



CITY COUNCIL AGENDA ITEM

Date: January 29, 2015

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 Two Warranty Deeds and Four Permanent Easements from Brooke View Development, Inc., Sidwell #88-20-01-476-063

History

As part of the development of a parcel located in the southeast $\frac{1}{4}$ of Section 1, west of Dequindre Road and north of Square Lake, the Engineering department has received two warranty deeds for right-of-way and a detention pond, and four permanent easements for storm sewers and surface drainage, landscaping and non-access greenbelt, a clear vision triangle, and public utilities from Brooke View Development, Inc., owner of the property having Sidwell #88-20-01-476-063.

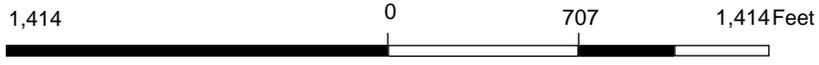
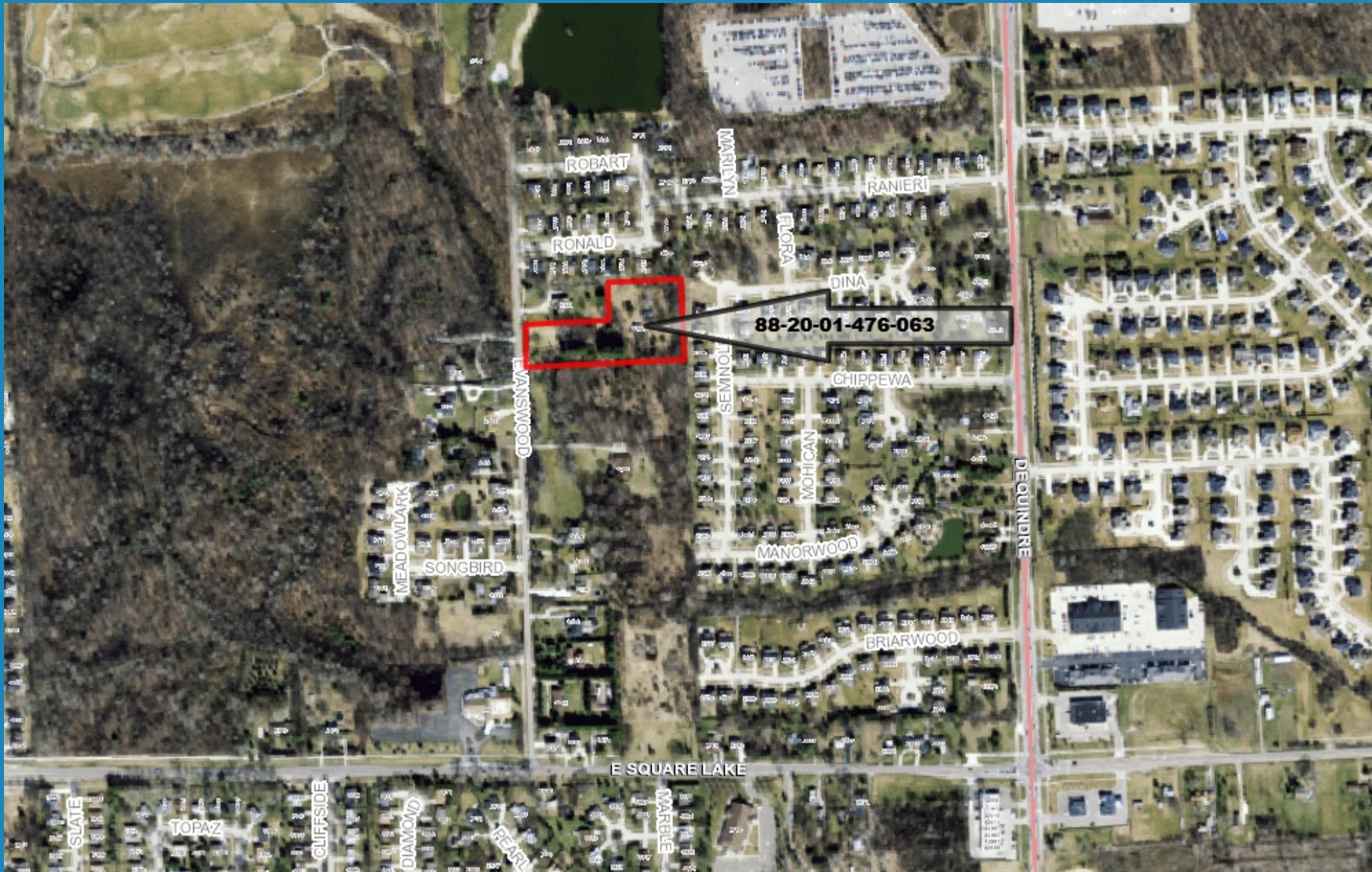
The format and content of these warrant deeds and easements is consistent with conveyance documents previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00

Recommendation

City Management recommends that City Council accept the attached warrant deeds and permanent easements consistent with our policy of accepting right of way, detention ponds and easements for development and improvement purposes.



