

November 7, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Douglas J. Smith, Real Estate and Development Director 

SUBJECT: **AGENDA ITEM** - REQUEST FOR ACCEPTANCE – Permanent Storm Drain Easement – Permanent Sanitary Sewer Easement – Permanent Public Utility Easement – Warranty Deed for Nada Court - Covington Estates Site Condominium – Sidwell#88-20-15-201-041

In connection with the development of The Covington Estates Site Condominium project on the south side of Long Lake Road, east of Somerton Street in section 15, the Real Estate and Development Department has acquired the necessary required documents listed below. The consideration on each document is \$1.00.

GRANTOR

TYPE of DOCUMENT

The Bryden Land Co.	Permanent Storm Drain Easement
The Bryden Land Co.	Permanent Sanitary Sewer Easement
The Bryden Land Co.	Permanent Public Utility Easement
The Bryden Land Co.	Warranty Deed for Nada Court

In order for this development project to be finalized, management recommends that City Council accept the attached easements for recording.

PERMANENT EASEMENT

Sidwell #88-20-15-201-041
Project #04.936.3
Resolution #

The Bryden Land Co., a Michigan Limited Liability Company, Grantor, whose address is 1721 Crooks Road, Ste. 211, Troy, MI 48084, for and in consideration of the sum of: One 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 DRAIN, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED

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 their signature(s) this 4th day of OCTOBER A.D. 2005.

In presence of:
WITNESS

THE BRYDEN LAND CO.
a Michigan Limited Liability Company

* None Required _____

By: Brian S. Vargason (L.S.)
Brian S. Vargason, Member

* None Required _____

By: Dennis W. Siavrakas (L.S.)
Dennis W. Siavrakas, Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day of October, 2005 by Brian S. Vargason, Member and Dennis W. Siavrakas, Member, of The Bryden Land Co., a Michigan Limited Liability Company.

Bruce J. Reinhart
Bruce J. Reinhart Macomb County
Acting In Oakland County
Notary Public, _____ County, Michigan
Acting in _____ County
My Commission Expires 11-24-2006

Prepared by:
Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT B 0

DRAIN EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LEGAL DESCRIPTION: PROPOSED "COVINGTON ESTATES CONDOMINIUM"

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is S90°00'00"W 1649.78 feet (S89°10'30"W 1650.00 ft. R.) along North line of said Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) from the Northeast Corner of Section 15; thence S00°09'37"W (S00°36'30" R.) 660.00 feet along the West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; thence S89°56'25"W (S89°10'18"W R.) 168.49 feet to the East line of "Covington Ridge Sub No. 3" as recorded in Liber 248 of Plats, Pages 30,31, and 32, Oakland County Records; thence N00°19'37"E 660.18 feet (N00°26'30"W 660.02' R.) along said line of "Covington Ridge Sub No. 3" to the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2); thence N90°00'00"E 166.57' (N89°10'30"E R.), along said North line of Section 15 and centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) to the point of beginning.

Containing 110,583 Square Feet --- 2.539 Acres (Gross).

Containing 100,584 Square Feet --- 2.309 Acres (Net), more or less.

Subject to the rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Long Lake Road.

LEGAL DESCRIPTION: DRAIN EASEMENT (20 FT WD)

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is S90°00'00"W 1649.78 feet along the North line of Section 15 and centerline of Long Lake Road (60 ft wd. 1/2 R.O.W.); thence S00°09'37"W 405.92 feet along the West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; from the Northeast Corner of Section 15; thence continuing S00°09'37"W 74.42 along said West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; thence S15°45'02"W 69.03 feet; thence S17°33'08"W 75.60 feet; thence S16°36'32"W 39.94 feet; thence S28°11'10"W 2.26 feet; thence S16°29'21"W 0.98 feet; thence S89°56'25"W 20.86 feet; thence N16°29'21"E 8.97 feet; thence N28°11'10"E 2.28 feet; thence N16°36'32"E 38.07 feet; thence N17°33'08"E 75.45 feet; thence N15°45'02"E 140.40 feet to the Point of Beginning.

