



CITY COUNCIL AGENDA ITEM

Date: April 1, 2014

To: Brian Kischnick, City Manager

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

Subject: Request for Acceptance of a Warranty Deed and Four Permanent Easements for Belleclaire Estates Site Condominium - Sidwell #88-20-14-351-098, 099, 100, 101 & 102

History

As part of the new Belleclaire Estates Site Condominium development located in the southwest $\frac{1}{4}$ of Section 14, the Engineering department has received a warranty deed for detention purposes and four permanent easements for water mains, storm sewers, surface drainage, public utilities, and emergency ingress/egress. The conveyance of interest is from Mondrian Properties Belleclaire, LLC, owner of the properties having Sidwell #88-20-14-351-098, 099, 100, 101 & 102.

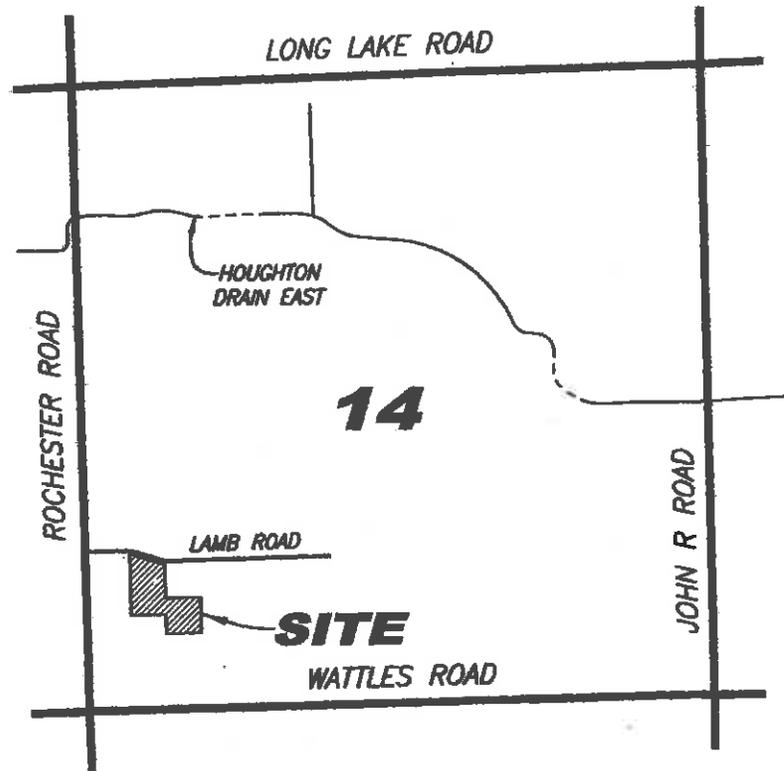
The format and content of the warranty deed and easements is consistent with conveyances previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

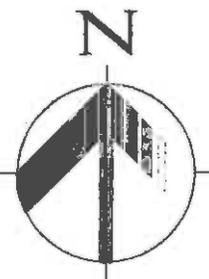
Recommendation

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



LOCATION MAP

SCALE: 1"=2000'



WARRANTY DEED

Sidwell # 88-20-14-351-
Resolution #

The Grantor(s) MONDRIAN PROPERTIES BELLECLAIRE, LLC, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the City of Troy, a Michigan Municipal Corporation, Grantee, whose address is 500 West Big Beaver Road., Troy, Michigan 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

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

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

Dated this 2nd day of April, 2014.

MONDRIAN PROPERTIES BELLECLAIRE, LLC
a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES ADRIA, 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 03/31/2018

[Signature]
Notary Public, _____ County, MI
My commission expires: _____
Acting _____ County, MI

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

Tax Parcel #88-20-14-351 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION

LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, ALL OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO THE S. 303 FEET OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", EXCEPT THE E. 83.34 FEET, AND ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION 14; THENCE N.00°36'30"W, 1315.67 FEET ALONG THE W. LINE OF SAID SECTION 14; THENCE N.89°54'12"E, 75.00 FEET TO A POINT ON THE E. RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE N.89°54'12"E, 295.21 FEET ALONG THE S. RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE N.W. CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE S. RIGHT OF WAY LINE OF SAID LAMB ROAD S.71°11'34"E, 306.49 FEET TO THE N.E. CORNER OF SAID LOT 15; THENCE S.00°39'07"E, 278.06 FEET ALONG THE E. LINE OF SAID LOT 15; THENCE N.89°58'02"E, 294.22 FEET; THENCE S.00°41'21"E, 303.00 FEET TO A POINT ON THE S. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." WHICH IS THE N. LINE OF "WORTHINGTON MANOR SUBDIVISION" AS RECORDED IN LIBER 260 PAGES 13 THRU 17; THENCE ALONG SAID LINE S.89°58'00"W, 294.41 FEET TO THE S.W. CORNER OF SAID LOT 26; THENCE ALONG THE W. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." N.00°39'07"W, 163.45 FEET TO THE S.E. CORNER OF SAID LOT 15; THENCE S.89°58'19"W, 292.49 FEET TO THE S.W. CORNER OF SAID LOT 15; THENCE N.00°15'56"W, 516.46 FEET TO THE POINT OF BEGINNING. CONTAINING 225,043.20 SQUARE FEET, OR 5.166 ACRES, MORE OR LESS.

DETENTION PARCEL

PART OF LOT 26, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.9097 Fax 586.580.0053

PROJECT:
Storm Water
Detention Parcel,
for "Bellevaire Estates"
CITY OF TROY, OAKLAND COUNTY, MICHIGAN
PT. OF 20-14-351-083, -015, -049, & -050

CLIENT:
MR. JOSEPH MANACI
MONDRAN PROPERTIES
BELLEVIRE LLC
50215 SCHOENHEER RD.
SHELBY TWP, MI 48315
(586) 726-7390
JOB NO: 13-031
DATE: 3-29-14
DR. WYN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-14-351-
Resolution #

MONDRIAN PROPERTIES BELLECLAIRE, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **storm sewer, surface drainage and 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 one signature(s) this 2nd day of April A.D. 2014.

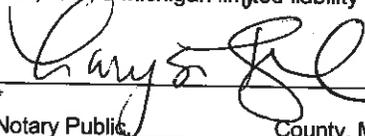
Mondrian Properties Belleclaire, LLC
a Michigan limited liability company

By  (L.S.)
Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Joseph Maniaci, Manager of, Mondrian Properties Belleclaire, 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 03/02/2018


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

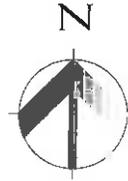
Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

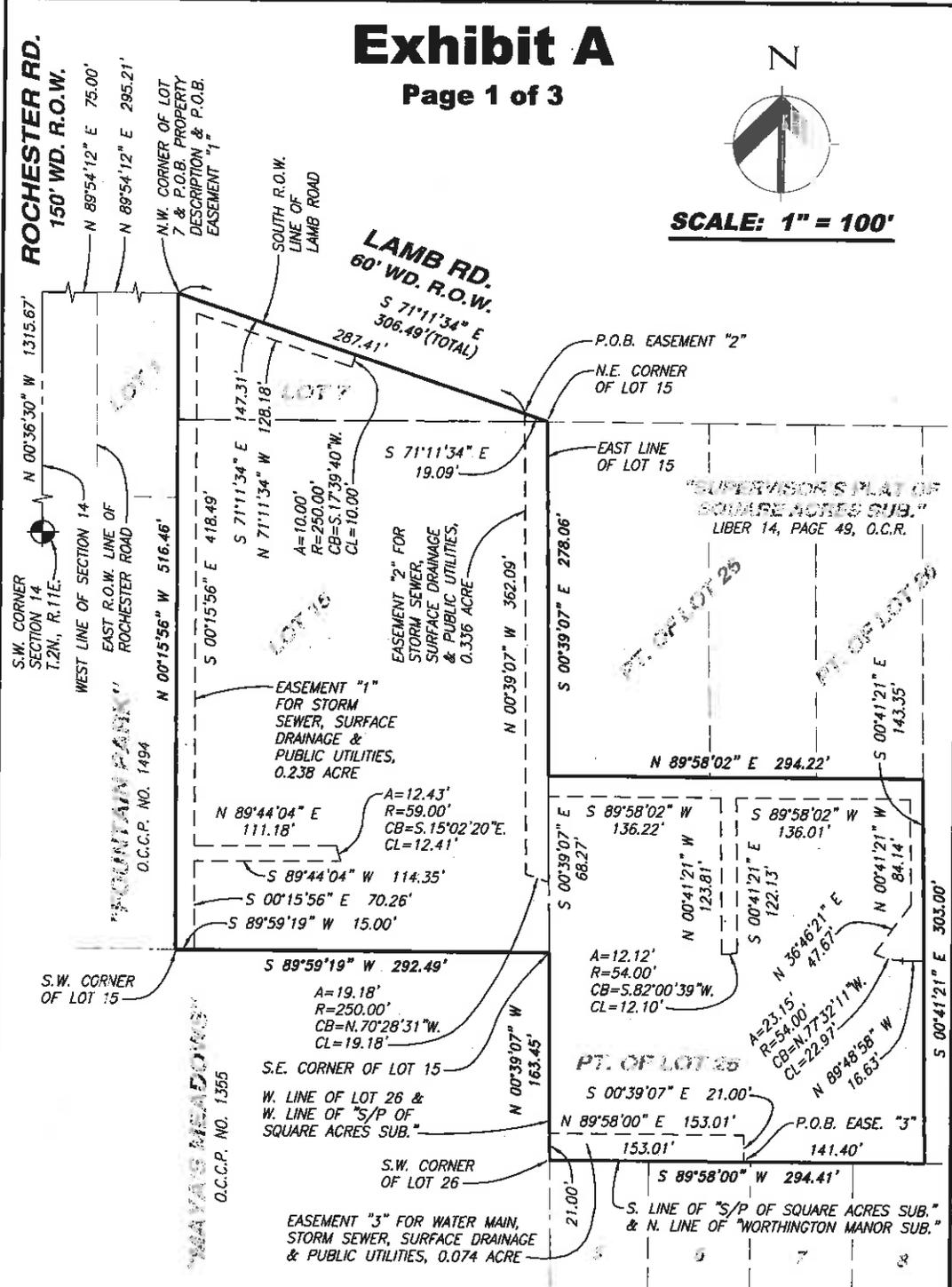
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

