIRAGE
		CITY, ST., & ZIP:	TROY, MICHIGAN 48083

SEC: 14	TWP: CITY OF TROY	COUNTY: OAKLAND COUNTY	AEW NO.: 1209-0001	BOOK NO.:
DRAWN BY: SEP	CHECKED BY: CPA	SCALE: 1" = 100'	EASEMENT NO.: SAN_EASE	CONST. PLAN PAGE NO.:
SHEET 1 OF 3	REVISED: 2-2-2012		TITLE SEARCH:	

PERMANENT EASEMENT

Sidwell # 88-20-14-401-006
Resolution #

David Purvis and Linda Purvis, his wife, whose address is 4461 Cynthia Drive, Troy, MI 48085 for and in consideration of the sum of: One Dollar and no/100 ($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 storm 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~~ their signature(s) this 15th day of August A.D. 2012.

By _____(L.S.)
*David Purvis

By _____(L.S.)
*Linda Purvis

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 15 day of August, 2012, by David Purvis and Linda Purvis, husband and wife.

Janet M Parsons

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of OAKLAND

Notary Public, _____County, Michigan
My Commission Expires _____
Acting in _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"

STORM SEWER EASEMENT
PART OF PARCEL No. 20-14-401-006

A PERMANENT STORM SEWER EASEMENT, PART OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", AS RECORDED IN LIBER 296 OF PLATS, PAGES 23 AND 24, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISORS PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 191.09 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 120.00 FEET TO THE POINT BEGINNING; THENCE CONTINUING, NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 126.51 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 19.55 FEET ALONG THE WEST LINE OF LOT 17; THENCE SOUTH 89 DEGREES 57 MINUTES 12 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 3.64 FEET; THENCE SOUTH 89 DEGREES 40 MINUTES 34 SECONDS EAST 98.50 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 85.52 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS WEST 110.50 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 12.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 44 MINUTES 44 SECONDS EAST 110.50 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 176.99 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 110.50 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 20.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 110.50 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 39.49 FEET; THENCE NORTH 28 DEGREES 37 MINUTES 12 SECONDS WEST 52.85 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 85.39 FEET TO THE WEST LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 12.00 FEET ALONG THE WEST LINE OF LOT 17; THENCE NORTH 89 DEGREES 45 MINUTES 00 SECONDS EAST 96.72 FEET TO POINT "A"; THENCE SOUTHEASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 40 DEGREES 09 MINUTES 56 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 42.06 FEET AND WHOSE CHORD IS SOUTH 25 DEGREES 15 MINUTES 59 SECONDS EAST 41.21 FEET; THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS SOUTH 22 DEGREES 47 MINUTES 59 SECONDS EAST 32.21 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 341.47 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT STORM SEWER EASEMENT, BEING DESCRIBED AS, COMMENCING AT SAID POINT "A", THENCE NORTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A CENTRAL ANGLE OF 89 DEGREES 13 MINUTES 51 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 93.44 FEET AND WHOSE CHORD IS NORTH 39 DEGREES 25 MINUTES 55 SECONDS EAST 84.28 FEET TO THE POINT BEGINNING; THENCE NORTH 02 DEGREES 40 MINUTES 27 SECONDS EAST 112.07 FEET TO THE NORTH LINE OF LOT 17; THENCE SOUTH 89 DEGREES 49 MINUTES 00 SECONDS EAST 12.01 FEET ALONG THE NORTH LINE OF LOT 17; THENCE SOUTH 02 DEGREES 40 MINUTES 27 SECONDS WEST 111.99 FEET TO POINT "B"; THENCE WESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 11 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 12.04 FEET AND WHOSE CHORD IS SOUTH 89 DEGREES 47 MINUTES 37 SECONDS WEST 12.02 FEET TO THE POINT OF BEGINNING.

