

CITY COUNCIL ACTION REPORT

May 16, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
 Steven J. Vandette, City Engineer *[Signature]*
 Larysa Figol, Right of Way Representative *[Signature]*

SUBJECT: Request for Acceptance of Permanent Easements and Private Road Agreement from Alexander Homes, Inc., Fountain Park Troy Condominium Development – Section 14

Background:

- In connection with the development of Fountain Park Troy Condominiums, the Real Estate Department has received permanent easements for sanitary sewer, water main and emergency ingress/egress, as well as a private road agreement from Alexander Homes, Inc.; the new owner of property having Sidwell #88-20-14-351-084 (combined from Sidwell #88-20-14-351-002, 003 & 004). This parcel is located on the east side of Rochester Road, north of Wattles in the southwest ¼ of Section 14.

Financial Considerations:

- The consideration amount on each document is \$1.00.

Legal Considerations:

- The format and content of the permanent easements and private road agreement are consistent with documents previously accepted by City Council.

Policy Considerations:

- The dedication of easements for utilities and ingress/egress is required as part of the development process. (Goal I & V)
- A private road agreement is required as part of the development process whereby, as part of the condominium project, a private road will be built. The developer agrees to build and maintain the private road according to City standards. (Goal I, II & V)

Options:

- City Management recommends that City Council accept the attached three (3) permanent easements, consistent with our policy of accepting such dedications in new developments, and enter into the private road agreement with Alexander Homes, Inc.

PERMANENT EASEMENT

Sidwell #88-20-14- 351-002-⁰⁸⁴003 & 004
Resolution #

ALEXANDER HOMES, INC., a Michigan Corporation, Grantors, whose address is 15968 Angelo Dr., Macomb Twp, MI 48082, 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 Sewer, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

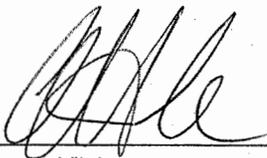
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 10th day of MAY A.D. 2007

In presence of:
WITNESS

By  (L.S.)
*Gaspare Vitale
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of MAY, 2007, by Gaspare Vitale, President of Alexander Homes, Inc., a Michigan corporation, on behalf of said corporation


Notary Public, MACOMB County, Michigan,
My Commission Expires Aug 26, 2011
Acting in DAKLAND 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 Rd.
Troy, MI 48084

EXHIBIT "A"

SURVEY NUMBER

00040

PREL. :

FINAL: 7-23-02

SCALE: 1"=N/A

LEGAL DESCRIPTION: SANITARY SEWER EASEMENT

A CENTERLINE OF A 20 FOOT SANITARY SEWER EASEMENT DESCRIBED AS FOLLOWS: PART OF LOT 3 OF SUPERVISORS PLAT NO. 22 A SUB. OF PART OF THE S.W. 1/4 OF SEC. 14, T2N., R11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN RECORDED IN L.13 P.45 OF PLATS, O.C.R. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID SUPERVISORS PLAT NO. 22, THENCE EAST 42.00 FEET ALONG THE SOUTH LINE OF SAID LOT 4; THENCE N.00°35'00"W. 199.13 FEET TO A POINT OF BEGINNING; THENCE N.89°45'25"E. 72.00 FEET; THENCE S.75°08'15"E. 93.98 FEET TO THE POINT OF END.

	HOUSE #: 4160, 4180	PLAT #:	PICTURE #:
SURVEYED BY: N/A	STREET: ROCHESTER ROAD	LIBER: PAGE:	REF. #:
DRAFTED BY: D.K.	CITY: TROY	BOOK:	CUSTOMER:
CHECKED BY: NDK	COUNTY: OAKLAND	VOLUME: PAGE:	GAV ASSOCIATES