Exhibit A

Page 1 of 3



SCALE: 1" = 100'



HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
**Water Main, Storm Sewer,
& Public Utility Easements
for "Belleclaire Estates"**
PT. OF 20-14-351-083, -015, -049, & -050
PART OF THE S.W. 1/4 OF SECTION 14, 12N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340
JOB NO: 13-031
DATE: 2-3-14
DRAWN BY: N.P.R.

Exhibit A

Page 2 of 3

PROPERTY DESCRIPTION

LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, ALL OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO THE S. 303 FEET OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", EXCEPT THE E. 83.34 FEET, AND ALL BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "1" FOR STORM SEWER, SURFACE DRAINAGE & PUBLIC UTILITIES

AN EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, PART OF LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, PART OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 162158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Water Main, Storm Sewer,
& Public Utility Easements
for "Belleclaire Estates"**

PT. OF 20-14-351-083, -015, -049, & -050

PART OF THE S.W. 1/4 OF SECTION 14, T2N, R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 728-7340

JOB NO: 13-031
DATE: 2-3-14
DRAWN BY: N.P.R.

Exhibit A

Page 3 of 3

EASEMENT "2" FOR STORM SEWER, SURFACE DRAINAGE & PUBLIC UTILITIES

AN EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, PART OF LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, PART OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO PART OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "3" FOR WATER MAIN, STORM SEWER, SURFACE DRAINAGE & PUBLIC UTIL.

AN EASEMENT FOR WATER MAIN, STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, PART OF LOT 26, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Water Main, Storm Sewer,
& Public Utility Easements
for "Belleclaire Estates"**

PT. OF 20-14-351-083, -015, -049, & -050

PART OF THE S.W. 1/4 OF SECTION 14, T2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 13-031
DATE: 2-3-14
DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-14-351-
Resolution #

MONDRIAN PROPERTIES BELLECLAIRE, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **sanitary sewers, storm sewers & 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 one signature(s) this 2nd day of April A.D. 2014.

