September 27, 2005

TO: John Szerlag, City Manager

FROM: Brian Murphy, Assistant City Manager/Services
Douglas Smith, Real Estate & Development Director DS

RE: AGENDA ITEM – Request for Acceptance of Warranty Deeds and Permanent Easements for Booth (Quill Creek) Parcel Split, Terry L. Stamper – Sidwell #88-20-03-401-002

In conjunction with the development of property on the south side of Booth Road (Quill Creek) in the southeast ¼ of Section 3, the Real Estate & Development Department has received the following documents from the property owner, Terry L. Stamper:

- Warranty Deed for Roadway Dedication
- Permanent Easement for Roadway Purposes
- Permanent Easement for Sidewalk & Public Utilities
- Permanent Easement for Storm Sewer
- Permanent Easement for Storm Sewer, Surface Drainage & Public Utilities
- Permanent Easement for Storm Sewer, Surface Drainage & Grading

Management recommends that City Council accept the attached deed and easements.

Prepared by: Patricia A. Petitto, Senior Right of Way Representative

WARRANTY DEED

The Grantor(s), Terry L. Stamper, a single man

whose address is 6399 Norton, Troy, MI 48098

convey(s) and warrant(s) to The City of Troy, a Michigan Municipal Corporatiion , Grantee

whose address is 500 West Big Beaver Road, Troy, MI 48084

the following described premises situated in the City of Troy , County of Oakland and State of Michigan:

SEE ATTACHED EXHIBIT "A" FOR PARENT PARCEL DESCRIPTION AND ROADWAY AREA BEING CONVEYED

For the sum of One and no/100 Dollars ($1.00)

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

Dated this 1st day of August, 2005

Signed by:

*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1st day of August , 2005,

by Terry L. Stamper, a single man.

BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010

*Barbara M. Holley
Acting in
Notary Public, Oakland County, Michigan
My commission expires:

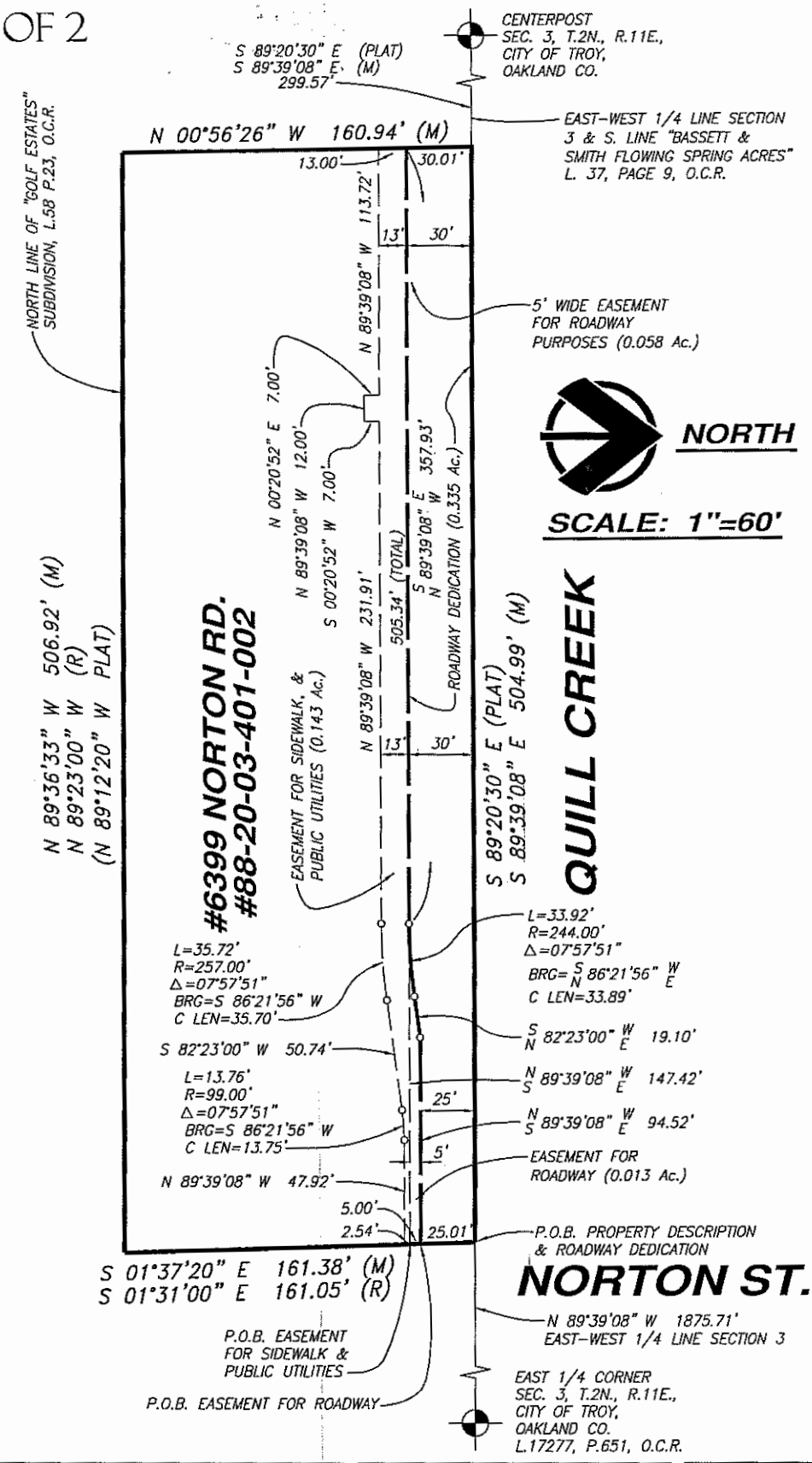
County Treasurer's Certificate		City Treasurer's Certificate
When recorded return to: City Clerk, City of Troy 500 West Big Beaver Road Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Patricia A. Petitto 500 West Big Beaver Road Troy, MI 48084

