

January 17, 2006

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 Water Detention Easement – Permanent Sanitary Sewer Easement – Permanent Water Main Easement – Permanent Non-Accessible Greenbelt Easement – Permanent Emergency Vehicle Access Easement – Carlton Villas Condominium – Sidwell#88-20-03-451-033,034,035,036,051,052

In connection with the development of The Carlton Villas Condominium project on the south side of Ottawa Street, and the west side of Rochester Road in section 3, the Real Estate and Development Department has acquired the necessary required documents, from Chary L.L.C. the owner, listed below. The consideration on each document is \$1.00.

GRANTOR

TYPE of DOCUMENT

Chary, L.L.C.	Permanent Storm Water Detention Easement
Chary, L.L.C.	Permanent Sanitary Sewer Easement
Chary, L.L.C.	Permanent Water Main Easement
Chary, L.L.C.	Permanent Non-Accessible Greenbelt Easement
Chary, L.L.C.	Permanent Emergency Vehicle Access Easement

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



PERMANENT EASEMENT

Sidwell #88-20-03-451-051,052

CHARY, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 2226 Custer Dr., Troy, MI 48085, 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 Storm Water Detention over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 16 day of JANUARY A.D. 2006

In presence of:

CHARY, L.L.C.,
a Michigan limited liability company

WITNESS

_____ None Required _____

By Michael C. Yassine (L.S.)
Michael C. Yassine
Its: Managing Member

_____ None Required _____

STATE OF MICHIGAN)
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2006, by Michael C. Yassine, Managing Member of CHARY L.L.C., a Michigan Limited Liability Company, on behalf of the company.

Dennis C. Stephens
*Dennis C. Stephens
Notary Public, Oakland County, Michigan
Acting In OAKLAND County, Michigan
My Commission Expires 10/20/2010

Prepared by: Dennis C. Stephens
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

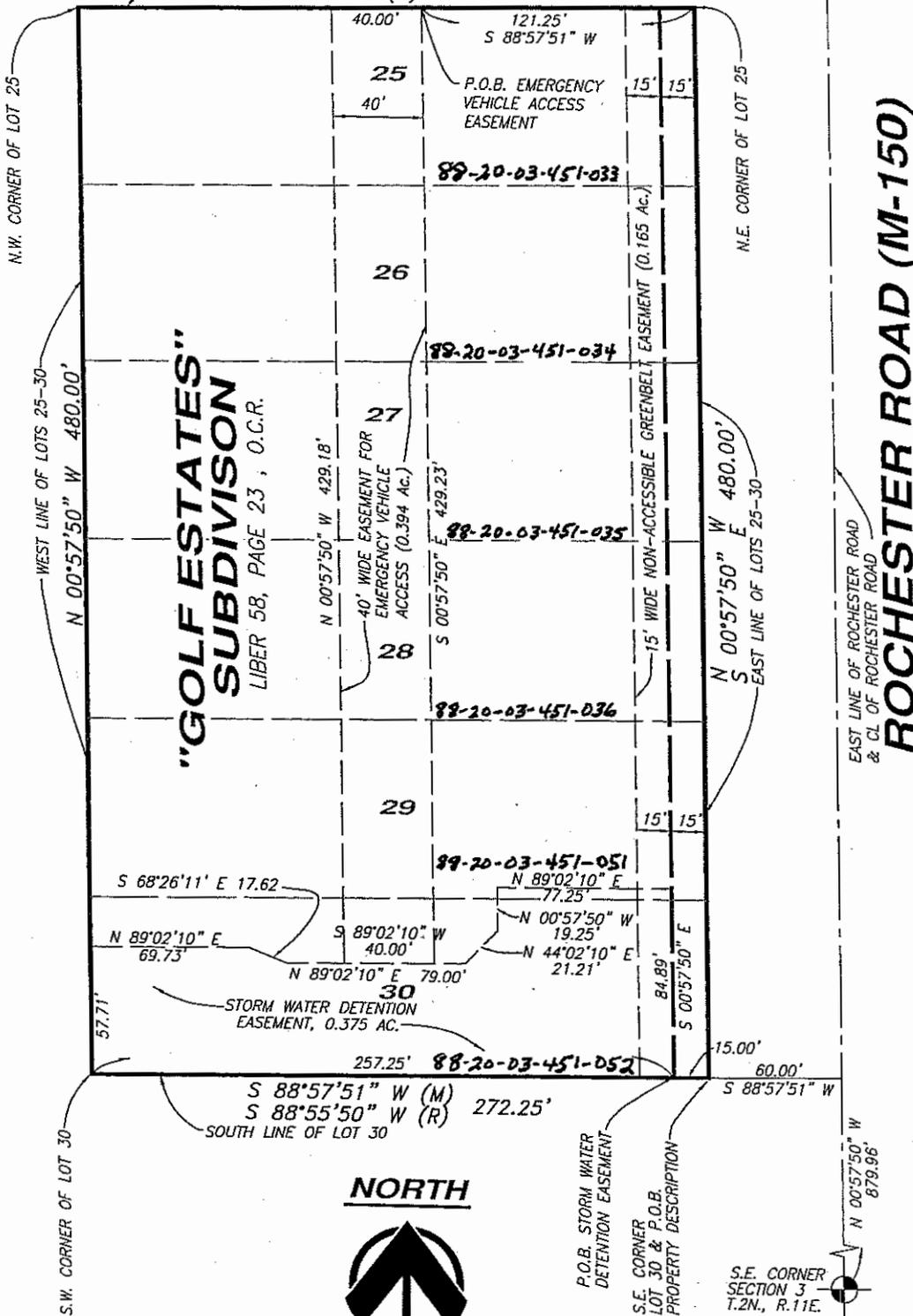
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A" OTTAWA AVENUE