Mondrian Properties Belleclaire, LLC
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Joseph Maniaci, Manager of, Mondrian Properties Belleclaire, 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 03/02/2018
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

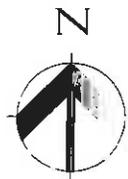
Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

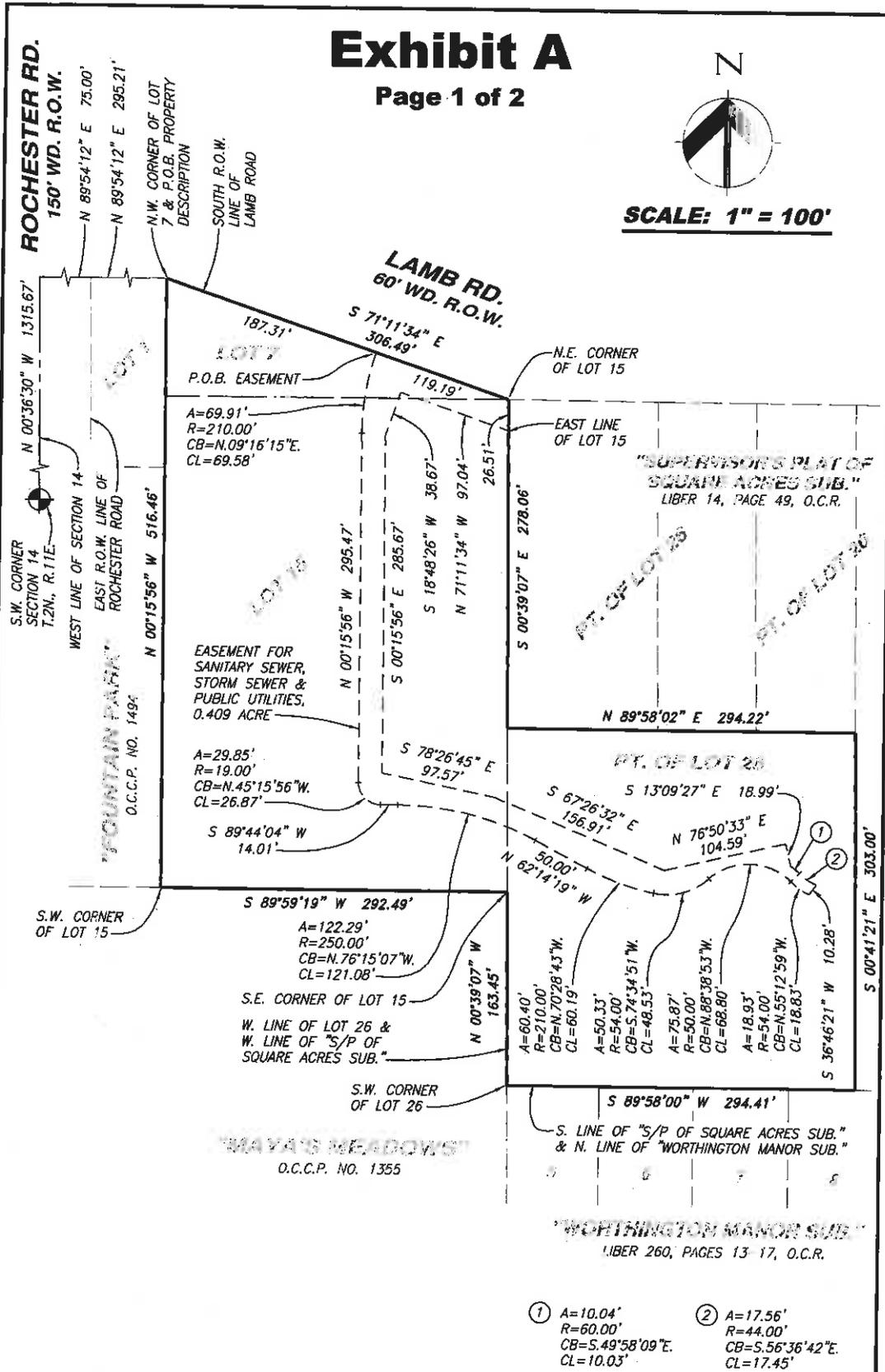
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

Exhibit A

Page 1 of 2



SCALE: 1" = 100'



HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
San. Sewer, Storm Sewer, & Public Utility Easement for "Belleclaire Estates"
PT. OF 20-14-351-083, -015, -049, & -050
PART OF THE S.W. 1/4 OF SECTION 14, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315
(586) 728-7710

JOB NO: 13-031
DATE: 2-3-14
DR. W.N.BY: N.P.R.