Tax Parcel #20-03-401-002 Recording Fee Transfer Tax

TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

PAGE 1 OF 2



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

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47858 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO:	04-034
DATE:	4/27/05
DRAWN BY:	N.P.R.
CHECKED BY:	N.P.R.

EXHIBIT "A"
PAGE 2 0F 2

PROPERTY DESCRIPTION – PARENT PARCEL

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 3, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 3, 1875.71 FT. TO THE POINT OF BEGINNING; THENCE S 01°37'20"E., 161.38 FT. (PREVIOUSLY DESCRIBED AS S.01°31'00"E. 161.05 FT.) TO A POINT ON THE NORTH LINE OF "GOLF ESTATES" A SUBDIVISION AS RECORDED IN LIBER 58 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N.89°36'33"W. ALONG THE NORTH LINE OF SAID "GOLF ESTATES", 506.92 FT. (PREVIOUSLY DESCRIBED AS N.89°23'00"W.); THENCE N.00°56'26"W., 160.94 FT. TO A POINT ON THE EAST-WEST ¼ LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF "BASSETT & SMITH FLOWING SPRING ACRES" A SUBDIVISION AS RECORDED IN LIBER 37 OF PLATS, PAGE 9, OAKLAND COUNTY RECORDS; THENCE S.89°39'08"E., 504.99 FT. (RECORDED ON PLAT AS S.89°20'30"E.) ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING AND CONTAINING 1.871 AC. OF LAND.

ROADWAY DEDICATION

PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W., 1875.71 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING; THENCE S.01°37'20"E., 25.01 FEET; THENCE N.89°39'08"W., 94.52 FEET; THENCE S.82°23'00"W., 19.10 FEET; THENCE 33.92 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 244.00 FEET, WHOSE CHORD BEARS S.86°21'56"W., 33.89 FEET; THENCE N.89°39'08"W., 357.93 FEET; THENCE N.00°56'26"W., 30.01 FEET TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 3, ALSO BEING THE SOUTH LINE OF "BASSETT & SMITH FLOWING SPRING ACRES" A SUBDIVISION AS RECORDED IN LIBER 37 OF PLATS, PAGE 9, OAKLAND COUNTY RECORDS; THENCE S.89°39'08"E., 504.99 FEET (RECORDED ON PLAT AS S.89°20'30"E.) ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3 TO THE POINT OF BEGINNING. CONTAINING 0.335 ACRES LAND.

PERMANENT EASEMENT
ROADWAY

Sidwell #88-20-03-401-002

Terry L. Stamper, a single man, Grantor, whose address is 6399 Norton, Troy, MI 48098 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 roadway, , said easement for land 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 1st day of August A.D. 2005

(L.S.)
*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 1st day of August, 2005 by Terry L. Stamper.

BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010

Barbara M. Holley
Barbara M. Holley
Notary Public, Macomb County, Michigan

My Commission Expires 8-13-2010

Prepared by: Patricia A. Petitto
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