Containing 4,529 square feet --- 0.104 acres, more or less.

CLOSES + AREA CHECKS.



Menke Bezanovski

EXHIBIT A

DRAIN EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LONG LAKE ROAD (80 FT. WD. 1/2 R.O.W.)

N90°00'00"E 2642.65'

N90°00'00"E 166.57'

S90°00'00"W 1649.78'

N90°00'00"E 826.30'

(H-5) NORTH LINE, SECTION 15

NORTH 1/4 CORNER
SECTION 15
T.2N., R.11E.

POB
PARCEL

(I-5)
NORTHEAST CORNER
SECTION 15
T.2N., R.11E.

EX. 60' R.O.W.

"COVINGTON RIDGE SUBDIVISION NO. 3"
(L. 248, P. 30-32)

N00°19'37"E 660.18'

COVINGTON ESTATES
CONDOMINIUM

405.92'

S00°09'37"W

660.00'

S00°09'37"W

"RIVERBEND OF TROY"
CONDOMINIUMS
(L. 31404, P. 549-607)

POB
ESMT

1

12

2

11

3

10

9

8

7

20-15-201-043

S89°56'25"W 168.49'

20-15-201-043

20 FT. WD.
DRAIN ESMT

11

10

9

8

7

20-15-201-043

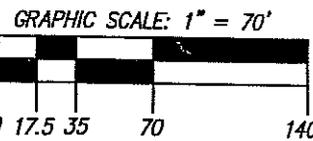
S89°56'25"W 168.49'

20-15-201-043

NO.	BEARING	DISTANCE
1	S00°09'37"W	74.42
2	S15°45'02"W	69.03
3	S17°33'08"W	75.60
4	S16°36'32"W	39.94
5	S28°11'10"W	2.26
6	S16°29'21"W	0.98
7	S89°56'25"W	20.86
8	N16°29'21"E	8.97
9	N28°11'10"E	2.28
10	N16°36'32"E	38.07
11	N17°33'08"E	75.45
12	N15°45'02"E	140.40



Mende Bezanovski



DB-2005-6812
SHEET 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-15-201-041
Project #04.936.3
Resolution #

The Bryden Land Co., a Michigan Limited Liability Company, Grantor, whose address is 1721 Crooks Road, Ste. 211, Troy, MI 48084, for and in consideration of the sum of: One 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, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" ATTACHED

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 ~~their~~ signature(s) this 4th day of OCTOBER A.D. 2005.

In presence of:
WITNESS

THE BRYDEN LAND CO.
a Michigan Limited Liability Company

* None Required _____

By: Brian S. Vargason (L.S.)
Brian S. Vargason, Member

* None Required _____

By: Dennis W. Siavrakas (L.S.)
Dennis W. Siavrakas, Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day of October, 2005 by Brian S. Vargason, Member and Dennis W. Siavrakas, Member, of The Bryden Land Co., a Michigan Limited Liability Company.

Bruce J. Reinhart
Bruce J. Reinhart Macomb County
Acting In Oakland County
Notary Public, _____ County, Michigan
Acting in _____ County
My Commission Expires 11-24-2006

Prepared by:
Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT B

UTILITY EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LEGAL DESCRIPTION: PROPOSED "COVINGTON ESTATES CONDOMINIUM"

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is S90°00'00"W 1649.78 feet (S89°10'30"W 1650.00 ft. R.) along North line of said Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) from the Northeast Corner of Section 15; thence S00°09'37"W (S00°36'30" R.) 660.00 feet along the West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; thence S89°56'25"W (S89°10'18"W R.) 168.49 feet to the East line of "Covington Ridge Sub No. 3" as recorded in Liber 248 of Plats, Pages 30,31, and 32, Oakland County Records; thence N00°19'37"E 660.18 feet (N00°26'30"W 660.02' R.) along said line of "Covington Ridge Sub No. 3" to the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2); thence N90°00'00"E 166.57' (N89°10'30"E R.), along said North line of Section 15 and centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) to the point of beginning.