Note: The information provided by this application has been compiled from recorded deeds, plats, tax maps, surveys, and other public records and data. It is not a legally recorded map survey. Users of this data are hereby notified that the source information represented should be consulted for verification.

WARRANTY DEED

Sidwell # 88-20-01-476-063 (part of)
Resolution #

The Grantor(s) BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, whose address is: 930 West Eleven Mile, Madison Heights, MI 48071 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 28th day of January, 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature]
Christopher Lewis Barr
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

[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 #88-20-01-476-063 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"
DESCRIPTION OF RIGHT-OF-WAY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF RIGHT-OF-WAY:

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ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

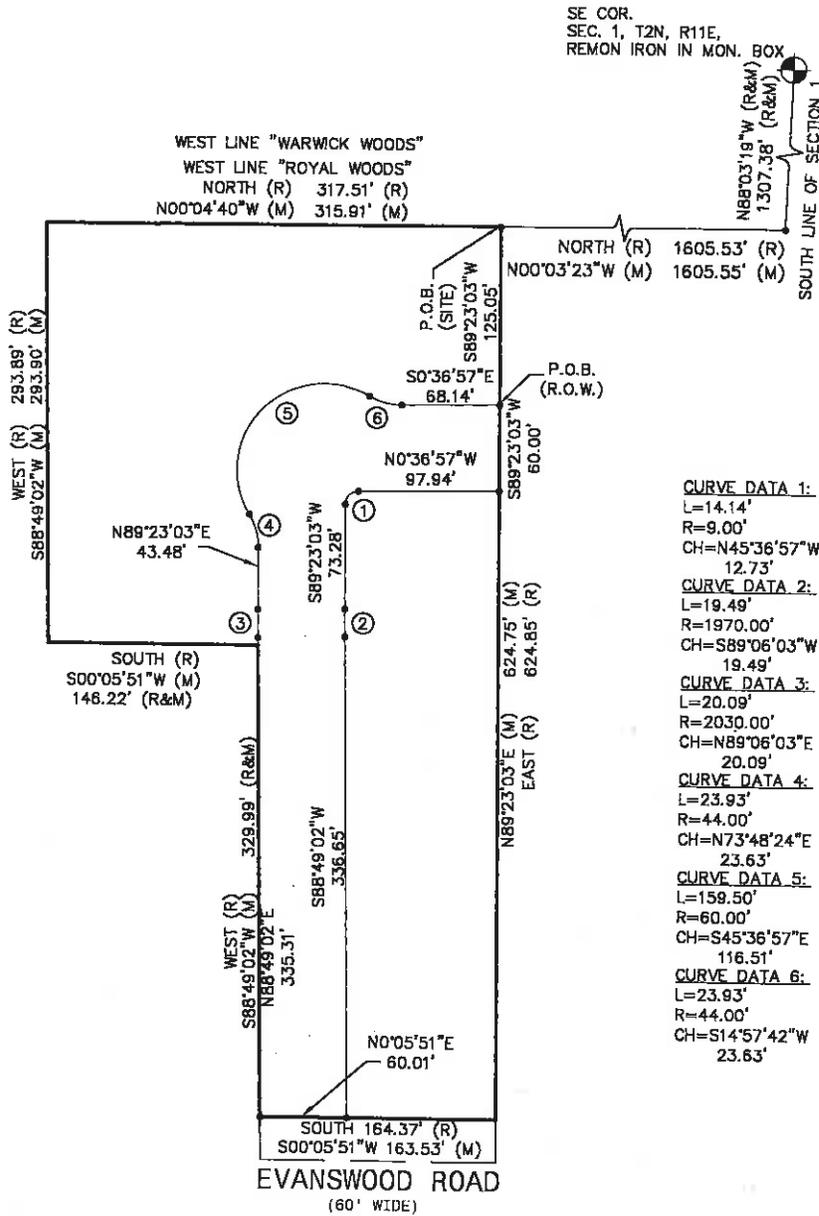


FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

EXHIBIT "A"