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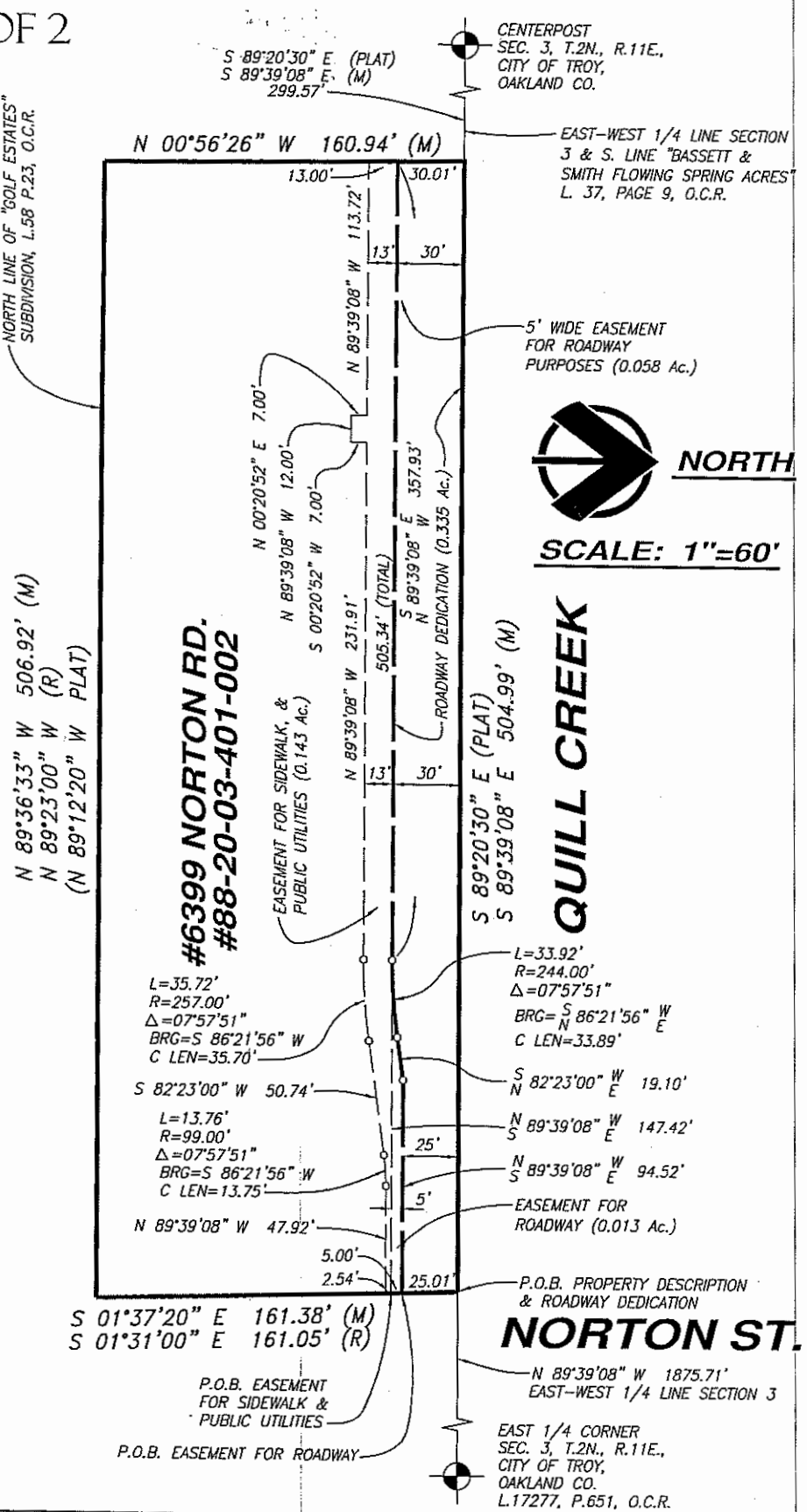

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ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
47745 VAN DYKE AVENUE
PHONE: 586-739-5200

PROJECT:
EASEMENTS FOR "QUILL CREEK PARCEL SPLITS"
PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47858 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO: 04-034
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PROPERTY DESCRIPTION – PARENT PARCEL

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EASEMENT FOR ROADWAY PURPOSES

AN EASEMENT FOR ROADWAY PURPOSES, PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W., 1875.71 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3; THENCE S.01°37'20"E., 25.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.01°37'20"E., 5.00 FEET; THENCE N.89°39'08"W., 147.42 FEET; THENCE 33.92 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 244.00 FEET, WHOSE CHORD BEARS N.86°21'56"E., 33.89 FEET; THENCE N.82°23'00"E., 19.10 FEET; THENCE S.89°39'08"E., 94.52 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.013 ACRES OF LAND.

PERMANENT EASEMENT
SIDEWALK AND PUBLIC UTILITIES

Sidwell #88-20-03-401-002

Terry L. Stamper, a single man, Grantor, whose address is 6399 Norton, Troy, MI 48098 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 sidewalk and public utilities said easement for land 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 1st day of August A.D. 20 05

(L.S.)
*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 1st day of August, 2005, by Terry L. Stamper.

BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010

*Barbara M Holley
Notary Public, Macomb County, Michigan

My Commission Expires 8-13-2010

Prepared by: Patricia A. Petitto
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