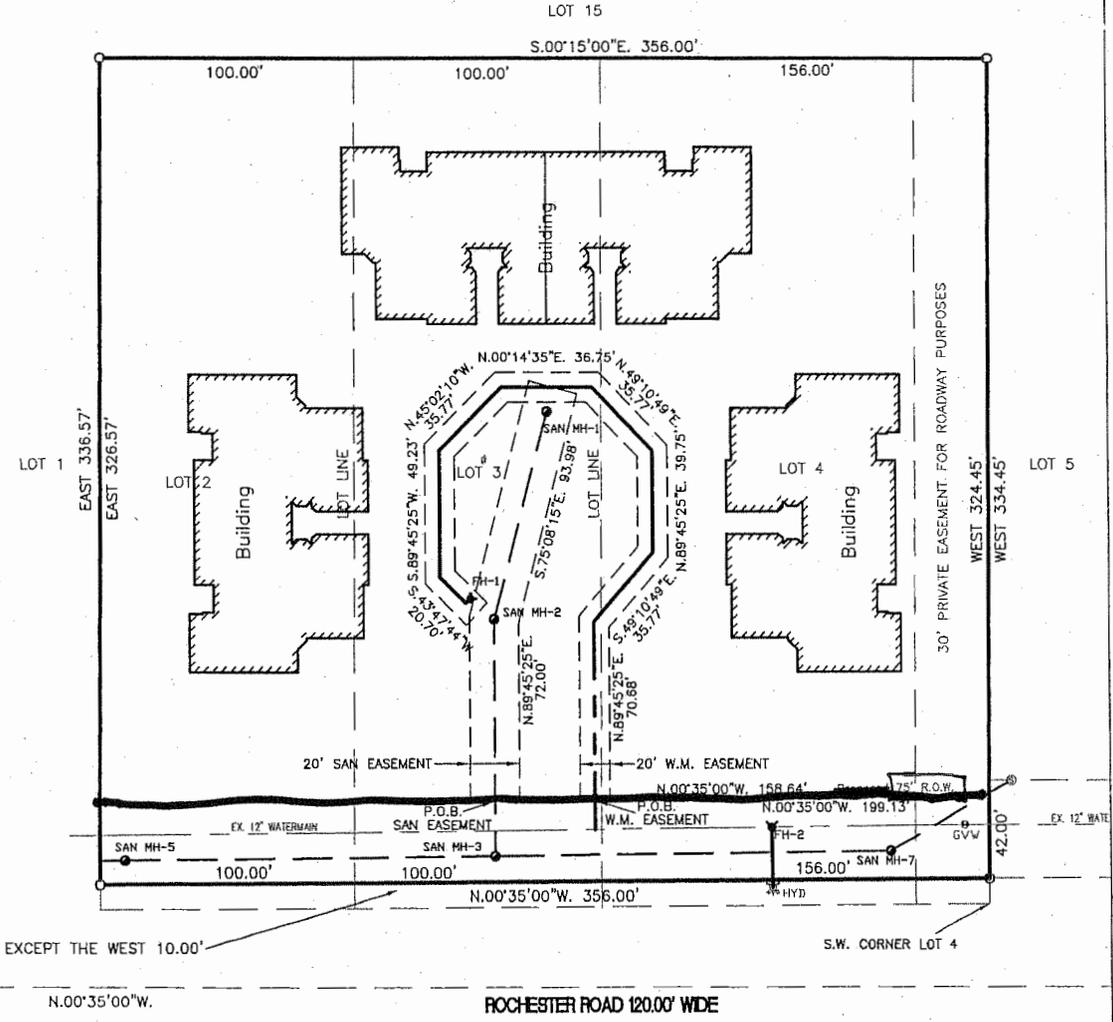
EXHIBIT "A"

LEGAL DESCRIPTION: 42
 LOTS 2,3 AND 4 EXCEPT THE WEST 10 FEET THEREOF OF SUPERVISORS PLAT NO. 22 A SUB'D OF PART OF THE S.W. 1/4 OF SEC. 14 T2N., R11E., TROY TOWNSHIP, NOW CITY OF TROY, OAKLAND CO., MICHIGAN, RECORDED IN LIBER 13 PAGE 45 OF PLATS, O.C.R.

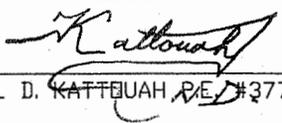
SURVEY NUMBER	00040
PREL. I	
FINAL: 7-24-02	
SCALE: 1"=60'	
SHEET 1 OF 2	

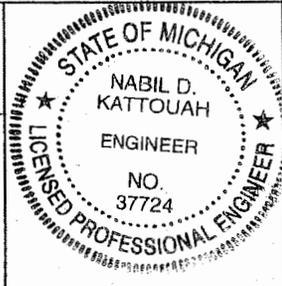


NOTE:
 FOR EASEMENT DESCRIPTION SEE SHEET 2



LAND ENGINEERING SERVICES, INC.
 2201 12 MILE ROAD
 WARREN, MI 48092
 PHONE (586)582-9800
 FAX (586)582-9866

Certified by

 NABIL D. KATTOUAH, P.E. #37724
 ORIGINAL: 7-24-02
 REVISED: 08-19-02 (20' W.M. Easement)



PERMANENT EASEMENT

⁰⁸⁴
Sidwell #88-20-14- 351-~~002, 003 & 004~~
Resolution #

ALEXANDER HOMES, INC., a Michigan Corporation, Grantors, whose address is 15968 Angelo Dr., Macomb Twp, MI 48082, 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, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE ATTACHED EXHIBIT "A"

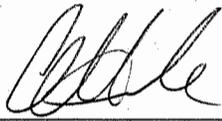
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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.