SKETCH OF RIGHT-OF-WAY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CURVE DATA 1:

L=14.14'
R=9.00'
CH=N45°36'57"W
12.73'

CURVE DATA 2:

L=19.49'
R=1970.00'
CH=S89°06'03"W
19.49'

CURVE DATA 3:

L=20.09'
R=2030.00'
CH=N89°06'03"E
20.09'

CURVE DATA 4:

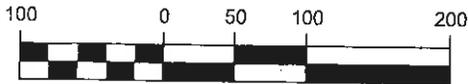
L=23.93'
R=44.00'
CH=N73°48'24"E
23.63'

CURVE DATA 5:

L=159.50'
R=60.00'
CH=S45°36'57"E
116.51'

CURVE DATA 6:

L=23.93'
R=44.00'
CH=S14°57'42"W
23.63'



GRAPHIC SCALE
1 inch = 100 ft.



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 1 OF 2
SCALE 1" = 100'	DRAWN BY M.J.B.	CHECKED BY T.D.

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WARRANTY DEED

Sidwell # 88-20-01-476-063 (part of)
Resolution #

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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 28th day of January 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature]
Christopher Lewis Barr
Its: President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January 2015, by Christopher Lewis Bar, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, on behalf of the corporation.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018

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

County Treasurer's Certificate		City Treasurer's Certificate
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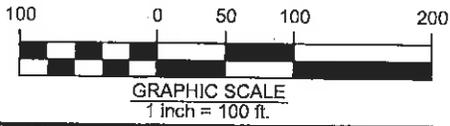
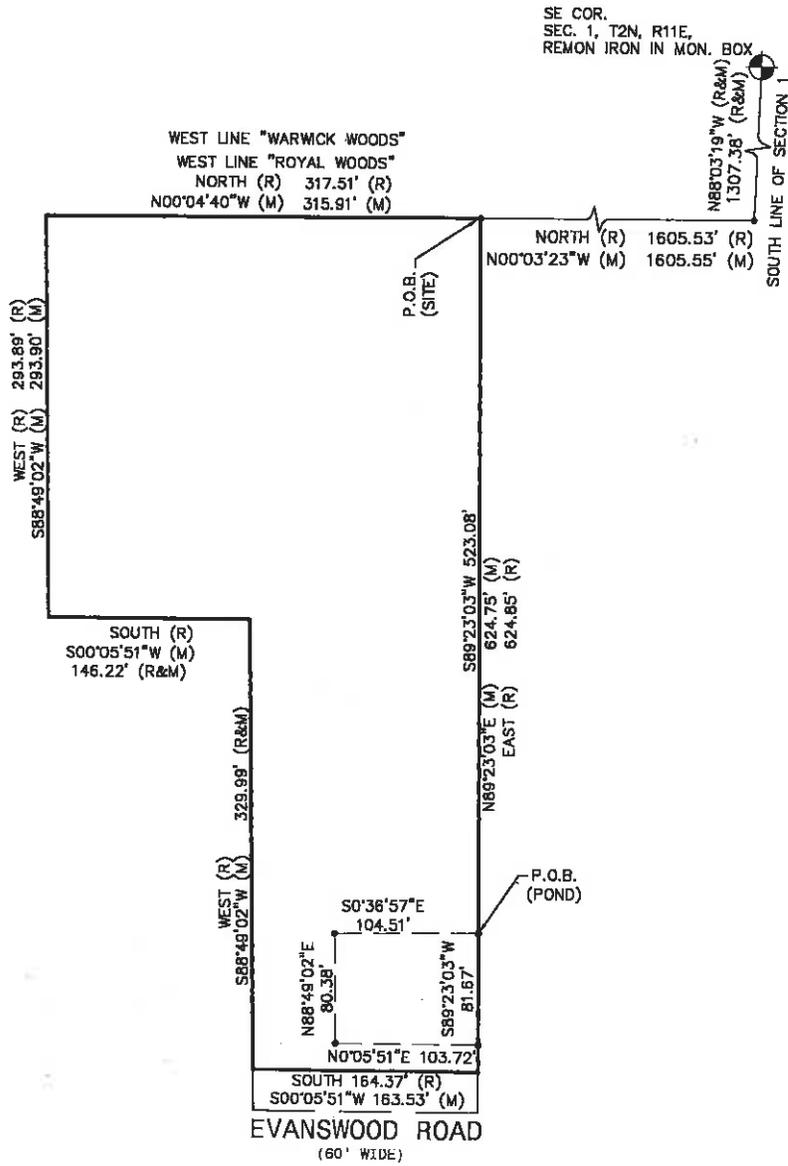
Tax Parcel #88-20-01-476-063 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF DETENTION POND AREA DEEDED TO THE CITY OF TROY

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 1 OF 2
SCALE 1" = 100'	DRAWN BY M.J.B.	CHECKED BY T.D.