EXHIBIT "A" continued

STORM SEWER EASEMENT, CONTINUED

ALSO, A PERMANENT STORM SEWER EASEMENT, BEING DESCRIBED AS, COMMENCING AT SAID POINT "B", THENCE SOUTHEASTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 38 DEGREES 48 MINUTES 30 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 40.64 FEET AND WHOSE CHORD IS SOUTH 65 DEGREES 03 MINUTES 20 SECONDS EAST 39.87 FEET TO THE POINT BEGINNING; THENCE NORTH 52 DEGREES 58 MINUTES 32 SECONDS EAST 117.91 FEET; THENCE NORTH 00 DEGREES 32 MINUTES 25 SECONDS WEST 48.05 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 35 SECONDS EAST 12.00 FEET; THENCE SOUTH 00 DEGREES 32 MINUTES 25 SECONDS EAST 54.10 FEET; THENCE SOUTH 52 DEGREES 58 MINUTES 32 SECONDS WEST 123.35 FEET TO POINT "C"; THENCE NORTHWESTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTHWEST HAVING A CENTRAL ANGLE OF 11 DEGREES 29 MINUTES 34 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 12.04 FEET AND WHOSE CHORD IS NORTH 39 DEGREES 54 MINUTES 18 SECONDS WEST 12.02 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT STORM SEWER EASEMENT, BEING DESCRIBED AS, COMMENCING AT SAID POINT "C", THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 79 DEGREES 00 MINUTES 27 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 82.74 FEET AND WHOSE CHORD IS SOUTH 05 DEGREES 20 MINUTES 43 SECONDS WEST 76.34 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS SOUTH 22 DEGREES 17 MINUTES 58 SECONDS WEST 32.21 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 45.21 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 18 SECONDS EAST 116.83 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 88.00 FEET; THENCE NORTH 89 DEGREES 27 MINUTES 08 SECONDS EAST 12.00 FEET TO THE EAST LINE OF LOT 17; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS EAST 100.00 FEET ALONG THE EAST LINE OF LOT 17; THENCE SOUTH 89 DEGREES 27 MINUTES 18 SECONDS WEST 128.90 FEET TO POINT "D"; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 12.00 FEET TO THE POINT OF BEGINNING.

ALSO, A PERMANENT STORM SEWER EASEMENT, BEING DESCRIBED AS, COMMENCING AT SAID POINT "D", THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 269.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES 18 SECONDS EAST 118.35 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS WEST 92.02 FEET; THENCE NORTH 89 DEGREES 33 MINUTES 46 SECONDS EAST 12.00 FEET TO THE EAST LINE OF LOT 17; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS EAST 112.00 FEET ALONG THE EAST LINE OF LOT 17; THENCE SOUTH 89 DEGREES 27 MINUTES 18 SECONDS WEST 130.45 FEET; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 20.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

ANDERSON, ECKSTEIN AND WESTRICK, INC.

ANDERSON, ECKSTEIN AND WESTRICK, INC.
51301 SCHOENHERR ROAD
SHELBY TWP., MI. 48315
PHONE: (586) 726-1234
FAX: (586) 726-8780
aewinc@aewinc.com
www.aewinc.com

EASEMENT EXHIBIT "A"

NORTH
W E
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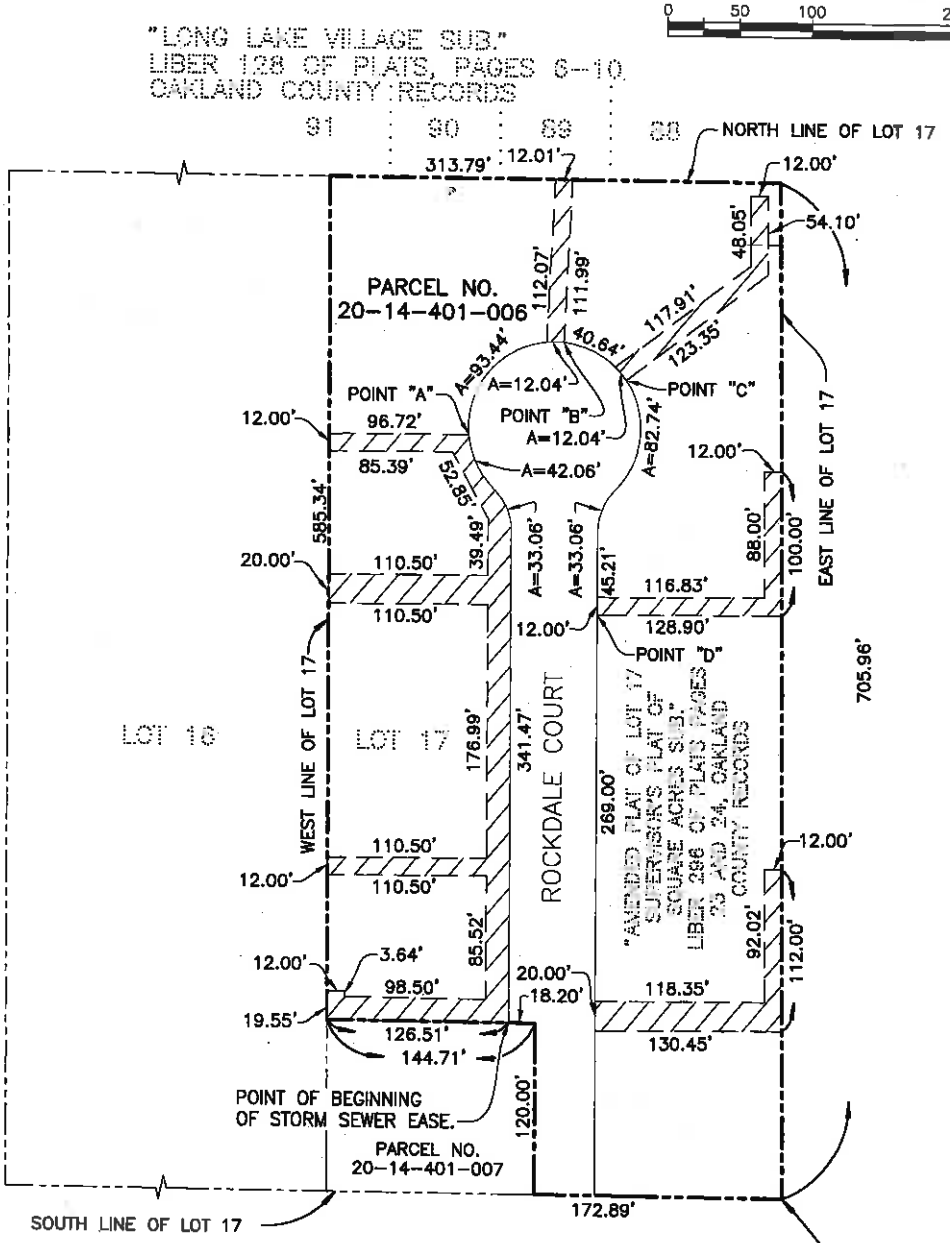
1" = 100'