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION

LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, ALL OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO THE S. 303 FEET OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", EXCEPT THE E. 83.34 FEET, AND ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION 14; THENCE N.00°36'30"W., 1315.67 FEET ALONG THE W. LINE OF SAID SECTION 14; THENCE N.89°54'12"E., 75.00 FEET TO A POINT ON THE E. RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE N.89°54'12"E., 295.21 FEET ALONG THE S. RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE N.W. CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE S. RIGHT OF WAY LINE OF SAID LAMB ROAD S.71°11'34"E., 306.49 FEET TO THE N.E. CORNER OF SAID LOT 15; THENCE S.00°39'07"E., 278.06 FEET ALONG THE E. LINE OF SAID LOT 15; THENCE N.89°58'02"E., 294.22 FEET; THENCE S.00°41'21"E., 303.00 FEET TO A POINT ON THE S. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." WHICH IS THE N. LINE OF "WORTHINGTON MANOR SUBDIVISION" AS RECORDED IN LIBER 260 PAGES 13 THRU 17; THENCE ALONG SAID LINE S.89°58'00"W., 294.41 FEET TO THE S.W. CORNER OF SAID LOT 26; THENCE ALONG THE W. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." N.00°39'07"W., 163.45 FEET TO THE S.E. CORNER OF SAID LOT 15; THENCE S.89°59'19"W., 292.49 FEET TO THE S.W. CORNER OF SAID LOT 15; THENCE N.00°15'56"W., 516.46 FEET TO THE POINT OF BEGINNING. CONTAINING 225,043.20 SQUARE FEET, OR 5.156 ACRES, MORE OR LESS.

EASEMENT FOR SANITARY SEWER, STORM SEWER & PUBLIC UTILITIES

AN EASEMENT FOR SANITARY SEWER, STORM SEWER AND PUBLIC UTILITIES, PART OF LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, PART OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO PART OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**San. Sewer, Storm Sewer,
& Public Utility Easement
for "Belleclaire Estates"**

PT. OF 20-14-351-083, -015, -049, & -050

PART OF THE S.W. 1/4 OF SECTION 14, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHEAR RD.
SHELBY TWP., MI 48315
(616) 726-7340

JOB NO: 13-031
DATE: 2-5-14
DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-14-351-
Resolution #

MONDRIAN PROPERTIES BELLECLAIRE, L.L.C., a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee, the right to construct, operate, maintain, repair and/or replace **public utilities, emergency ingress/egress, and 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 one signature(s) this 2nd day of April A.D. 2014.

MONDRIAN PROPERTIES BELLECLAIRE, LLC,
a Michigan limited liability company

By [Signature] (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES BELLECLAIRE, L.L.C., 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 03/02/2018
[Signature]
*
Notary Public, _____ County, Michigan
My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
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

PROPERTY DESCRIPTION

LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, ALL OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO THE S. 303 FEET OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", EXCEPT THE E. 83.34 FEET, AND ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION 14; THENCE N.00°36'30"W., 1315.67 FEET ALONG THE W. LINE OF SAID SECTION 14; THENCE N.89°54'12"E., 75.00 FEET TO A POINT ON THE E. RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE N.89°54'12"E., 295.21 FEET ALONG THE S. RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE N.W. CORNER OF SAID LOT 7 AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE S. RIGHT OF WAY LINE OF SAID LAMB ROAD S.71°11'34"E., 306.49 FEET TO THE N.E. CORNER OF SAID LOT 15; THENCE S.00°39'07"E., 278.06 FEET ALONG THE E. LINE OF SAID LOT 15; THENCE N.89°58'02"E., 294.22 FEET; THENCE S.00°41'21"E., 303.00 FEET TO A POINT ON THE S. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." WHICH IS THE N. LINE OF "WORTHINGTON MANOR SUBDIVISION" AS RECORDED IN LIBER 260 PAGES 13 THRU 17; THENCE ALONG SAID LINE S.89°58'00"W., 294.41 FEET TO THE S.W. CORNER OF SAID LOT 26; THENCE ALONG THE W. LINE OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB." N.00°39'07"W., 163.45 FEET TO THE S.E. CORNER OF SAID LOT 15; THENCE S.89°59'19"W., 292.49 FEET TO THE S.W. CORNER OF SAID LOT 15; THENCE N.00°15'56"W., 516.46 FEET TO THE POINT OF BEGINNING. CONTAINING 225,043.20 SQUARE FEET, OR 5.166 ACRES, MORE OR LESS.