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EXHIBIT "A"
**DESCRIPTION OF DETENTION POND AREA DEEDED TO THE CITY
 OF TROY**

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
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SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

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ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, 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 sewers and surface drainage**, 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 28th day of January A.D. 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature] (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.

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 _____
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"

DESCRIPTION OF STORM SEWER AND SURFACE DRAINAGE EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

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SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF STORM SEWER AND SURFACE DRAINAGE EASEMENT:

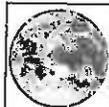
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ALSO COMMENCING AT THE POINT OF BEGINNING (1); THENCE S89°23'03"W 205.05 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUING S89°23'03"W 318.03 FEET; THENCE N00°36'57"W 12.00 FEET; THENCE N89°23'03"E 318.03 FEET; THENCE S00°36'57"E 12.00 FEET TO THE POINT OF BEGINNING (2).

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CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
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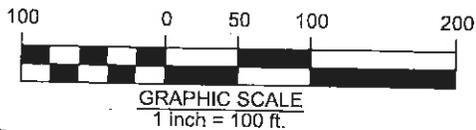
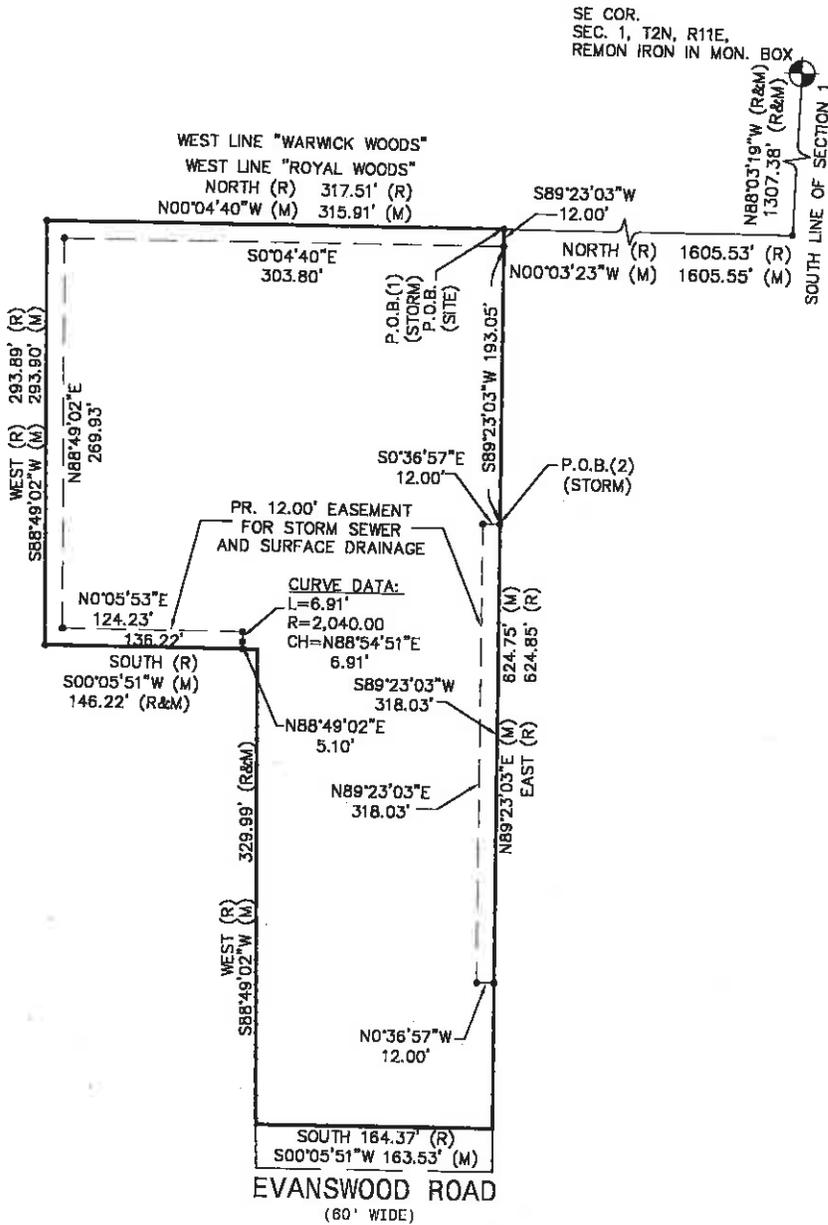


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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

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

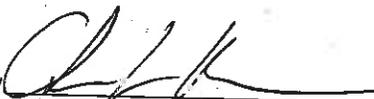
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 28TH day of JANUARY A.D. 2015.