Containing 110,583 Square Feet --- 2.539 Acres (Gross)

Containing 100,584 Square Feet --- 2.309 Acres (Net), more or less.

Subject to the rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Long Lake Road.

LEGAL DESCRIPTION: UTILITY EASEMENT 1

Part of the NE 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is N90°00'00"E 826.30 feet along North line of Section 15 and centerline of Long Lake Road (60 ft wd 1/2 R.O.W.) and S00°19'37"W 228.44 feet along the East line of "Covington Ridge Subdivision No. 3", recorded in Liber 248, Page 30-32, Oakland County Records from the North 1/4 corner of Section 15; thence S89°55'10"E 167.23 feet to the West line of "Riverbend of Troy Condominiums", recorded in Liber 31404, Page 549-607, Oakland County Records; thence S00°09'37"W 20.00 feet along said West line of "Riverbend of Troy Condominiums"; thence N89°55'10"W 155.29 feet; thence S00°19'37"W 25.00 feet; thence N89°55'10"W 2.00 feet; thence S00°19'37"W 54.97 feet; thence N89°40'23"W 10.00 feet to said East line of "Covington Ridge Subdivision No. 3"; thence N00°19'37"E 99.93 feet along said East line of "Covington Ridge Subdivision No. 3", to the Point of Beginning.

Containing 4,195 square feet --- 0.096 acres, more or less. ✓

LEGAL DESCRIPTION: UTILITY EASEMENT 2

Part of the NE 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is N90°00'00"E 826.30 feet along the North line of Section 15 and centerline of Long Lake Road (60 ft wd. 1/2 R.O.W.) and S00°19'37"W 508.33 feet along the East line of "Covington Ridge Subdivision No. 3"; recorded in Liber 248, Page 30-32, Oakland County Records to the South R.O.W. line of Nada Court (R.O.W. varies) from the North 1/4 corner of Section 15; thence the following two (2) courses along the South and Southeasterly R.O.W. line of Nada Court (R.O.W. varies); S89°50'23"E 77.63 feet and northeasterly 50.84 feet along the arc of a curve to the left (Radius of 60.00 feet, central angle of 48°33'06", long chord bears N65°53'04"E 49.34 feet); thence S56°06'14"E 22.70 feet; thence S15°45'02"W 28.73 feet; thence N89°50'23"W 133.82 feet to said East line of "Covington Ridge Subdivision No. 3"; thence N00°19'37"E 20.00 feet along said East line of "Covington Ridge Subdivision No. 3", to the Point of Beginning.

Containing 3267 square feet --- 0.075 acres, more or less. ✓

LEGAL DESCRIPTION: UTILITY EASEMENT 3

Part of the NE 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is N90°00'00"E 826.30 feet along the North line of Section 15 and centerline of Long Lake Road (60 ft wd. 1/2 R.O.W.) and S00°19'37"W 438.33 feet along the East line of "Covington Ridge Subdivision No. 3", recorded in Liber 248, Page 30-32, Oakland County Records from the North 1/4 corner of Section 15; thence northeasterly 13.15 feet along the arc of a curve to the left (Radius of 10.00 feet, central angle of 75°21'21", long chord bears N52°18'57"E 12.22 feet); thence easterly 176.41 feet along the arc of a curve to the right (Radius of 70.00 feet, central angle of 144°23'23", long chord bears N86°49'58"E 133.29 feet); thence S29°23'03"W 13.83 feet to the Easterly R.O.W. line of Nada Court (R.O.W. varies); thence the following two (2) courses along the Easterly and Northerly R.O.W. line of Nada Court (R.O.W. varies); westerly 160.06 feet along the arc of a curve to the left (Radius of 60.00 feet, central angle of 152°50'56", long chord bears N88°56'16"W 116.65 feet) and southwesterly 26.36 feet along the arc of a curve to the right (Radius of 20.00 feet, central angle of 75°31'21", long chord bears S52°23'57"W 24.49 feet) to the East line of "Covington Ridge Subdivision No. 3"; thence N00°19'37"E 10.00 feet along said "Covington Ridge Subdivision No. 3" to the Point of Beginning.