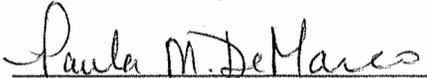
IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 10th day of May A.D. 2007

In presence of:
WITNESS

By  (L.S.)
*Gaspare Vitale
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of May, 2007, by Gaspare Vitale, President of Alexander Homes, Inc., a Michigan corporation, on behalf of said corporation


*
Notary Public, MACOMB County, Michigan
My Commission Expires Aug 26, 2011
Acting in OAKLAND 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 Rd.
Troy, MI 48084

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

EXHIBIT "A"

LEGAL DESCRIPTION: WATERMAIN EASEMENT

A CENTERLINE OF A 20 FOOT WATERMAIN EASEMENT DESCRIBED AS FOLLOWS: PART OF LOTS 3 AND 4 OF SUPERVISORS PLAT NO. 22 A SUB. OF PART OF THE S.W. 1/4 OF SEC. 14, T2N., R11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN RECORDED IN L.13 P.45 OF PLATS, O.C.R. MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 4 OF SAID SUPERVISORS PLAT NO. 22, THENCE EAST 42.00 FEET ALONG THE SOUTH LINE OF SAID LOT 4; THENCE N.00°35'00"W. 158.64 FEET TO A POINT OF BEGINNING; THENCE N.89°45'25"E. 70.68 FEET; THENCE S.49°10'49"E. 35.77 FEET; THENCE N.89°45'25"E. 39.75 FEET; THENCE N.49°10'49"E. 35.77 FEET; THENCE N.00°14'35"E. 36.75 FEET; THENCE N.45°02'10"W. 35.77 FEET; THENCE S.89°45'25"W. 49.23 FEET; THENCE S.43°47'44"W. 20.70 FEET TO THE POINT OF END.

SURVEYED BY: N/A	HOUSE #: 4160, 4180	PLAT #:	PICTURE #:
DRAFTED BY: D.K.	STREET: ROCHESTER ROAD	LIBER: PAGE:	REF. #:
CHECKED BY: NDK	CITY: TROY	BOOK:	CUSTOMER:
	COUNTY: OAKLAND	VOLUME: PAGE:	GAV ASSOCIATES

EXHIBIT "A"

LEGAL DESCRIPTION: **42**

LOTS 2,3 AND 4 EXCEPT THE WEST 10 FEET THEREOF OF SUPERVISORS PLAT NO. 22 A SUB'D OF PART OF THE S.W. 1/4 OF SEC. 14 T2N., R11E., TROY TOWNSHIP, NOW CITY OF TROY, OAKLAND CO., MICHIGAN, RECORDED IN LIBER 13 PAGE 45 OF PLATS, O.C.R.