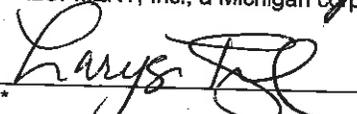
BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By  (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, Inc., a Michigan corporation on behalf of said corporation.

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: Larisa 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 NON-ACCESSIBLE GREENBELT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

DESCRIPTION OF NON-ACCESSIBLE GREENBELT:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED); THENCE S89°23'03"W 604.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S89°23'03"W 20.00 FEET; THENCE N00°05'51"E 103.52 FEET; THENCE N88°49'02"E 20.00 FEET; THENCE S00°05'51"W 103.72 FEET TO THE POINT OF BEGINNING.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DR. W.N. BY M.J.B.	CHECKED BY T.D.

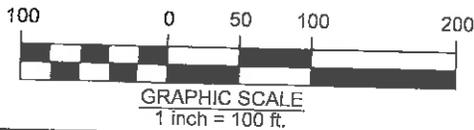
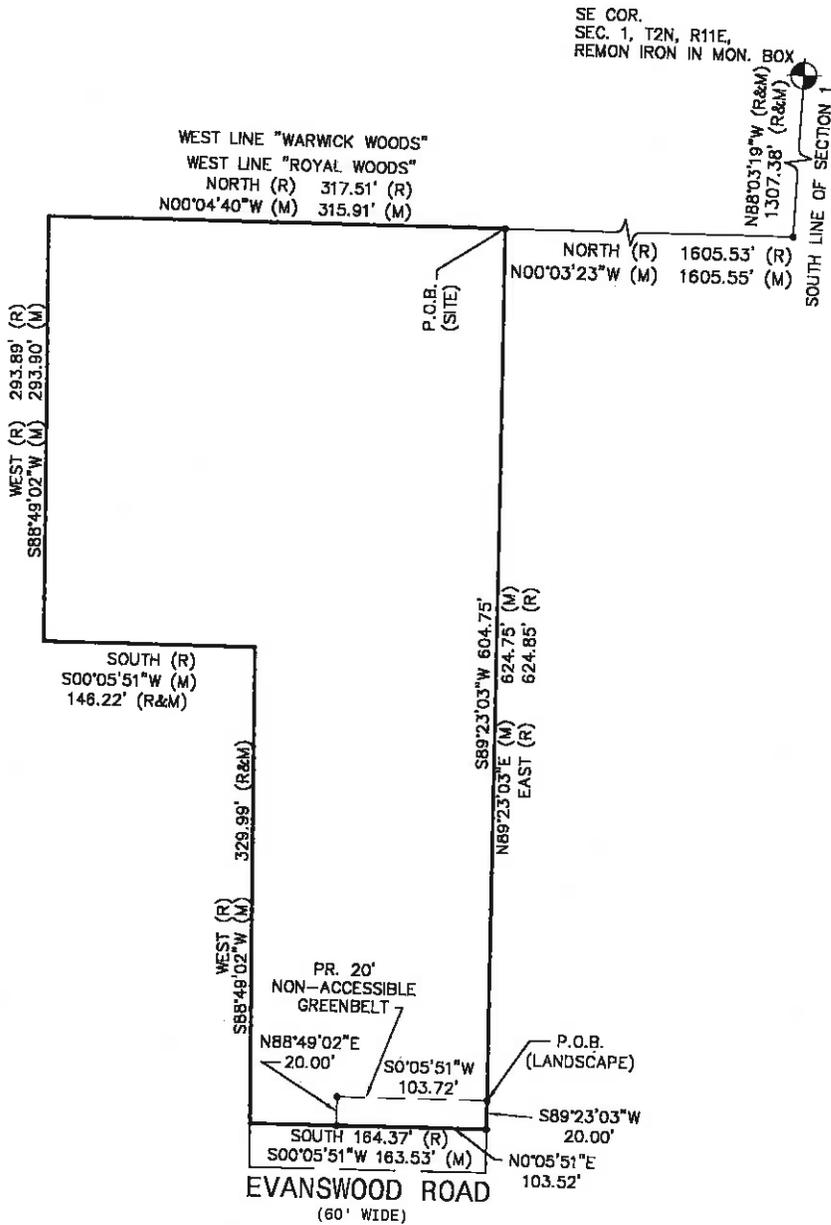


FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994
WWW.FAZALKHAN.COM

EXHIBIT "A"

SKETCH OF NON-ACCESSIBLE GREENBELT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE 1" = 100'	DATE 04-04-14	SHEET 1 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation, Grantor(s), whose address is 930 West 11 Mile Road, Madison Heights, MI 48071, 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 a **clear vision triangle**, 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 28TH day of JANUARY, A.D. 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By [Signature] (L.S.)
*Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.