Containing 1,879 square feet --- 0.043 acres, more or less. ✓

EXHIBIT A

UTILITY EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LONG LAKE ROAD (60 FT. WD. 1/2 R.O.W.)

N90°00'00"E 2642.65'

N90°00'00"E 166.57'

S90°00'00"W 1649.78'

N90°00'00"E 826.30'

(H-5) NORTH LINE, SECTION 15

NORTH 1/4 CORNER
SECTION 15
T.2N., R.11E.

POB
PARCEL

(I-5)
NORTHEAST CORNER
SECTION 15
T.2N., R.11E.

EX. 60' R.O.W.

COVINGTON ESTATES
CONDOMINIUM

UTILITY
ESMT 1

S89°55'10"E 167.23'

POB
ESMT 1

N89°55'10"W 155.29'

680.18
508.33
438.33

N00°19'37"E
N00°19'37"E
N00°19'37"E

25.00'
S00°19'37"W
S00°19'37"W
2.00'
N89°55'10"W

10.00'
N89°40'23"W

UTILITY
ESMT 3

20.00'
S00°09'37"W
660.00'

S00°09'37"W

"RIVERBEND OF TROY"
CONDOMINIUMS
L.L. 31404, P. 549-607

POB
ESMT 3

N00°19'37"E
N00°19'37"E
10.00'

NADA COURT

POB S89°50'23"E
ESMT 2 77.63'

N89°50'23"W 133.82'

UTILITY
ESMT 2

5

S89°56'25"W 168.49'

20-15-201-043

GRAPHIC SCALE: 1" = 70'



24.49

CURVE DATA TABLE					
NO.	CURVE	RADIUS	DELTA	CHORD BEARING	DISTANCE
1	50.84	60.00	48°33'06"	N65°53'04"E	49.34
2	13.15	10.00	75°21'21"	N52°18'57"E	12.22
3	176.41	70.00	144°23'23"	N86°49'58"E	133.29
4	160.06	60.00	152°50'56"	N88°56'16"W	116.65
5	26.36	20.00	75°31'21"	S52°23'57"W	24.29

"COVINGTON RIDGE SUBDIVISION NO. 3"
L.L. 248, P. 30-32

PERMANENT EASEMENT

Sidwell #88-20-15-201-041
Project #04.936.3
Resolution #

The Bryden Land Co., a Michigan Limited Liability Company, Grantor, whose address is 1721 Crooks Road, Ste. 211, Troy, MI 48084, for and in consideration of the sum of: One 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

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 their signature(s) this 4th day of ~~OCTOBER~~ A.D. 2005.

In presence of:
WITNESS

THE BRYDEN LAND CO.
a Michigan Limited Liability Company

* None Required _____

By: Brian S. Vargason (L.S.)
Brian S. Vargason, Member

* None Required _____

By: Dennis W. Siavrakas (L.S.)
Dennis W. Siavrakas, Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day of October, 2005 by Brian S. Vargason, Member and Dennis W. Siavrakas, Member, of The Bryden Land Co., a Michigan Limited Liability Company.