PAGE 1 OF 2

E. 1/4 COR.
SECTION 3
T.2N., R.11E.

NORTH LINE OF LOT 25
 $N 88^{\circ}57'51'' E (M) 272.25'$
 $N 88^{\circ}55'50'' E (R)$



**"GOLF ESTATES"
SUBDIVISION**
LIBER 58, PAGE 23, O.C.R.

ROCHESTER ROAD (M-150)



SCALE: 1"=60'

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

PROJECT:
EASEMENTS FOR
"CARLTON VILLAS"
CONDOMINIUMS
PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.

11/16/05 REVISED
 CLIENT:
 MIKE YASSINE
 CHARY, LLC
 2226 CUSTER RD.
 TROY, MI 48065
 (248) 867-1340
 JOB NO: 03-009
 DATE: 10/29/05

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200

EXHIBIT "A"

EASEMENT FOR STORM WATER DETENTION

AN EASEMENT FOR STORM WATER DETENTION, PART OF LOTS 29 AND 30 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, T.2N., R.11E., THENCE N.00°57'50"W., 879.96 FEET ALONG THE CENTERLINE OF ROCHESTER ROAD AND THE EAST LINE OF SECTION 3; THENCE S.88°57'51"W., 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.88°57'51"W., 257.25 FEET ALONG THE SOUTH LINE OF LOT 30 TO THE SOUTHWEST CORNER OF LOT 30; THENCE N.00°57'50"W., 57.71 FEET ALONG THE WEST LINE OF LOT 30; THENCE N.89°02'10"E., 69.73 FEET; THENCE S.68°26'11"E., 17.62 FEET; THENCE N.89°02'10"E., 79.00 FEET; THENCE N.44°02'10"E., 21.21 FEET; THENCE N.00°57'50"W., 19.25 FEET; THENCE N.89°02'10"E., 77.25 FEET; THENCE S.00°57'50"E., 84.89 FEET TO THE POINT OF BEGINNING. CONTAINING 0.375 ACRES.

OK

PERMANENT EASEMENT

Sidwell #88-20-03-451-035,036,051

CHARY, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 2226 Custer Dr., Troy, MI 48085, 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 over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 16 day of JANUARY A.D. 2006

In presence of:

WITNESS

_____ None Required _____

_____ None Required _____

CHARY, L.L.C.,
a Michigan limited liability company

By [Signature] (L.S.)
Michael C. Yassine
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF DAKLAAND

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2006, by Michael C. Yassine, Managing Member of CHARY L.L.C, a Michigan Limited Liability Company, on behalf of the company.