0 50 100 200



SEE ATTACHED SHEET FOR DESCRIPTION

GRANTEE (TO):	CITY OF TROY	PARCEL I.D. NO.:	20-14-401-006
ADDRESS:	500 WEST BIG BEAVER	GRANTOR (FROM):	GFA DEVELOPMENT
CITY, ST., & ZIP:	TROY, MI 48084	ADDRESS:	3301 MIRAGE
		CITY, ST., & ZIP:	TROY, MICHIGAN 48083

SEC: 14	TWP: CITY OF TROY	COUNTY: OAKLAND COUNTY	AEW NO.: 1209-0001	BOOK NO.:
DRAWN BY: SEP	CHECKED BY: CPA	SCALE: 1" = 100'	EASEMENT NO.: STM_EASE	CONST. PLAN PAGE NO.:
SHEET 1 OF 4	REVISED: 2-2-2012		TITLE SEARCH:	

PERMANENT EASEMENT

Sidwell # 88-20-14-401-006
Resolution #

David Purvis and Linda Purvis, his wife, whose address is 4461 Cynthia Drive, Troy, MI 48085 for and in consideration of the sum of: One Dollar and no/100 ($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, 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~~ their signature(s) this 15th day of August A.D. 2012.

By _____ (L.S.)
*David Purvis

By Linda Purvis (L.S.)
*Linda Purvis

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument as acknowledged before me this 15 day of August, 2012, by David Purvis and Linda Purvis, husband and wife.

Janet M Parsons

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

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

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"

PUBLIC UTILITY EASEMENT
PART OF PARCEL No. 20-14-401-006

A PERMANENT PUBLIC UTILITY EASEMENT, PART OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", AS RECORDED IN LIBER 296 OF PLATS, PAGES 23 AND 24, OAKLAND COUNTY RECORDS, BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING DESCRIBED AS:

COMMENCING AT THE SOUTHEAST CORNER OF LOT 17 OF "AMENDED PLAT OF LOT 17 SUPERVISORS PLAT OF SQUARE ACRES SUB.", THENCE NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 121.09 FEET ALONG THE SOUTH LINE OF LOT 17 TO THE POINT OF BEGINNING; THENCE CONTINUING, NORTH 89 DEGREES 42 MINUTES 44 SECONDS WEST 10.00 FEET ALONG THE SOUTH LINE OF LOT 17; THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST 462.03 FEET; THENCE NORTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 42.00 FEET, AN ARC DISTANCE OF 33.06 FEET AND WHOSE CHORD IS NORTH 22 DEGREES 17 MINUTES 59 SECONDS EAST 32.21 FEET; THENCE WESTERLY ALONG A TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 238 DEGREES 44 MINUTES 59 SECONDS, A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 250.02 FEET AND WHOSE CHORD IS NORTH 74 DEGREES 31 MINUTES 33 SECONDS WEST 104.57 FEET; THENCE SOUTH 89 DEGREES 45 MINUTES 00 SECONDS WEST 10.25 FEET; THENCE EASTERLY ALONG A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A CENTRAL ANGLE OF 236 DEGREES 46 MINUTES 11 SECONDS, A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 289.27 FEET AND WHOSE CHORD IS SOUTH 73 DEGREES 32 MINUTES 09 SECONDS EAST 123.17 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 45 DEGREES 05 MINUTES 57 SECONDS, A RADIUS OF 32.00 FEET, AN ARC DISTANCE OF 25.19 FEET AND WHOSE CHORD IS SOUTH 22 DEGREES 17 MINUTES 59 SECONDS WEST 24.54 FEET; THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST 462.13 FEET TO THE POINT OF BEGINNING.