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 _____
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"

DESCRIPTION OF EASEMENT FOR 25' CLEAR VISION TRIANGLE

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 1; THENCE N88°03'19"W 1307.38 FEET ALONG THE SOUTH LINE OF SAID SECTION 1 TO THE SOUTHEAST CORNER OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1; THENCE NORTH 1605.53 FEET (RECORDED) N00°03'23"W 1605.55 FEET (MEASURED) TO THE POINT OF BEGINNING; THENCE EXTENDING NORTH 317.51 FEET (RECORDED) N00°04'40"W 315.91 FEET (MEASURED) ALONG THE WEST LINE OF "WARWICK WOODS SUB" AS RECORDED IN L. 223 ON PAGE 17-20, OAKLAND COUNTY RECORDS AND "ROYAL WOODS SUB" RECORDED IN LIBER 241 ON PAGE 19-21 OAKLAND COUNTY RECORDS; THENCE WEST 293.89 FEET (RECORDED) S88°49'02"W 293.90 FEET (MEASURED) ALONG THE SOUTH LINE OF "RANIERI SUB" AS RECORDED IN LIBER 142 ON PAGE 25&26, OAKLAND COUNTY RECORDS; THENCE SOUTH (RECORDED) S00°05'51"W (MEASURED) 146.22 FEET; THENCE WEST (RECORDED) S88°49'02"W (MEASURED) 329.99 FEET; THENCE SOUTH 164.37 FEET (RECORDED) S00°05'51"W 163.53 FEET (MEASURED) ALONG THE EASTERLY RIGHT OF WAY LINE OF "EVANSWOOD ROAD" (60 FEET WIDE); THENCE EAST 624.85 FEET (RECORDED) N89°23'03"E 624.75 FEET (MEASURED) TO THE POINT OF BEGINNING; CONTAINING 3.376 ACRES OF LAND

SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

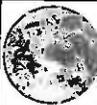
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ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

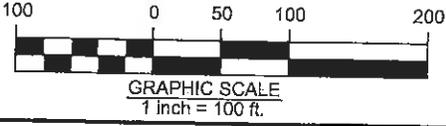
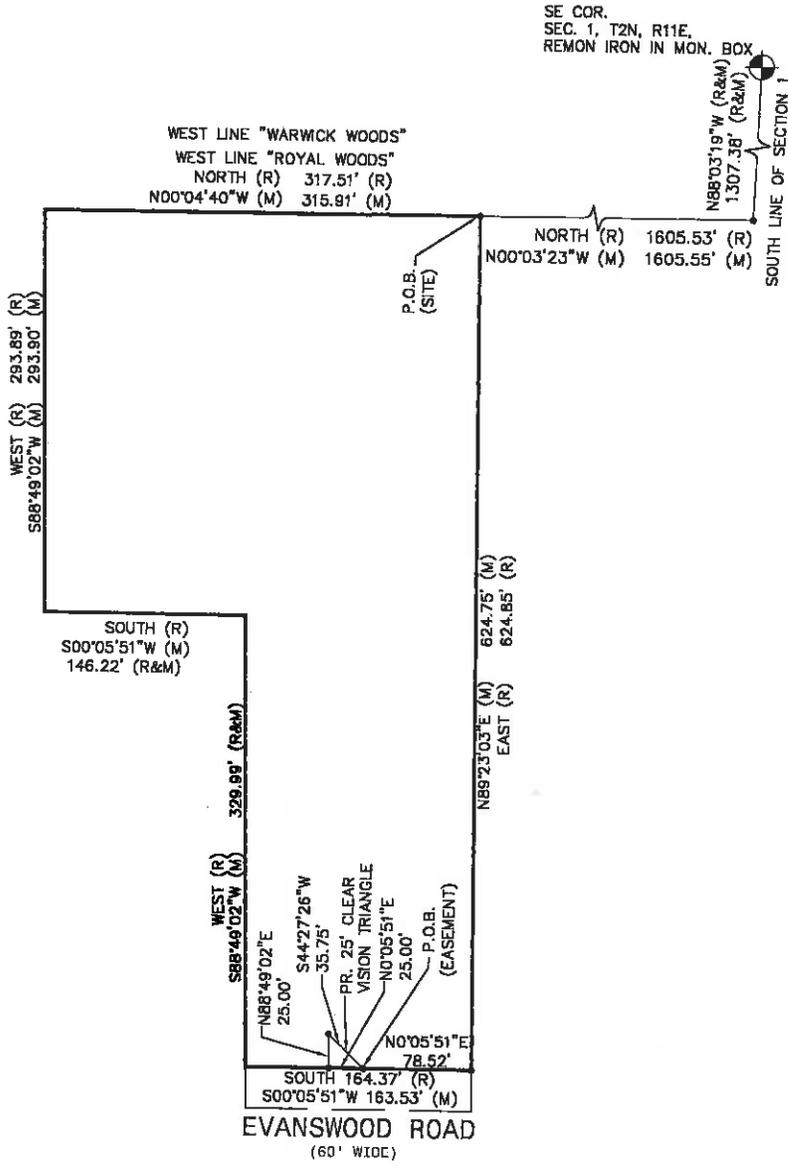
CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 2 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.