Bruce J. Reinhart
Bruce J. Reinhart Macomb County
Acting In Oakland County
Notary Public, _____ County, Michigan
Acting in _____ County
My Commission Expires 11-24-2006

Prepared by:
Dennis C. Stephens
500 West Big Beaver
Troy, Michigan 48084

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

EXHIBIT B 0

SANITARY EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LEGAL DESCRIPTION: PROPOSED "COVINGTON ESTATES CONDOMINIUM"

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Beginning at a point which is S90°00'00"W 1649.78 feet (S89°10'30"W 1650.00 ft. R.) along North line of said Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) from the Northeast Corner of Section 15; thence S00°09'37"W (S00°36'30" R.) 660.00 feet along the West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; thence S89°56'25"W (S89°10'18"W R.) 168.49 feet to the East line of "Covington Ridge Sub No. 3" as recorded in Liber 248 of Plats, Pages 30,31, and 32, Oakland County Records; thence N00°19'37"E 660.18 feet (N00°26'30"W 660.02' R.) along said line of "Covington Ridge Sub No. 3" to the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2); thence N90°00'00"E 166.57' (N89°10'30"E R.), along said North line of Section 15 and centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) to the point of beginning.

Containing 110,583 Square Feet --- 2.539 Acres (Gross)

Containing 100,584 Square Feet --- 2.309 Acres (Net), more or less.

Subject to the rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Long Lake Road.

LEGAL DESCRIPTION: SANITARY EASEMENT (20 FT WD)

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is S90°00'00"W 1649.78 feet along the North line of Section 15 and centerline of Long Lake Road (60 ft wd. 1/2 R.O.W.) and S00°09'37"W 60.00 feet to the South R.O.W. line of Long Lake Road (60 ft wd. 1/2 R.O.W.) and S90°00'00"W 73.37 feet along said South R.O.W. line of Long Lake Road (60 ft wd. 1/2 R.O.W.) from the Northeast Corner of Section 15; thence S00°09'37"W 20.00 feet; thence S90°00'00"W 20.00 feet; thence N00°09'37"E 20.00 feet to the South R.O.W. line of Long Lake Road (60 ft wd. 1/2 R.O.W.); thence N90°00'00"E 20.00 feet along said South R.O.W. line of Long Lake Road (60 ft wd. 1/2 R.O.W.) to the Point of Beginning.

Containing 400 square feet --- 0.009 acres, more or less.

*CLOSES & AREA
CHECKS.*



DB-2005-6813
SHEET 2 OF 2

EXHIBIT A

SANITARY EASEMENT, "COVINGTON ESTATES CONDOMINIUM"

LONG LAKE ROAD (60 FT. WD. 1/2 R.O.W.)

N90°00'00"E 2642.65'

N90°00'00"E 168.57'

S90°00'00"W 1649.78'

(H-5) NORTH LINE, SECTION 15
NORTH 1/4 CORNER
SECTION 15
T.2N., R.11E.

(I-5)
NORTHEAST CORNER
SECTION 15
T.2N., R.11E.

20 FT X 20 FT
SANITARY ESMT

POB
PARCEL
POB
ESMT

N90°00'00"E
73.37

N90°00'00"E
20.00

S90°00'00"W
73.37

60.00'
S00°08'37"W

N00°08'37"E
20.00'

N90°00'00"E
20.00'

S90°00'00"W
20.00'

EX. 60'
R.O.W.

"COVINGTON RIDGE SUBDIVISION NO. 3"
(L. 248, P. 30-32)

660.18'

N00°19'37"E

COVINGTON ESTATES
CONDOMINIUM

660.00'

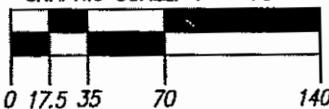
S00°08'37"W

"RIVERBEND OF TROY"
CONDOMINIUMS
(L. 31404, P. 549-607)

S89°56'25"W 168.49'

20-15-201-043

GRAPHIC SCALE: 1" = 70'



DB-2005-6813
SHEET 1 OF 2

WARRANTY DEED

Sidwell #88-20-15-201-041
Project #04.936.3

The Grantor(s), Bryden Land Co., L.L.C., a Michigan Limited Liability Company, Grantor, whose address is 1721 Crooks Road, Ste. 211, Troy, MI 48084, conveys and warrants to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Beaver, Troy, Michigan 48084 the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" ATTACHED

For the sum of One Dollar (\$1.00)

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

Dated this 4th day of OCTOBER, 2005.