SURVEY NUMBER

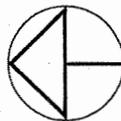
00040

PREL. I

FINAL: 7-24-02

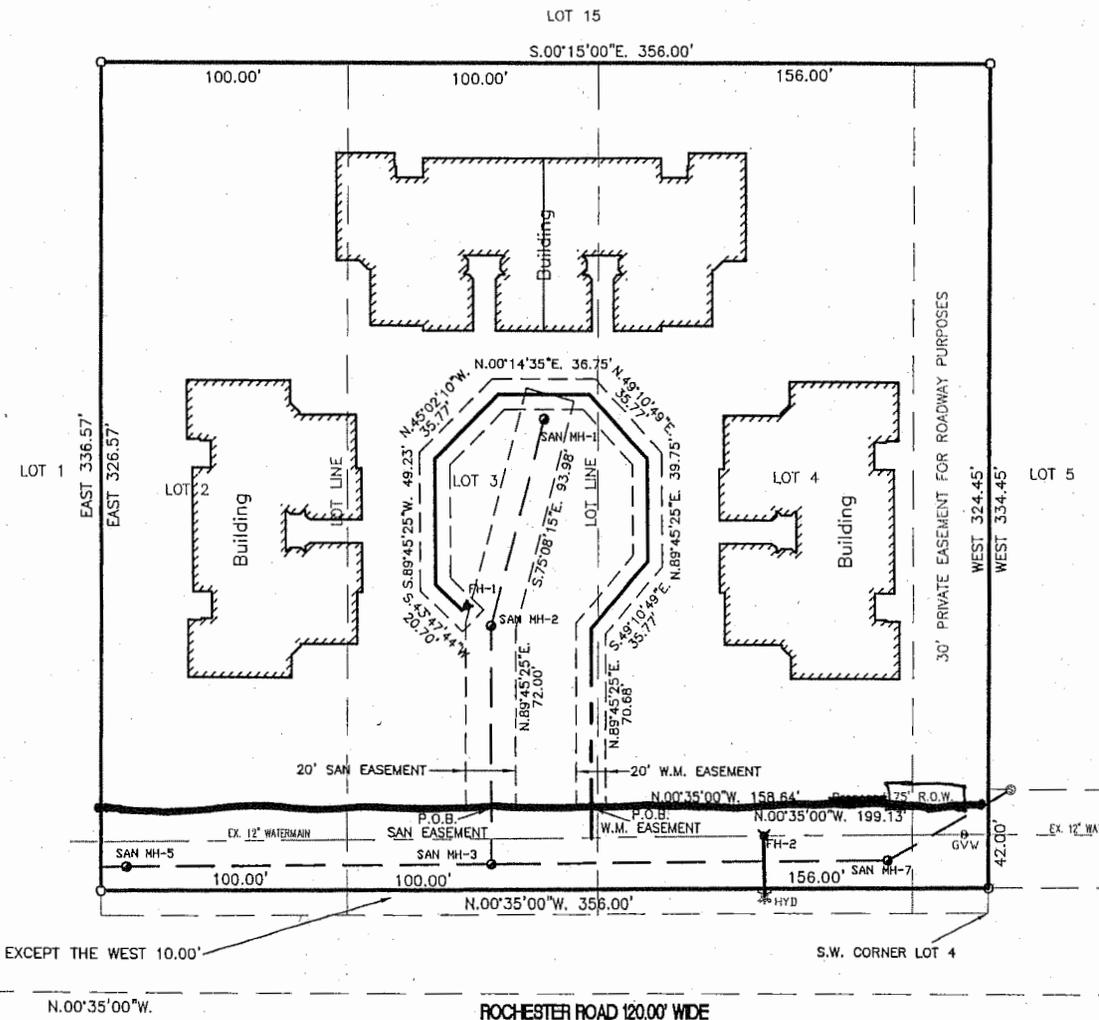
SCALE: 1"=60'

SHEET 1 OF 2



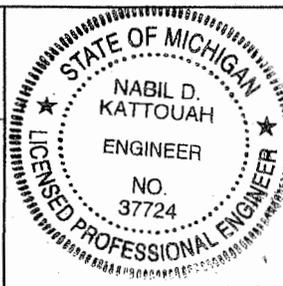
NOTE:

FOR EASEMENT DESCRIPTION SEE SHEET 2



LAND ENGINEERING SERVICES, INC.
 2201 12 MILE ROAD
 WARREN, MI 48092
 PHONE (586)582-9800
 FAX (586)582-9866

Certified by
N. Kattouah
 NABIL D. KATTOUAH, P.E. #37724
 ORIGINAL: 7-24-02
 REVISED: 08-19-02 (20' W.M. Easement)



PERMANENT EASEMENT

Sidwell #88-20-14-351-002, ⁰⁸⁴003 & 004
Resolution #

ALEXANDER HOMES, INC., a Michigan Corporation, Grantors, whose address is 15968 Angelo Drive, Macomb Twp., MI 48042 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 public utilities, storm drains, & storm sewers, detention pond & for emergency ingress/egress, & police/fire protection over, under & across the real property situated in the City of Troy, Oakland County, Michigan described as:

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

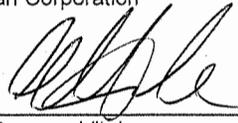
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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.

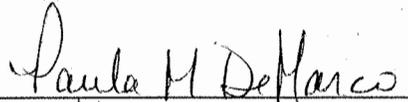
IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 10th day of MAY A.D. 2007.

ALEXANDER HOMES, INC.
a Michigan Corporation

By  (L.S.)
*Gaspare Vitale
Its: President

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 10th day of May, 2007, by Gaspare Vitale, President of Alexander Homes, Inc., a Michigan Corporation, on behalf of the Corporation.