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 43279 SCHOENHERR STERLING HEIGHTS, MI 48313
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EXHIBIT "A"

SKETCH OF EASEMENT FOR 25' CLEAR VISION TRIANGLE
 WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
 CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE: 1" = 100'	DATE 04-04-14	SHEET 1 OF 2
	DRAWN BY M.J.B.	CHECKED BY T.D.

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PERMANENT EASEMENT

Sidwell #88-20-01-476-063
Resolution #

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

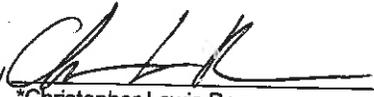
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This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns and the covenants contained herein shall run with the land.

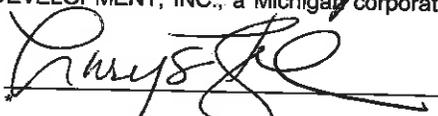
IN WITNESS WHEREOF, the undersigned hereunto affixed one signature(s) this 28TH day of JANUARY A.D. 2015.

BROOKE VIEW DEVELOPMENT, INC.
a Michigan corporation

By  (L.S.)
Christopher Lewis Barr
Its President

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 28th day of January, 2015, by Christopher Lewis Barr, President of BROOKE VIEW DEVELOPMENT, INC., a Michigan corporation on behalf of said corporation.


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"

DESCRIPTION OF PUBLIC UTILITY EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PROPERTY

3.376 ACRE PARCEL (PARCEL I.D. NO. 88-20-001-476-063)

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SUBJECT TO THE RIGHTS OF THE PUBLIC AND EVANSWOOD ROAD.

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
	DATE 04-04-14	SHEET 2 OF 3
SCALE NO SCALE	DRAWN BY M.J.B.	CHECKED BY T.D.



FAZAL KHAN & ASSOCIATES, INC.
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EXHIBIT "A"

DESCRIPTION OF PUBLIC UTILITY EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

DESCRIPTION OF PUBLIC UTILITY EASEMENT:

PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN.

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ALSO COMMENCING AT THE POINT OF BEGINNING (1) THENCE S89°23'03"W 70.00 FEET TO THE POINT OF BEGINNING (2); THENCE CONTINUING S89°23'03"W 20.00 FEET; THENCE N00°36'57"W 86.94 FEET; THENCE S89°23'03"W 62.28 FEET; THENCE 19.30 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,950.00 FEET AND A CHORD BEARING S89°06'03"W 19.30 FEET; THENCE S88°49'02"W 236.46 FEET; THENCE N00°36'57"W 20.00 FEET; THENCE N88°49'02"E 236.27 FEET; THENCE 19.49 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1,970.00 FEET AND A CHORD BEARING N89°06'02"E 19.49 FEET; THENCE N89°23'03"E 73.28 FEET; THENCE 14.14 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 9.00 FEET AND A CHORD BEARING S45°36'57"E 12.73 FEET; THENCE S00°36'57"E 97.94 FEET TO THE POINT OF BEGINNING (2).

ALSO SUBJECT TO ANY EASEMENTS AND OR RIGHTS OF WAY RECORDED OR OTHERWISE.

CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE NO SCALE	DATE 04-04-14	SHEET 3 OF 3
	DRAWN BY M.J.B.	CHECKED BY T.D.