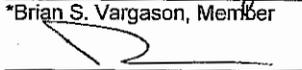
Bryden Land Co., L.L.C.,
a Michigan Limited Liability Company

Signed in presence of:

* None Required


*Brian S. Vargason, Member

* None Required


*Dennis W. Siavrakas, Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 4th day of October, 2005, by Brian S. Vargason, Member and Dennis W. Siavrakas, Member, of the Bryden Land Co., a Michigan Limited Liability Company.


* Bruce J. Reinhart Macomb County
Acting In Oakland County,
Notary Public, _____ County, Michigan
My commission expires: 11-24-2006
Acting in _____ County

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: Dennis C. Stephens City of Troy 500 West Big Beaver Troy, MI 48084

Tax Parcel # _____ Recording Fee _____ Transfer Tax _____

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

EXHIBIT B

NADA COURT R.O.W DEDICATION, "COVINGTON ESTATES CONDOMINIUM"

LEGAL DESCRIPTION: PROPOSED "COVINGTON ESTATES CONDOMINIUM"

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is S90°00'00"W 1649.78 feet (S89°10'30"W 1650.00 ft. R.) along North line of said Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) from the Northeast Corner of Section 15; thence S00°09'37"W (S00°36'30" R.) 660.00 feet along the West line of "River Bend of Troy" Condominiums as recorded in Liber 31404, of Plats, Pages 549-607, Oakland County Records; thence S89°56'25"W (S89°10'18"W R.) 168.49 feet to the East line of "Covington Ridge Sub No. 3" as recorded in Liber 248 of Plats, Pages 30,31, and 32, Oakland County Records; thence N00°19'37"E 660.18 feet (N00°26'30"W 660.02' R.) along said line of "Covington Ridge Sub No. 3" to the North line of Section 15, being also the centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2); thence N90°00'00"E 166.57' (N89°10'30"E R.), along said North line of Section 15 and centerline of Long Lake Road (60 ft. wd. R.O.W. South 1/2) to the point of beginning.

Containing 110,583 Square Feet --- 2.539 Acres (Gross)

Containing 100,584 Square Feet --- 2.309 Acres (Net), more or less.

Subject to the rights of the public and of any governmental unit in any part of the land taken, used or deeded for street, road or highway purposes for Long Lake Road.

LEGAL DESCRIPTION: NADA COURT R.O.W. DEDICATION

Part of the Northeast 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Beginning at a point which is N90°00'00"E 826.30 feet along the North line of Section 15 and centerline of Long Lake Road (60 ft wd 1/2 R.O.W.) and S00°19'37"W 448.33 feet along the East line of "Covington Ridge Sub No. 3" as recorded in Liber 248, of Plats, Pages 30-32, Oakland County Records from the North 1/4 corner of Section 15; thence Northeasterly 26.36 feet along the arc of a curve to the left (Radius of 20.00 feet, central angle of 75°31'21", long chord bears N52°23'57"E 24.49 feet); thence Southeasterly 267.58 feet along the arc of a curve to the Right (Radius of 60.00 feet, central angle of 255°31'21", long chord bears S37°36'03"E 94.87 feet); thence N89°50'23"W 77.63 feet; thence N00°19'37"E 60.00 feet to the Point of Beginning.