*
Notary Public, MACOMB County, Michigan
My Commission Expires Aug 26 2011
Acting in MACOMB 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

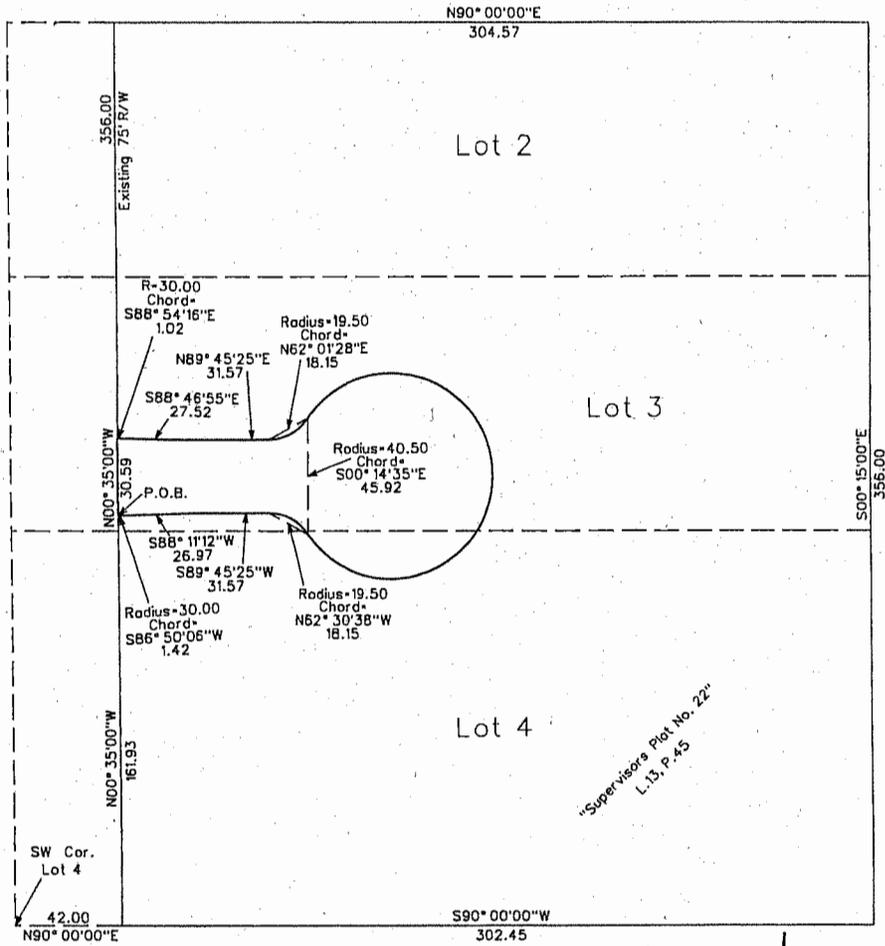
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

Description of Emergency Ingress/Egress Area

Part of the SW 1/4 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Part of Lots 3 and 4 of "Supervisors Plat No. 22", as recorded in Liber 13, Page 45, of Oakland County, Michigan records; More particularly described as follows: Commencing at the southwest corner of Lot 4 of said plat; thence East, along the south line of said lot, 42.00 feet to the east line of Rochester Road and North 00 degrees 35 minutes 00 seconds West, along said east line, 161.93 feet to the Point of Beginning; thence continuing North 00 degrees 35 minutes 00 seconds West, along said line, 30.59 feet; thence Easterly 1.04 feet along the arc of a curve to the left having a radius of 30.00 feet, and a chord bearing and distance of South 88 degrees 54 minutes 16 seconds East 1.02 feet; thence South 88 degrees 46 minutes 55 seconds East 27.52 feet; thence North 89 degrees 45 minutes 25 seconds East 31.57 feet; thence northeasterly 18.88 feet along the arc of a curve to the left having a radius of 19.50 feet and a chord bearing and distance of North 62 degrees 01 minutes 28 seconds East 18.15 feet; thence 205.65 feet along the arc of a curve to the right having a radius of 40.50 feet and a chord bearing and distance of South 00 degrees 14 minutes 35 seconds East 45.92 feet; thence Northwesterly 18.88 feet along the arc of a curve to the left having a radius of 19.50 feet and a chord bearing and distance of North 62 degrees 30 minutes 38 seconds West 18.15 feet; thence South 89 degrees 45 minutes 25 seconds West 31.57 feet; thence South 88 degrees 11 minutes 12 seconds West 26.97 feet; thence Southwesterly 1.42 feet along the arc of a curve to the left having a radius of 30.00 feet and a chord bearing and distance of South 86 degrees 50 minutes 06 seconds West 1.42 feet to the Point of Beginning. Containing 11,141 square feet or 0.25 acres of land more or less and subject to all easements and matters of record.