EASEMENT FOR INGRESS, EGRESS & PUBLIC UTILITIES

AN EASEMENT FOR INGRESS, EGRESS AND PUBLIC UTILITIES, PART OF LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, PART OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO PART OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Ingress, Egress, & Public
Utilities Easement for
"Belleclair Estates"**

PT. OF 20-14-351-083, -015, -049, & -050

PART OF THE S.W. 1/4 OF SECTION 14, T2N, R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 13-031
DATE: 2-3-14
DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #86-20-14-351-
Resolution #

MONDRIAN PROPERTIES BELLECLAIRE, LLC, a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315, for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **water main, storm sewers and 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 one signature(s) this 2nd day of April A.D. 2014.

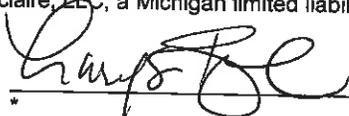
Mondrian Properties Belleclaire, LLC
a Michigan limited liability company

By  (L.S.)
*Joseph Maniaci
Its Manager

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2nd day of April, 2014, by Joseph Maniaci, Manager of, Mondrian Properties Belleclaire, 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 03/02/2018


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

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

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

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

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION

LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, ALL OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO THE S. 303 FEET OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", EXCEPT THE E. 83.34 FEET, AND ALL BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT FOR WATER MAIN, STORM SEWER & PUBLIC UTILITIES

AN EASEMENT FOR WATER MAIN, STORM SEWER AND PUBLIC UTILITIES, PART OF LOT 15, "SUPERVISOR'S PLAT NO. 22", A SUBDIVISION OF PART OF THE S.W. 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 13 OF PLATS, PAGE 45 OF OAKLAND COUNTY RECORDS; ALSO, PART OF LOT 7, "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", PART OF THE S. 1/2 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 14 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS; ALSO PART OF LOT 26 OF SAID "SUPERVISOR'S PLAT OF SQUARE ACRES SUB.", BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE S.W. CORNER OF SAID SECTION 14; THENCE N.00°36'30"W., 1315.67 FEET ALONG THE W. LINE OF SAID SECTION 14; THENCE N.89°54'12"E., 75.00 FEET TO A POINT ON THE E. RIGHT OF WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE N.89°54'12"E., 295.21 FEET ALONG THE S. RIGHT OF WAY LINE OF LAMB ROAD (60 FEET WIDE) TO THE N.W. CORNER OF SAID LOT 7; THENCE CONTINUING ALONG THE S. RIGHT OF WAY LINE OF SAID LAMB ROAD S.71°11'34"E., 122.21 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE S. RIGHT OF WAY LINE OF LAMB ROAD S.71°11'34"E., 25.10 FEET; THENCE 83.22 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 250.00 FEET WHOSE CHORD BEARS S.09°16'15"W., 82.84 FEET; THENCE S.00°15'56"E., 295.47 FEET; THENCE 92.68 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST OF RADIUS 59.00 FEET WHOSE CHORD BEARS S.45°15'56"E., 83.44 FEET; THENCE N.89°44'04"E., 14.01 FEET; THENCE 102.72 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 210.00 FEET WHOSE CHORD BEARS S.76°15'07"E., 101.70 FEET; THENCE S.62°14'19"E., 50.00 FEET; THENCE 91.39 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 250.00 FEET WHOSE CHORD BEARS S.72°42'41"E., 90.89 FEET; THENCE 18.75 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 54.00 FEET WHOSE CHORD BEARS S.73°14'21"E., 18.65 FEET; THENCE S.00°39'07"E., 11.63 FEET; THENCE 20.63 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 44.00 FEET WHOSE CHORD BEARS N.69°45'07"W., 20.44 FEET; THENCE 95.05 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 260.00 FEET WHOSE CHORD BEARS N.72°42'41"W., 94.52 FEET; THENCE N.62°14'19"W., 50.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE ALONG THE SOUTH LINE OF SAID LOT 15 S.89°53'19"W., 29.84 FEET; THENCE N.00°00'41"W., 12.74 FEET; THENCE 65.35 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 200.00 FEET WHOSE CHORD BEARS N.80°54'20"W., 65.06 FEET; THENCE S.89°44'04"W., 62.65 FEET; THENCE N.45°15'56"W., 28.80 FEET; THENCE N.00°15'56"W., 434.00 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.207 OF AN ACRE.

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Water Main, Storm Sewer, &
Public Utility Easement for
"Belleclaire Estates"**

PT. OF 20-14-351-083, -015, -049, & -050

PART OF THE S.W. 1/4 OF SECTION 14, T2N, R11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES
BELLECLAIRE LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 13-031

DATE: 2-3-14

DRAWN BY: N.P.R.