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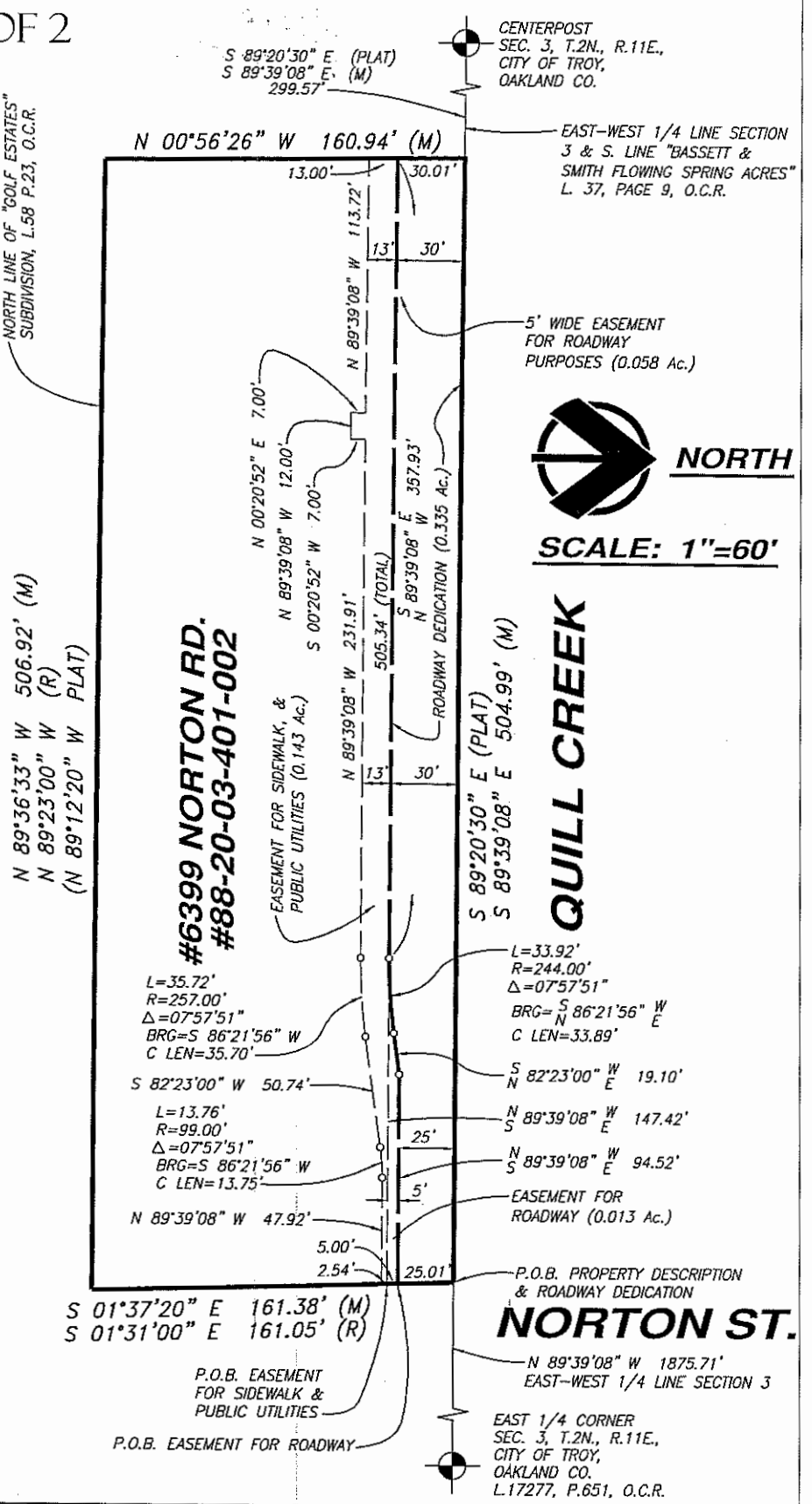

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ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
47745 VAN DYKE AVENUE
PHONE: 586.739.5200

PROJECT:
EASEMENTS FOR "QUILL CREEK PARCEL SPLITS"

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47858 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO: 04-034
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EASEMENT FOR SIDEWALK & PUBLIC UTILITIES

AN EASEMENT FOR SIDEWALK & PUBLIC UTILITIES, PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, 1875.71 FT.; THENCE S.01°37'20"E., 30.02 FEET TO THE POINT OF BEGINNING; THENCE S.01°37'20"E., 2.54 FEET; THENCE N.89°39'08"W., 47.92 FEET; THENCE 13.76 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 99.00 FEET, WHOSE CHORD BEARS S.86°21'56"W., 13.75 FEET; THENCE S.82°23'00"W., 50.74 FEET; THENCE 35.72 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 257.00 FEET, WHOSE CHORD BEARS S.86°21'56"W., 35.70 FEET; THENCE N.89°39'08"W., 231.91 FEET; THENCE S.00°20'52"W., 7.00 FEET; THENCE N.89°39'08"W., 12.00 FEET; THENCE N.00°20'52"E., 7.00 FEET; THENCE N.89°39'08"W., 113.72 FEET; THENCE N.00°56'26"W., 13.00 FEET; THENCE S.89°39'08"E., 505.34 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.143 ACRES OF LAND.