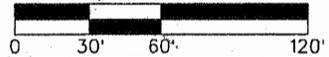
Rochester Road



*Supervisors Plot No. 22
L.13, P. 45



Graphic Scale: 1" = 60'



CITY OF TROY
OAKLAND COUNTY, MICHIGAN

Road Easement
Area Sketch

SCALE	DRAWN BY	CHECKED	FILE
HOR. 1" = 60'	NAME GJB III	NAME	See Above
VER.	DATE 4-26-07	DATE	VIEW *1
SHEET No.		JOB No.	
10F1			

DOCUMENT PREPARED BY
George J. Ballard III
LAND SURVEYOR

DATE REV.
CONTRACT No.

STEVEN J. VANDETTE
CITY ENGINEER

PRIVATE ROAD AGREEMENT

(Sidwell No. 88-20-14-351-084)

THIS PRIVATE ROAD AGREEMENT ("Agreement") made this _____ day of _____, between Alexander Homes, Inc., a Michigan Corporation ("Developer") whose address is 15968 Angelo Drive, Macomb Twp, MI 48042, and the City of Troy, a Michigan municipal corporation ("City") whose address is 500 West Big Beaver Road, Troy, Michigan 48084.

W I T N E S S E T H:

WHEREAS, Developer is the owner of certain real property located in the City of Troy, Oakland County, Michigan, more particularly described on *Exhibit A* (the "Land") which is attached to this Agreement and made a part hereof; and

WHEREAS, Developer intends to develop a residential condominium project within the R1T Zoning District, with private streets located within the portion of the Land described on *Exhibit B* (the "Road Easement Area"), which is attached to this Agreement and made a part hereof, and seeks the approval of the City Council of the street system; and

WHEREAS, the Road Easement Area is shown on the drawing attached hereto as *Exhibit C* and by this reference made a part hereof; and

WHEREAS, it is recognized that the development of a private street system will result in less street area being available for public uses, and the placement of residential buildings closer to the street pavement than would occur in the case of a public street system; and

WHEREAS, it is recognized that the private street may include some non-standard improvements, street furniture, decorative street lighting, landscaping, etc., which are not available or present in conjunction with public street systems; and

WHEREAS, the City is willing to approve the private street system, provided that Developer will agree that the streets will never be dedicated to the public and the City will never be required to maintain them; and

WHEREAS, in conjunction with approval of the subject private street system, the City must be assured, that the residents of Developer's condominium project will have street facilities which will be similar in quality to public streets.

NOW THEREFORE, in consideration of One Dollar (\$1.00) paid by the City, Developer and City agree as follows:

1. City approves the use of a private street system to serve the proposed residential condominium development on the Land.
2. Developer agrees, on its behalf and on behalf of all future owners of the Land, that the condominium association created to administer the condominium established on the Land shall always have the obligation to maintain the streets on the Land as private roads in accordance with the final approved site plan prepared by GAV & Associates, Inc. dated November 12, 2001, being drawing #0119, Sheet SD-1, and shall never request that the City accept a dedication of the streets for public use and maintenance.
3. Developer and City agree that the private street pavement shall be constructed to public street standards, or to an alternative pavement standard acceptable to the City Engineer in relation to the pavement life, durability and serviceability. The pavement construction shall be inspected by the City's Engineering staff.
4. Developer agrees to grant to the City easements for emergency access, for police and fire protection, and for the maintenance, repair or replacement of the storm water drainage system in the event the owner(s) of the Land fail to maintain the system. The cost of any such repair, replacement, or maintenance by the City shall be charged to and reimbursed by the condominium association. If the condominium association fails to submit payment for costs within 30 days after the date of the City's billing, the City may divide the cost, prorate among the owners of parcels in the Land and bill each owner for their prorate share of the costs. If any of the owners of Land fail to submit payment for costs within 30 days of the date of the City's billing, the City may file an assessment against those owners and include the unpaid cost on the tax records as a lien.
5. No modification, amendment or supplement to the terms and conditions stated in this Agreement shall be effective unless in writing and signed by each of the parties.
6. This Agreement shall be governed by and interpreted in accordance with the ordinances for the City of Troy and the laws of the State of Michigan.
7. This Agreement shall be binding upon and inure to the benefit of the respective heirs, representatives, successors and permitted assigns of the parties.
8. This Agreement shall be recorded in the office of the Oakland County Register of Deeds.