[Signature]
Dennis C. Stephens
Notary Public, DAKLAAND County, Michigan
Acting In DAKLAAND County, Michigan
My Commission Expires 10/20/2010

Prepared by: Dennis C. Stephens
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"

PAGE 2 OF 2

20' WIDE EASEMENT FOR SANITARY SEWER

A TWENTY (20) FEET WIDE EASEMENT FOR SANITARY SEWER, PART OF LOTS 27 THRU 29 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, T.2N., R.11E.; THENCE N.00°57'50"W., 879.96 FEET ALONG THE CENTERLINE OF ROCHESTER ROAD AND THE EAST LINE OF SECTION 3; THENCE S.88°57'51"W., 75.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE N.00°57'50"W., 246.89 FEET ALONG SAID LINE TO THE POINT OF BEGINNING; THENCE S.89°02'10"W., 143.25 FEET; THENCE S.00°57'50"E., 116.41 FEET; THENCE S.89°02'10"W., 20.00 FEET; THENCE N.00°57'50"W., 136.41 FEET; THENCE N.89°02'10"E., 163.25 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE S.00°57'50"E., 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.128 ACRES.

01/10/06
11/16/05

REVISED PER CITY ENGINEER
REVISED

A P E X
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
FAX: 586-254-5314

PROJECT:
EASEMENTS FOR
"CARLTON VILLAS"
CONDOMINIUMS

PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT:
MIKE YASSINE
CHARY, LLC
2226 CUSTER RD.
TROY, MI 48065
(248) 867-1340

JOB NO: 03-009
DATE: 10/20/05
DRAWN BY: J.S.B.
CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-03-451-033,034,035,036,051,052
CHARY, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 2226 Custer Dr., Troy, MI 48085, 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 over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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 16 day of January A.D. 2006

In presence of:

WITNESS

_____ None Required _____

_____ None Required _____

CHARY, L.L.C.,
a Michigan limited liability company

By Michael C. Yassine (L.S.)
Michael C. Yassine
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF DAKLAND)

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2006, by Michael C. Yassine, Managing Member of CHARY L.L.C., a Michigan Limited Liability Company, on behalf of the company.

Dennis C. Stephens
Dennis C. STEPHENS
Notary Public, DAKLAND County, Michigan
Acting In DAKLAND County, Michigan
My Commission Expires 10/20/2010

Prepared by: Dennis C. Stephens
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"

PAGE 2 OF 2

12' WIDE EASEMENT FOR WATER MAIN

A TWELVE (12) FEET WIDE EASEMENT FOR WATER MAIN, PART OF LOTS 25 THRU 30 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, T.2N., R.11E., THENCE N.00°57'50"W., 879.96 FEET ALONG THE CENTERLINE OF ROCHESTER ROAD AND THE EAST LINE OF SECTION 3; THENCE S.88°57'51"W., 75.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°57'50"W., 81.89 FEET, TO THE POINT OF BEGINNING; THENCE S.89°02'10"W., 96.25 FEET; THENCE S.00°57'50"E., 13.76 FEET; THENCE S.45°57'50"E., 9.17 FEET; THENCE S.44°02'10"W. 12.00 FEET; THENCE N.45°57'50"W. 14.14 FEET; THENCE N.00°57'50"W. 416.71 TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID LINE N.88°57'51"E., 12.00 FEET; THENCE S.00°57'50"E., 385.99 FEET; THENCE N.89°02'10"E. 96.25 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE S.00°57'50"E., 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.144 ACRES.

01/10/06
11/16/05

REVISED PER CITY ENGINEER
REVISED

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
FAX: 586-254-5314

PROJECT:

EASEMENTS FOR
"CARLTON VILLAS"
CONDOMINIUMS

PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT:

MIKE YASSINE
CHARY, LLC
2226 CUSTER RD.
TROY, MI 48065
(248) 867-1340

JOB NO: 03-009

DATE: 10/20/05

DRAWN BY: J.S.B.

CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-03-451-033,034,035,036,051,052

CHARY, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 2226 Custer Dr., Troy, MI 48085, 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 Non-Accessible Greenbelt over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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.

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IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 16 day of January A.D. 2006

In presence of:

WITNESS

_____ None Required _____

_____ None Required _____

CHARY, L.L.C.,
a Michigan limited liability company

By Michael C. Yassine (L.S.)
Michael C. Yassine
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2006, by Michael C. Yassine, Managing Member of CHARY L.L.C, a Michigan Limited Liability Company, on behalf of the company.