PERMANENT EASEMENT
STORM SEWER

Sidwell #88-20-03-401-002

Terry L. Stamper, a single man, Grantor, whose address is 6399 Norton, Troy, MI 48098 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 sewer, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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(L.S.)
*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF _____)

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BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010

Barbara M. Holley
Barbara M. Holley
Notary Public, Macomb County, Michigan

My Commission Expires 8-13-2010

Prepared by: Patricia A. Petitto
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

Return to: City Clerk
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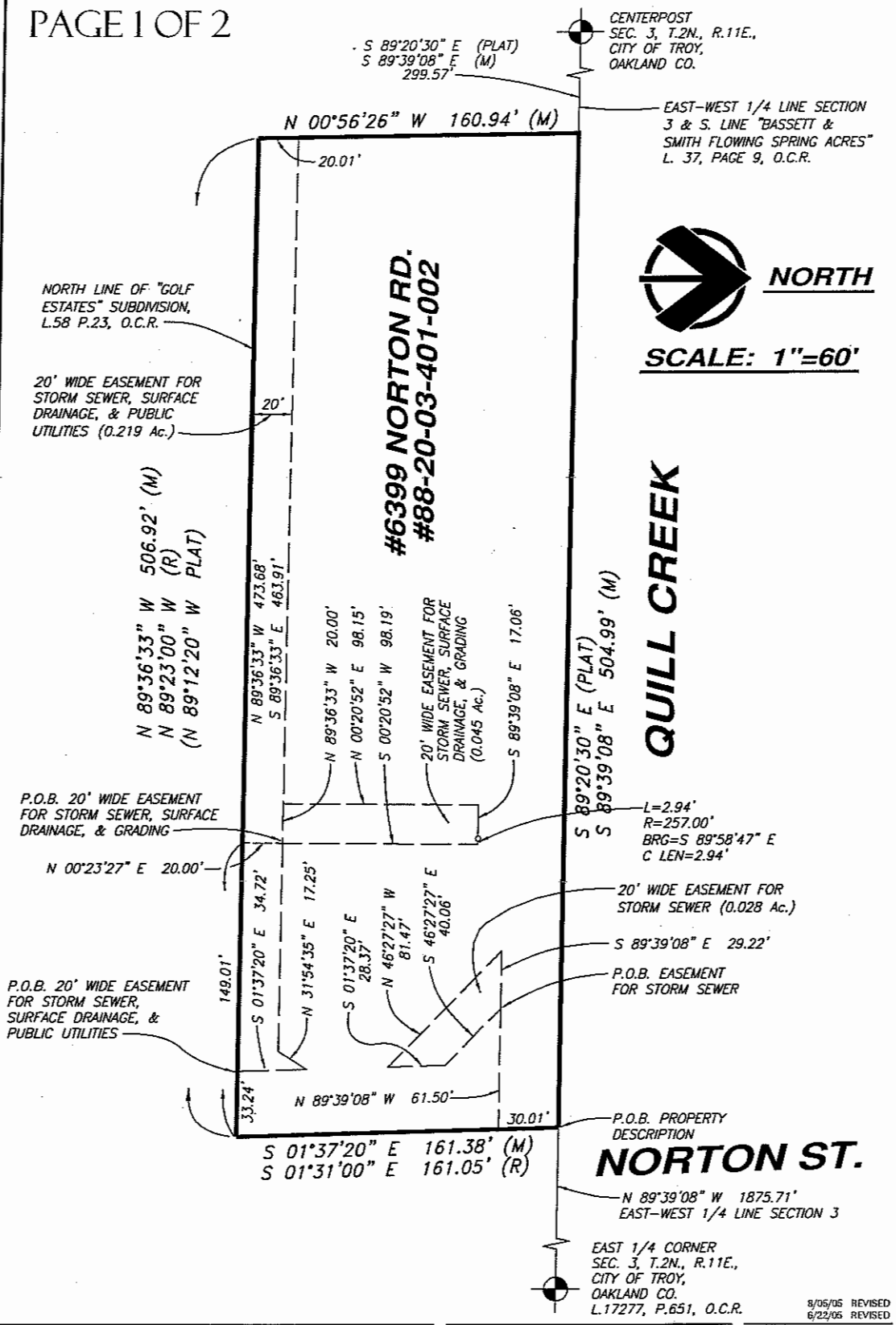

8/05/05 REVISED
6/22/05 REVISED

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ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
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EASEMENTS FOR "QUILL CREEK PARCEL SPLITS"
PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47658 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO: 04-034
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DRAWN BY: N.P.B.

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20' WIDE EASEMENT FOR STORM SEWER

A TWENTY (20) FEET WIDE EASEMENT FOR STORM SEWER PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, 1875.71 FEET; THENCE S.01°37'20"E., 30.01 FEET; THENCE N.89°39'08"W., 61.50 FEET TO THE POINT OF BEGINNING; THENCE S.46°27'27"E., 40.06 FEET; THENCE S.01°37'20"E., 28.37 FEET; THENCE N.46°27'27"W., 81.47 FEET; THENCE S.89°39'08"E., 29.22 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.028 ACRES.