9. Developer agrees to reference this Agreement in the individual deeds to subsequent purchasers and in the master deed that establishes the condominium on the Land.
10. Any notice required or permitted to be given to either party by the other pursuant to this Agreement shall be deemed to be sufficient if in writing and either personally delivered, sent by facsimile, telecopier or telegram, or sent by certified or registered mail, postage prepaid to the following addresses:

To Developer:

Gaspare Vitale, President
Alexander Homes, Inc.
15968 Angelo Drive
Macomb Twp, MI 48042

To City:

City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

or at such other address as either party shall designate by written notice to the other. Such notice shall be deemed given on the date when personally served or, if by facsimile, telecopier or telegram, on the day it is sent or, if by mail, on the day it is posted.

11. In the event either party hereto commences litigation against the other to enforce its rights hereunder, the prevailing party in such litigation shall be entitled to recover from the other party its reasonable attorneys' fees and expenses incident to such litigation (through all appeals).
12. All provisions of this instrument, including the benefits and burdens, run with the Land and are binding upon and inure to the benefit of the successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and year first above written.

Alexander Homes, Inc.
a Michigan Corporation

By: _____

Gaspare Vitale

Its: _____
President

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

Subscribed and sworn to before me this 10th day of May, 2007 by Gaspare Vitale, President of Alexander Homes, Inc., a Michigan corporation, on behalf of the corporation.

Paula M. DeMarco
[Notary] Macomb County, MI
EXPIRES: AUG 26, 2011

CITY OF TROY,
a Michigan municipal corporation

By: _____
Louis Schilling
Its: Mayor

and

By: _____
Tonni Bartholomew
Its: Clerk

STATE OF MICHIGAN)
) SS
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by Louis Schilling and Tonni Bartholomew, who are the Mayor and Clerk, respectively, of the CITY OF TROY, a Michigan municipal corporation, on behalf of the City.

[Notary]

Exhibit A

Description of Parcel:

Part of the SW 1/4 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Lots 2, 3, and 4 except the west 42.00 feet thereof of "Supervisors Plat No. 22", as recorded in Liber 13, Page 45, of Oakland County, Michigan records; More particularly described as follows: Commencing at the southwest corner of Lot 4 of said plat; thence East, along the south line of said lot, 42.00 feet to the Point of Beginning; thence North 00 degrees 35 minutes 00 seconds West 356.00 feet; thence east 304.57 feet; thence South 00 degrees 15 minutes 00 seconds East 356.00 feet; thence West 302.45 feet to the Point of Beginning. Containing 2.480 Acres of land more or less and subject to all easements and matters of record.