Dennis C. Stephens
* Dennis C. Stephens
Notary Public, Oakland County, Michigan
Acting In Oakland County, Michigan
My Commission Expires 10/29/2010

Prepared by: Dennis C. Stephens
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"

PAGE 2 OF 2

15' WIDE EASEMENT NON-ACCESSIBLE GREENBELT

A FIFTEEN (15) FEET WIDE EASEMENT FOR A NON-ACCESSIBLE GREENBELT, PART OF LOTS 25 THRU 30 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: THE EAST FIFTEEN (15) FEET OF THE FOLLOWING DESCRIBED PROPERTY: LOTS 25 THRU 30 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, EXCEPT THE EAST FIFTEEN (15) FEET RESERVED FOR HIGHWAY PURPOSES FOR ROCHESTER ROAD, AS RECORDED IN LIBER 2118, PAGES 557-558 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, T.2N., R.11E.; THENCE N.00°57'50"W., 879.96 FEET ALONG THE CENTERLINE OF ROCHESTER ROAD AND THE EAST LINE OF SECTION 3; THENCE S.88°57'51"W., 75.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.88°57'51"W. (M.), S.88°55'50"W. (R.), 257.25 FEET ALONG THE SOUTH LINE OF LOT 30 TO THE SOUTHWEST CORNER OF LOT 30; THENCE N.00°57'50"W., 480.00 FEET ALONG THE WEST LINES OF LOTS 25 THRU 30 TO THE NORTHWEST CORNER OF LOT 25; THENCE N.88°57'51"E.(M.) N.88°55'50"E. (R.), 257.25 FEET ALONG THE NORTH LINE OF LOT 25 TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE S.00°57'50"E., 480.00 FEET TO THE POINT OF BEGINNING. EASEMENT CONTAINING 0.165 ACRES.

01/10/06
01/04/06
11/16/05

REVISED PER CITY ENGINEER
REVISED

A P E X
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
FAX: 586-254-5314

PROJECT:
EASEMENTS FOR
"CARLTON VILLAS"
CONDOMINIUMS

PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT:
MIKE YASSINE
CHARY, LLC
2228 CUSTER RD.
TROY, MI 48065
(248) 867-1340

JOB NO: 03-009
DATE: 10/20/05
DRAWN BY: J.S.B.
CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-03-451-033,034,035,036,051,052

CHARY, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 2226 Custer Dr., Troy, MI 48085, 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 Emergency Vehicle Access over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

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

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IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 16 day of JANUARY A.D. 2006

In presence of:

WITNESS

_____ None Required _____

_____ None Required _____

CHARY, L.L.C.,
a Michigan limited liability company

By Michael C. Yassine (L.S.)
Michael C. Yassine
Its: Managing Member

STATE OF MICHIGAN)
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 16 day of JANUARY, 2006, by Michael C. Yassine, Managing Member of CHARY L.L.C, a Michigan Limited Liability Company, on behalf of the company.

Dennis C. Stephens
* Dennis C. Stephens
Notary Public, Oakland County, Michigan
Acting In Oakland County, Michigan
My Commission Expires 10/20/2010