PERMANENT EASEMENT
STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES

Sidwell #88-20-03-401-002

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Prepared by: Patricia A. Petitto
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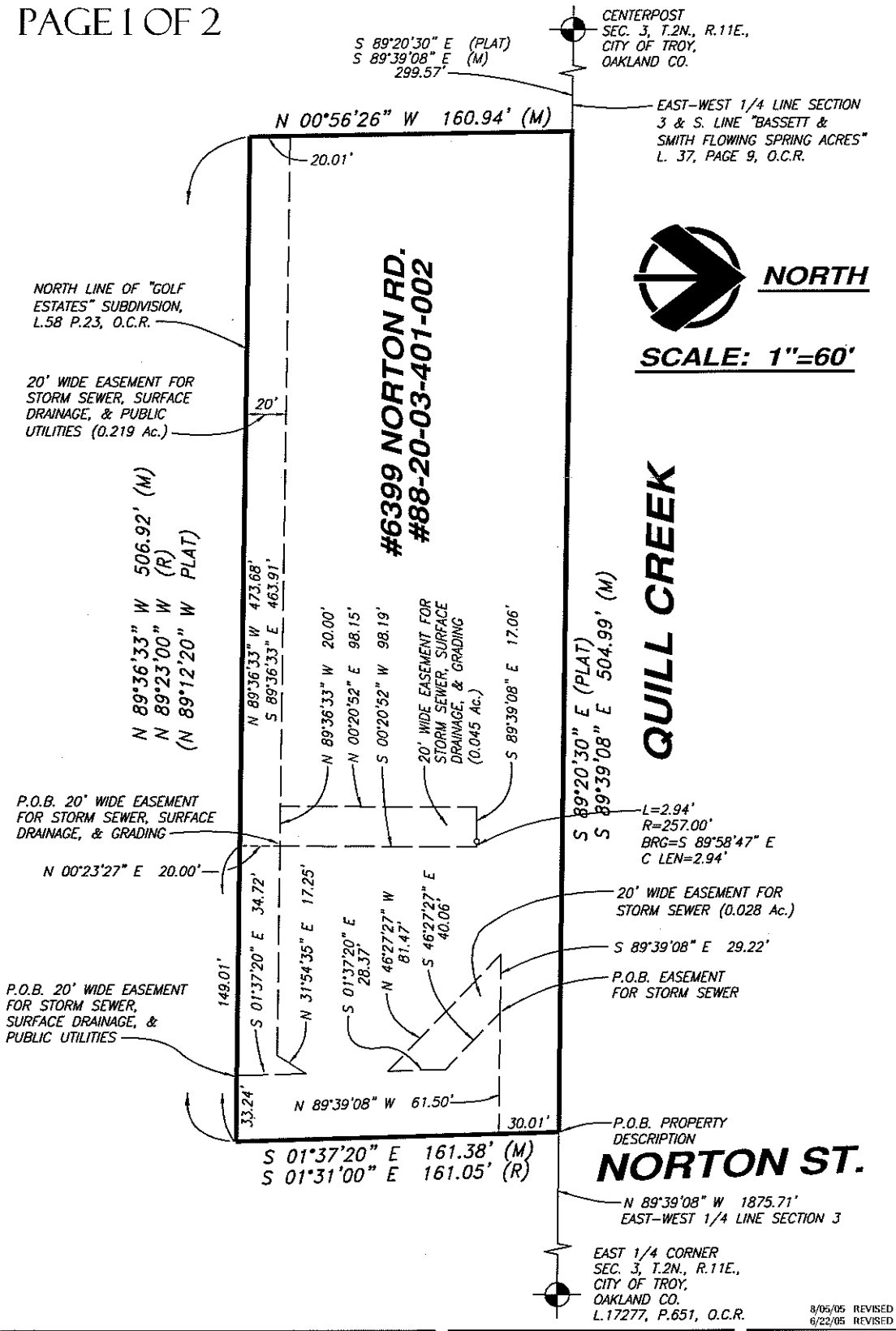