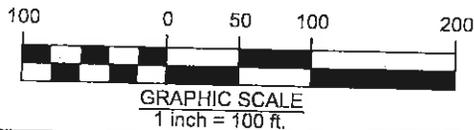
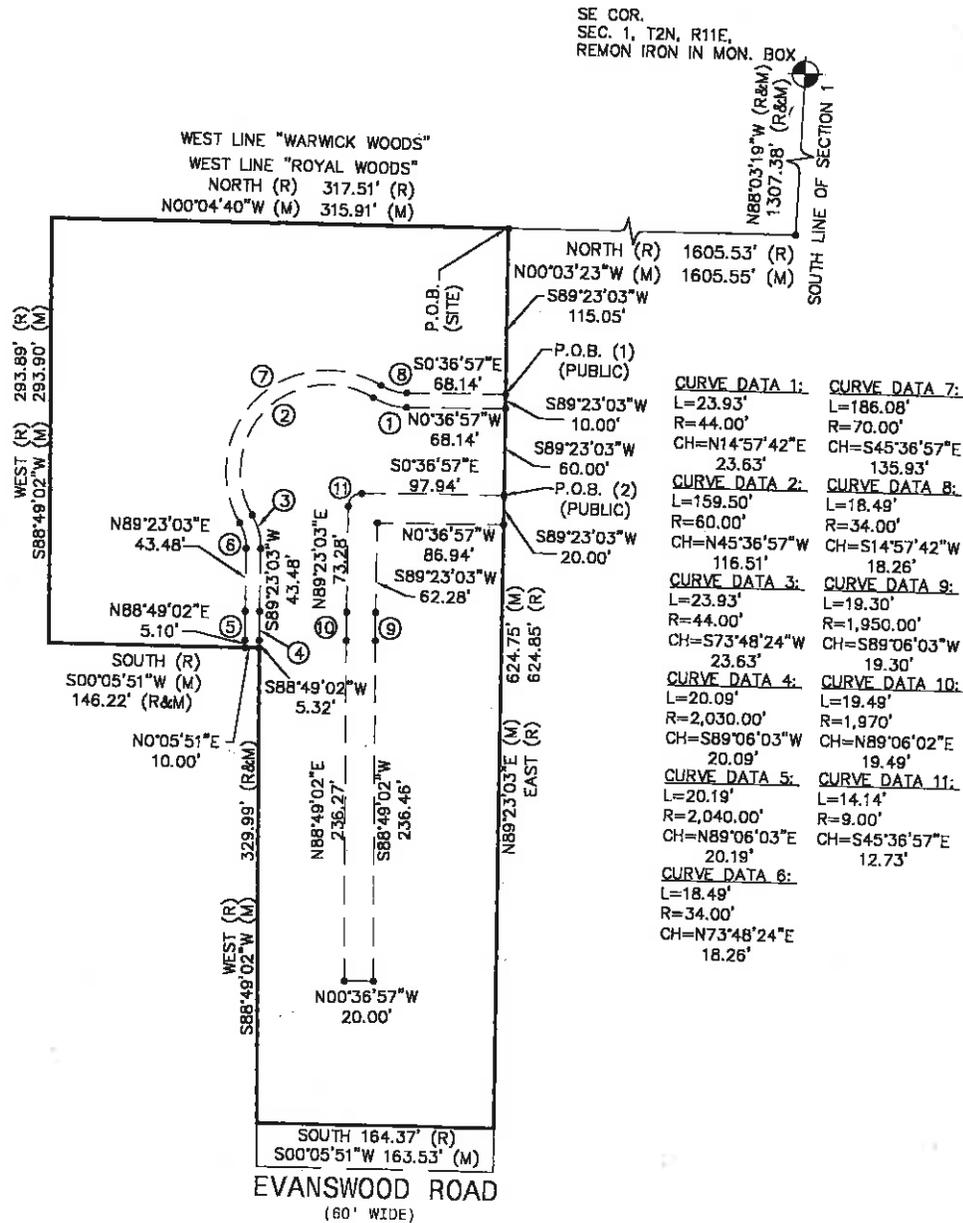


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EXHIBIT "A"

SKETCH OF PUBLIC UTILITY EASEMENT

WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWN 2 NORTH, RANGE 11 EAST,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN



CLIENT BROOK VIEW DEVELOPMENT, INC.	PROJECT NO. 13-021C	FIELD BOOK 000
SCALE 1" = 100'	DATE 04-04-14	SHEET 1 OF 3
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