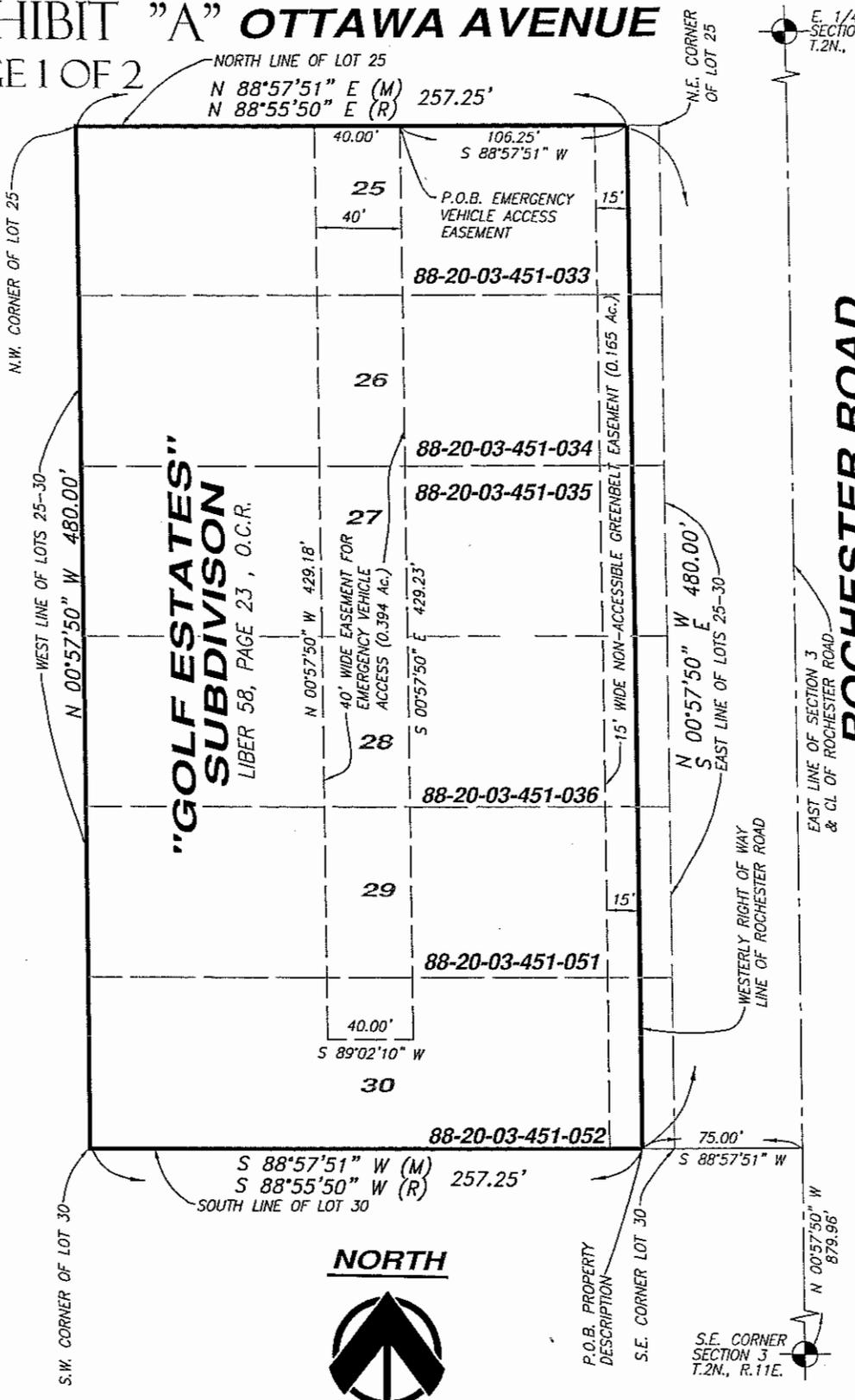
Prepared by: Dennis C. Stephens
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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" OTTAWA AVENUE

PAGE 1 OF 2



NORTH



SCALE: 1"=60'

01/10/06 REVISED PER CITY ENGINEER
01/04/06 REVISED
11/16/05 REVISED

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PROJECT: EASEMENTS FOR "CARLTON VILLAS" CONDOMINIUMS
PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E., CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT: MIKE YASSINE CHARY, LLC
2226 CUSTER RD. TROY, MI 48065 (248) 867-1340
JOB NO: 03-009
DATE: 10/20/05
DRAWN BY: J.S.B.
CHECKED BY: N.P.R.

EXHIBIT "A"

PAGE 2 OF 2

40' WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS

A FORTY (40) FEET WIDE EASEMENT FOR EMERGENCY VEHICLE ACCESS PURPOSES, PART OF LOTS 25 THRU 30 OF "GOLF ESTATES", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 58, PAGE 23 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 3, T.2N., R.11E., THENCE N.00°57'50"W., 879.96 FEET ALONG THE CENTERLINE OF ROCHESTER ROAD AND THE EAST LINE OF SECTION 3; THENCE S.88°57'51"W. 75.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID LINE N.00°57'50"W., 480.00 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID LINE S.88°57'51"W., 106.25 FEET TO THE POINT OF BEGINNING; THENCE S.00°57'50"E., 429.23 FEET; THENCE S.89°02'10"W., 40.00 FEET; THENCE N.00°57'50"W., 429.18 FEET TO A POINT ON THE NORTH LINE OF LOT 25; THENCE ALONG SAID LINE N.88°57'51"E., 40.00 FEET TO THE POINT OF BEGINNING. CONTAINING 0.394 ACRES.

01/04/06
11/18/05

REVISED
REVISED

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

PHONE: 586-739-5200
FAX: 586-254-5314

PROJECT:
EASEMENTS FOR
"CARLTON VILLAS"
CONDOMINIUMS

PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,
CITY OF TROY, OAKLAND CO., MICHIGAN

CLIENT:
MIKE YASSINE
CHARY, LLC
2226 CUSTER RD.
TROY, MI 48065
(248) 867-1340

JOB NO: 03-009

DATE: 10/20/05

DRAWN BY: I.S.B.

CHECKED BY: N.P.R.