SUBJECT TO ANY AND ALL EASEMENTS AND RIGHTS OF WAY OF RECORD OR OTHERWISE.

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EASEMENT EXHIBIT "A"

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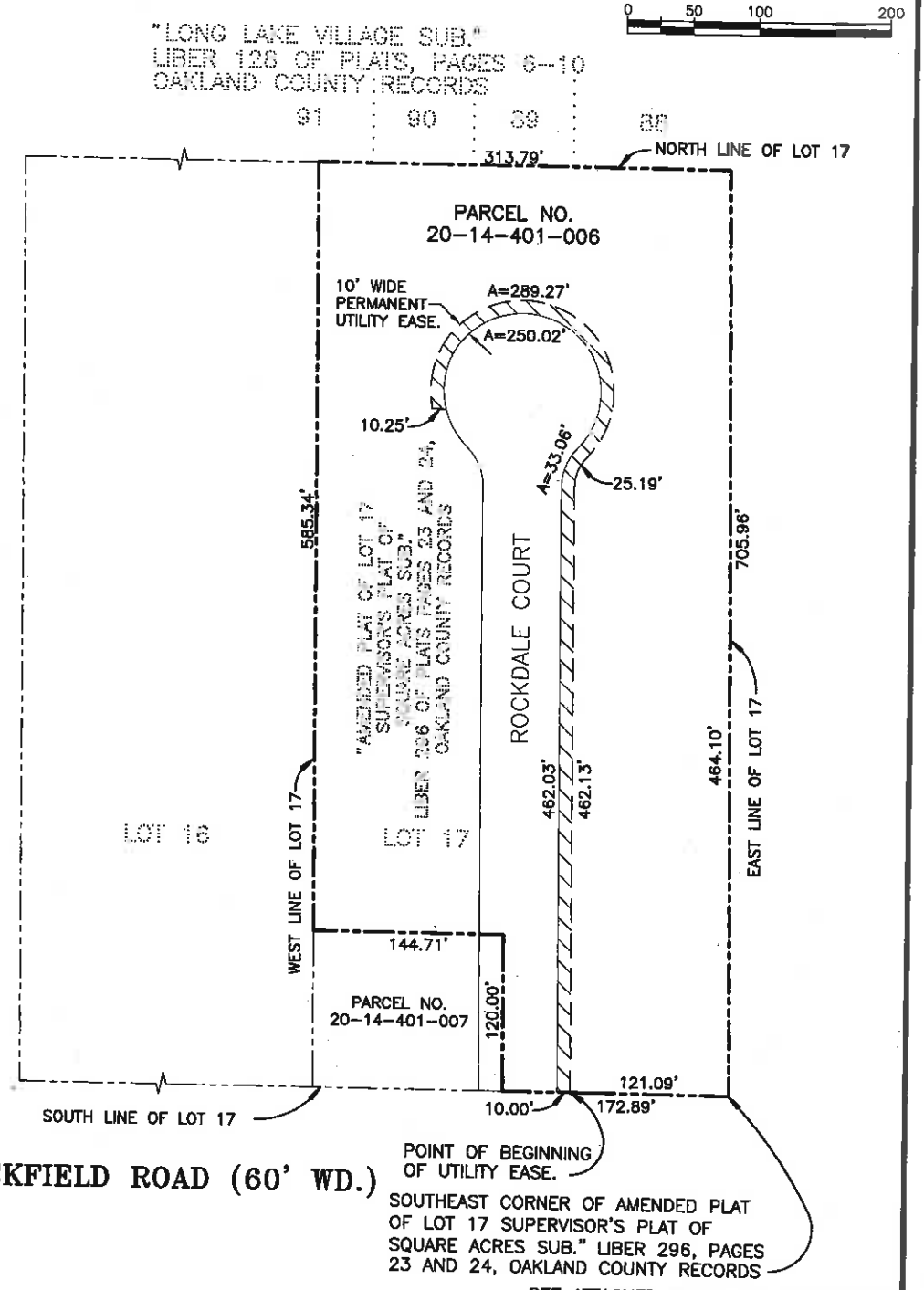

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SHEET 1 OF 3	REVISED 2-2-2012		TITLE SEARCH:	