8/05/05 REVISED
6/22/05 REVISED

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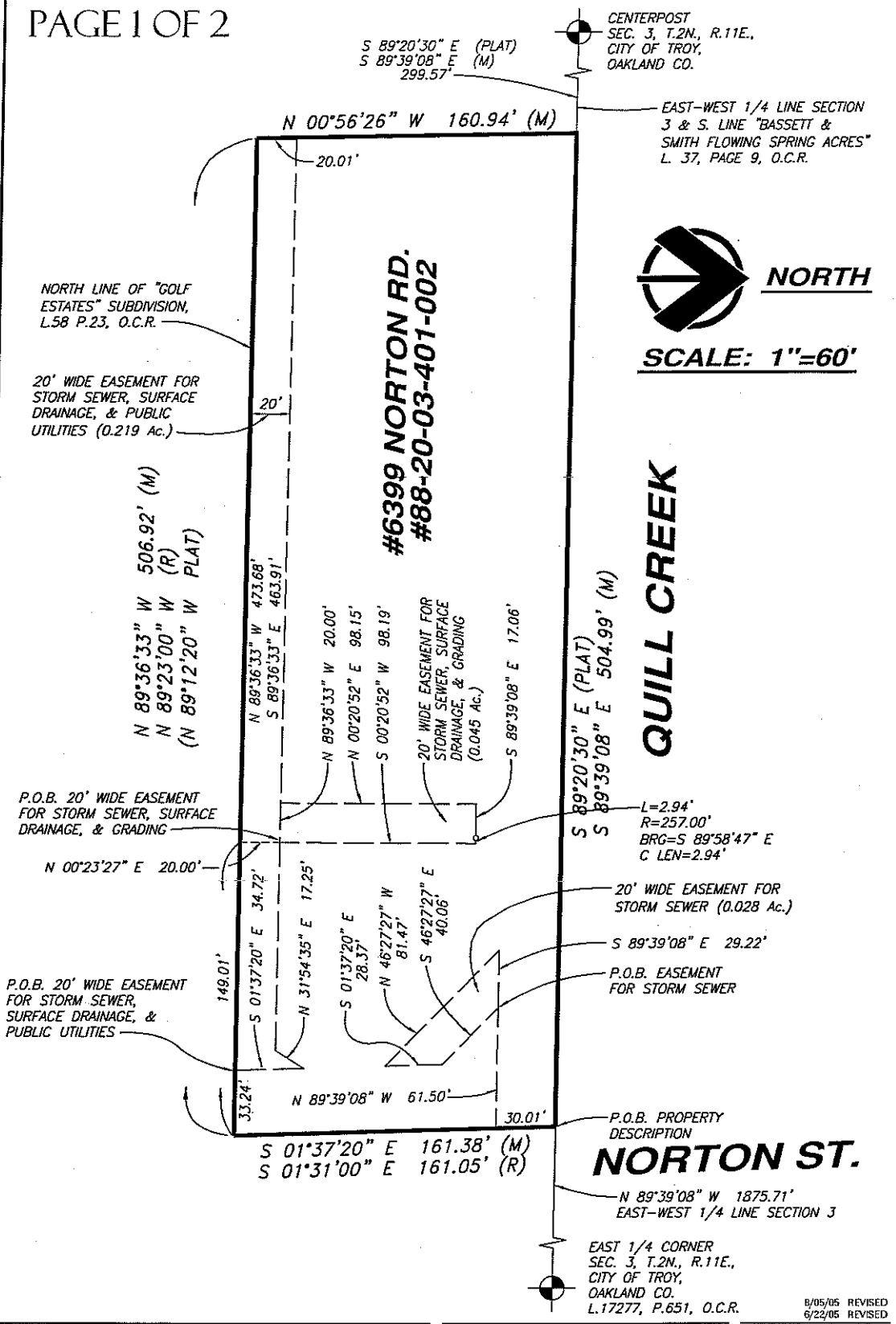

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ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
47745 VAN DYKE AVENUE PHONE: 586-739-5200

PROJECT:
EASEMENTS FOR
"QUILL CREEK
PARCEL SPLITS"
PT. OF THE S.E. 1/4 OF SEC. 3, T.2N., R.11E.,

CLIENT:
MR. FRANCO C. MANCINI
ABBOTSFORD DEV. CO.
47858 VAN DYKE AVE., STE. 410
SHELBY TWP., MI 48317
(586) 726-1231

JOB NO: 04-034
DATE: 4/27/05
DRAWN BY: N.P.R.

PERMANENT EASEMENT
STORM SEWER, SURFACE DRAINAGE & GRADING

Sidwell #88-20-03-401-002

Terry L. Stamper, a single man, Grantor, whose address is 6399 Norton, Troy, MI 48098 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 sewer, surface drainage, and grading, said easement for land 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 27th day of September A.D. 2005

(L.S.)
*Terry L. Stamper

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 27th day of September, 2005 by Terry L. Stamper.