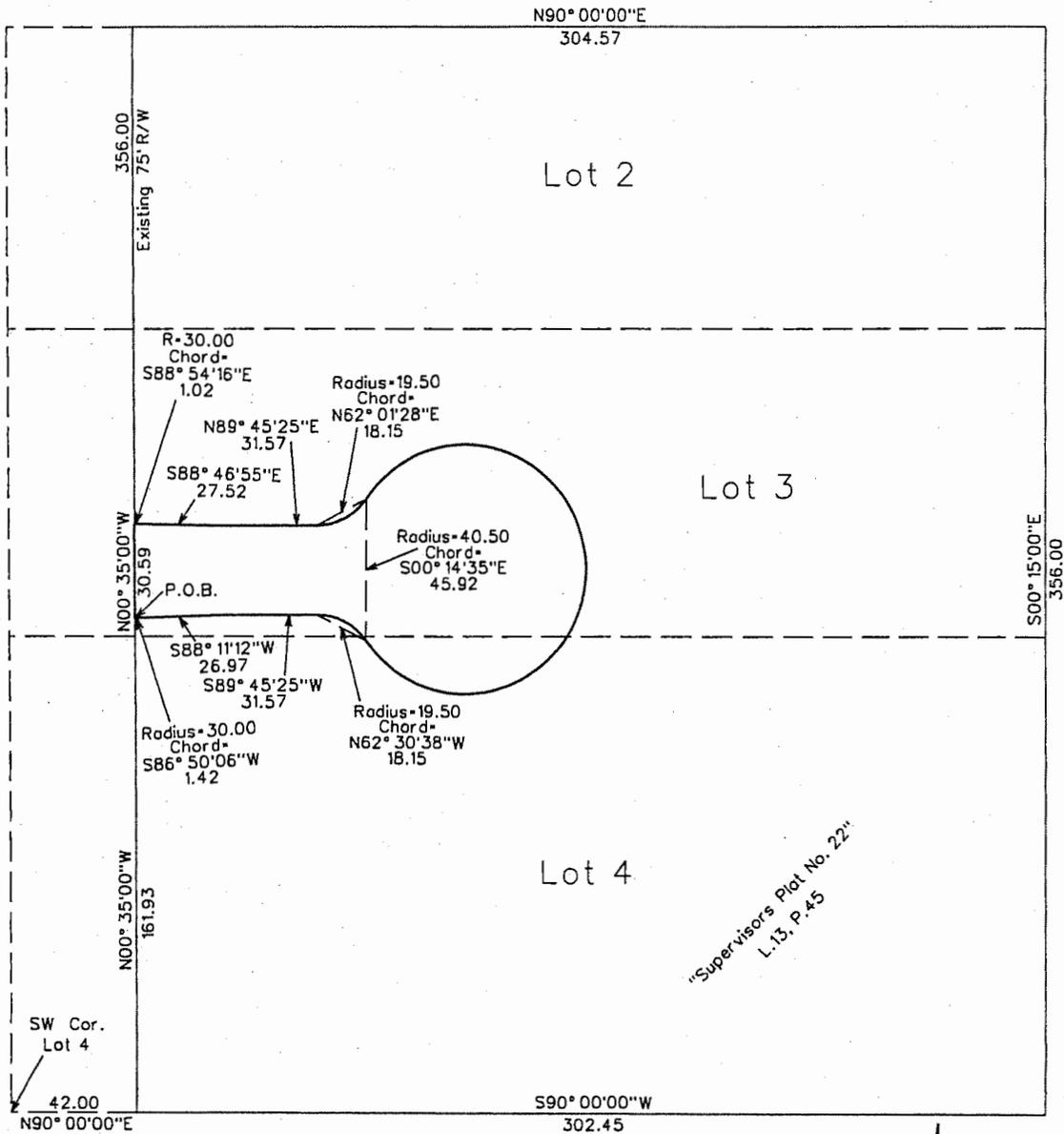
Exhibit B

Description of Road Easement Area:

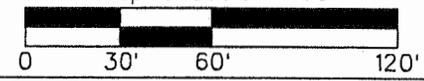
Part of the SW 1/4 of Section 14, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan. Part of Lots 3 and 4 of "Supervisors Plat No. 22", as recorded in Liber 13, Page 45, of Oakland County, Michigan records; More particularly described as follows: Commencing at the southwest corner of Lot 4 of said plat; thence East, along the south line of said lot, 42.00 feet to the east line of Rochester Road and North 00 degrees 35 minutes 00 seconds West, along said east line, 161.93 feet to the Point of Beginning; thence continuing North 00 degrees 35 minutes 00 seconds West, along said line, 30.59 feet; thence Easterly 1.04 feet along the arc of a curve to the left having a radius of 30.00 feet, and a chord bearing and distance of South 88 degrees 54 minutes 16 seconds East 1.02 feet; thence South 88 degrees 46 minutes 55 seconds East 27.52 feet; thence North 89 degrees 45 minutes 25 seconds East 31.57 feet; thence northeasterly 18.88 feet along the arc of a curve to the left having a radius of 19.50 feet and a chord bearing and distance of North 62 degrees 01 minutes 28 seconds East 18.15 feet; thence 205.65 feet along the arc of a curve to the right having a radius of 40.50 feet and a chord bearing and distance of South 00 degrees 14 minutes 35 seconds East 45.92 feet; thence Northwesterly 18.88 feet along the arc of a curve to the left having a radius of 19.50 feet and a chord bearing and distance of North 62 degrees 30 minutes 38 seconds West 18.15 feet; thence South 89 degrees 45 minutes 25 seconds West 31.57 feet; thence South 88 degrees 11 minutes 12 seconds West 26.97 feet; thence Southwesterly 1.42 feet along the arc of a curve to the left having a radius of 30.00 feet and a chord bearing and distance of South 86 degrees 50 minutes 06 seconds West 1.42 feet to the Point of Beginning. Containing 11,141 square feet or 0.25 acres of land more or less and subject to all easements and matters of record.

Exhibit C

Rochester Road



Graphic Scale: 1"=60'



CITY OF TROY OAKLAND COUNTY, MICHIGAN			
Road Easement Area Sketch			
SCALE	DRAWN BY	CHECKED	FILE
HOR. 1"=60'	NAME GJB III	NAME	See Above
VER.	DATE 4-26-07	DATE	VIEW *1
DOCUMENT PREPARED BY George J. Ballard III LAND SURVEYOR		CONTRACT No.	SHEET No. JOB No.
		STEVEN J. VANDETTE CITY ENGINEER	10F1

DOCUMENT PREPARED BY
George J. Ballard III
LAND SURVEYOR

DATE REV.

CONTRACT No.

STEVEN J. VANDETTE
CITY ENGINEER

10F1