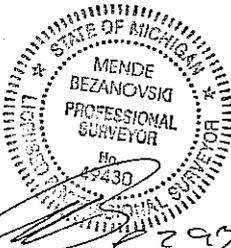
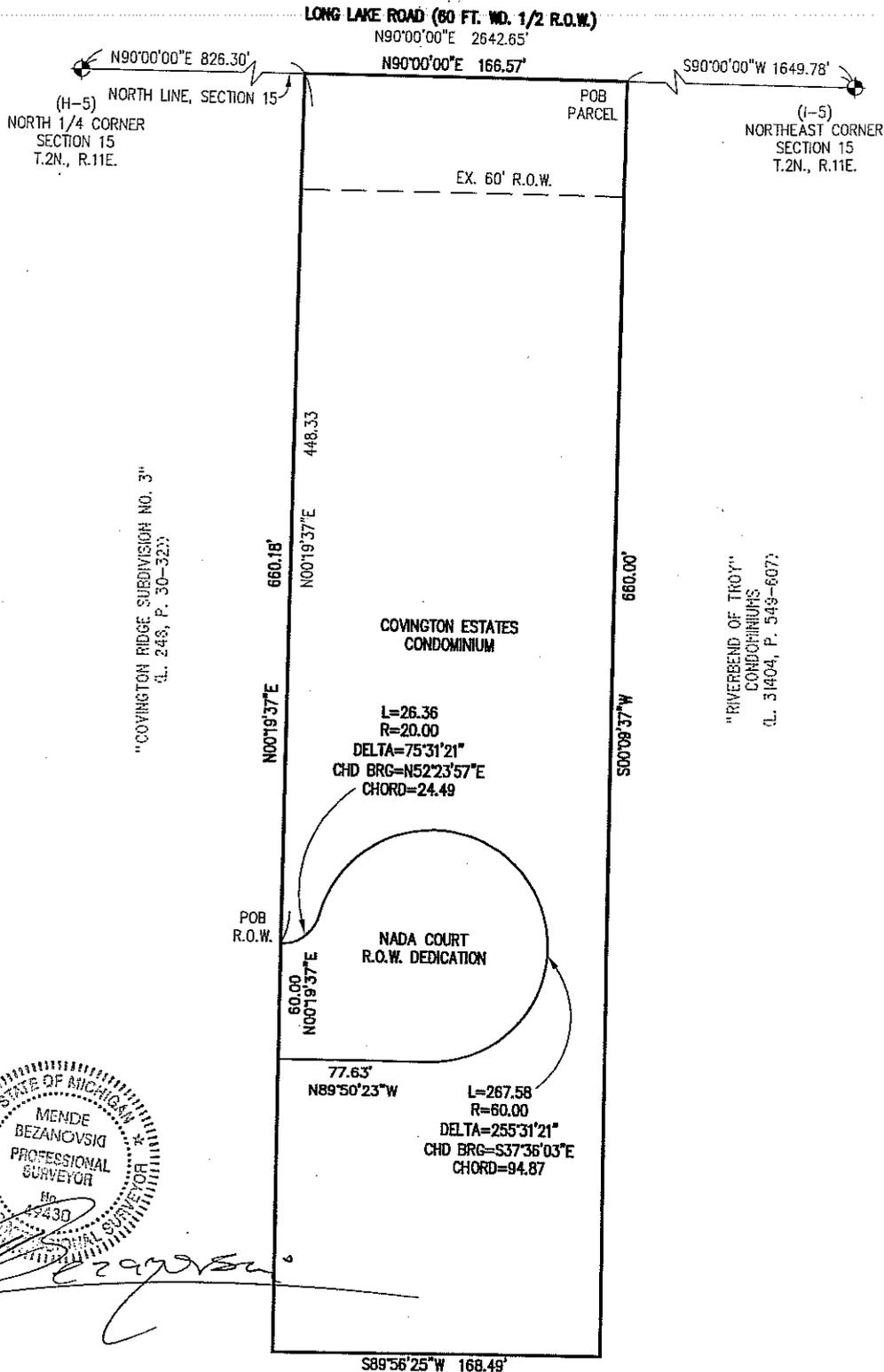
Containing 13,191 square feet --- 0.303 acres, more or less.



DB-2005-6811
SHEET 2 OF 2

EXHIBIT A

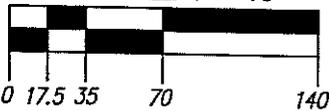
NADA COURT R.O.W DEDICATION, "COVINGTON ESTATES CONDOMINIUM"



Mende Bezanovski

20-15-201-043

GRAPHIC SCALE: 1" = 70'



DB-2005-6811
 SHEET 1 OF 2