BARBARA M. HOLLEY
NOTARY PUBLIC
MACOMB CTY., MI
MY COMMISSION EXPIRES
AUG. 13, 2010

*
Notary Public, Macomb County, Michigan

My Commission Expires 8-13-10

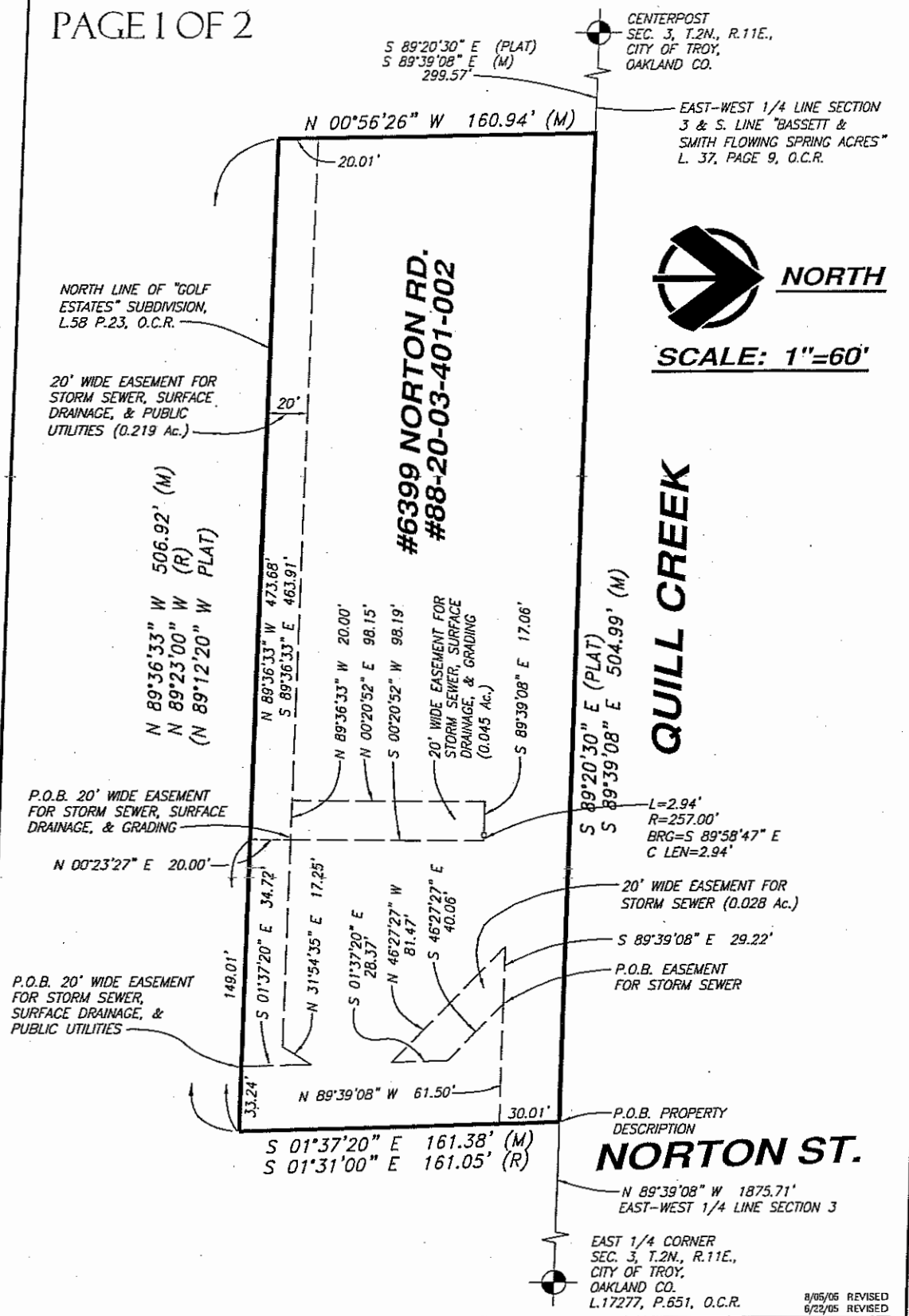
Prepared by: Patricia A. Petitto
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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



8/05/05 REVISED
6/22/05 REVISED

APEX ENGINEERING GROUP INC.
CIVIL ENGINEERING & LAND PLANNING CONSULTANTS
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PROPERTY DESCRIPTION – PARENT PARCEL

A PARCEL OF LAND IN THE SOUTHEAST ¼ OF SECTION 3, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST ¼ CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 3, 1875.71 FT. TO THE POINT OF BEGINNING; THENCE S 01°37'20"E., 161.38 FT. (PREVIOUSLY DESCRIBED AS S.01°31'00"E. 161.05 FT.) TO A POINT ON THE NORTH LINE OF "GOLF ESTATES" A SUBDIVISION AS RECORDED IN LIBER 58 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N.89°36'33"W. ALONG THE NORTH LINE OF SAID "GOLF ESTATES", 506.92 FT. (PREVIOUSLY DESCRIBED AS N.89°23'00"W.); THENCE N.00°56'26"W., 160.94 FT. TO A POINT ON THE EAST-WEST ¼ LINE OF SAID SECTION 3 ALSO BEING THE SOUTH LINE OF "BASSETT & SMITH FLOWING SPRING ACRES" A SUBDIVISION AS RECORDED IN LIBER 37 OF PLATS, PAGE 9, OAKLAND COUNTY RECORDS; THENCE S.89°39'08"E., 504.99 FT. (RECORDED ON PLAT AS S.89°20'30"E.) ALONG THE EAST-WEST ¼ LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING AND CONTAINING 1.871 AC. OF LAND.

20' WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, & GRADING

A TWENTY (20) FEET WIDE EASEMENT FOR STORM SEWER, SURFACE DRAINAGE, & PUBLIC GRADING, PART OF THE SOUTHEAST 1/4 OF SECTION 3, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE N.89°39'08"W. ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 3, 1875.71 FEET; THENCE S.01°37'20"E., 161.38 FEET TO A POINT ON THE NORTH LINE OF "GOLF ESTATES" A SUBDIVISION AS RECORDED IN LIBER 58 OF PLATS, PAGE 23, OAKLAND COUNTY RECORDS; THENCE N.89°36'33"W. ALONG SAID LINE, 149.01 FEET ; THENCE N.00°23'27"E., 20.00 FEET TO THE POINT OF BEGINNING; THENCE N.89°36'33"W., 20.00 FEET; THENCE N.00°20'52"E., 98.15 FEET; THENCE S.89°39'08"E., 17.06 FEET; THENCE 2.94 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 257.00 FEET WHOSE CHORD BEARS S.89°58'47"E., 2.94 FEET; THENCE S.00°20'52"W., 98.19 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.045 ACRES.