



CITY COUNCIL ACTION REPORT

July 26, 2007

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
 Steven J. Vandette, City Engineer *SV*
 Larysa Figol, Right-of-Way Representative *LF*

SUBJECT: Request for Acceptance of a Warranty Deed and Three Permanent Easements for Stone Haven Park Site Condominium – Mondrian Properties Stone Haven Development, LLC, Section 20, Sidwell #88-20-20-226-009, 080 & 135

Background:

- In connection with the development of the Stone Have Park Site Condominium located on the south side of Wattles, west of Crooks in Section 20, the Real Estate Department has received three permanent easements for storm sewer and surface drainage, sanitary sewer and public utilities, and sidewalk as well as a Warranty Deed for right-of-way from property owner Mondrian Properties Stone Haven Development, LLC.

Financial Considerations:

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

Legal Considerations:

- The format and content of these easements and deed is consistent with easements and deeds previously accepted by City Council.

Policy Considerations:

- The dedication of easements and right-of-way is required as part of the development process. (Goal I & V)

Options:

- City Management recommends that City Council accept the attached easements for storm sewer and surface drainage, sanitary sewer and public utilities, and sidewalk as well as a Warranty Deed for right-of-way, consistent with our policy of accepting easements and right-of-way for property development and improvement.

WARRANTY DEED

Sidwell # 88-20-20-226-009 & 135
Resolution #

The Grantor(s) MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, LLC, a Michigan Limited Liability Company, whose address is: 50215 Schoenherr Road, Shelby Twp., 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 2 day of April, 2007.

Signed in presence of:
(not required)

Signed by:
MONDRIAN PROPERTIES STONE HAVEN
DEVELOPMENT, LLC, a Michigan Limited Liability
Company

By *Joseph Maniaci*
Its: Joseph Maniaci
Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2 day of April, 2007, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, LLC, a Michigan Limited Liability Company, on behalf of the company.

DIANE C. JONES
Notary Public - Michigan
Macomb County
My Commission Expires
September 17, 2011

Diane C Jones
Notary Public, Macomb County, MI
My commission expires: September 17, 2011
Acting in Oakland 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 #88-20-20-226-009 & 135 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

ROTHWELL DRIVE RIGHT-OF-WAY

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR ROTHWELL DRIVE, PART OF LOT 25, "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS, PART OF LOT 8, "SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 21 OF OAKLAND COUNTY RECORDS, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE S.89°42'41"W., 1142.00 FEET ALONG THE NORTH LINE OF SECTION 20; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25, "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION S.00°17'19"E., 146.48 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID SUBDIVISION S.03°36'24"W., 60.14 FEET; THENCE S.89°42'41"W., 16.12 FEET; THENCE 44.34 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1030.00 FEET WHOSE CHORD BEARS N.89°03'19"W., 44.34 FEET; THENCE N.87°49'19"W., 125.84 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOODS SUB." AS RECORDED IN LIBER 224, PAGES 38-42, OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE N.00°02'33"E., 60.04 FEET; THENCE S87°49'19"E., 128.08 FEET; THENCE 41.76 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 970.00 FEET WHOSE CHORD BEARS S.89°03'19"E., 41.75 FEET; THENCE N.89°42'41"E., 20.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.259 ACRES.

PROVINCIAL DRIVE RIGHT-OF-WAY

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR PROVINCIAL DRIVE, PART OF LOT 25, "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS, PART OF LOT 8, "SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 21 OF OAKLAND COUNTY RECORDS, DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE S.89°42'41"W., 1142.00 FEET ALONG THE NORTH LINE OF SECTION 20; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: S.00°17'19"E., 146.48 FEET; S.03°36'24"W., 60.14 FEET; AND S.00°17'19"E., 295.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF "STONE HAVEN WOODS EAST SUB." S.12°25'03"E., 61.37 FEET; THENCE S.89°42'41"W., 25.71 FEET; THENCE 65.87 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1530.00 FEET WHOSE CHORD BEARS N.89°03'19"W., 65.86 FEET; THENCE N.87°49'19"W., 109.86 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOODS SUB." AS RECORDED IN LIBER 224, PAGES 38-42, OAKLAND COUNTY RECORDS, AND THE NORTHEAST CORNER OF OUTLOT A; THENCE ALONG THE EAST LINE OF SAID "STONE HAVEN WOODS SUB." N.00°02'33"E., 60.04 FEET; THENCE S87°49'19"E., 111.90 FEET; THENCE 63.29 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1470.00 FEET WHOSE CHORD BEARS S.89°03'19"E., 63.28 FEET; THENCE N.89°42'41"E., 12.82 FEET TO THE POINT OF BEGINNING, CONTAINING 0.268 ACRES.

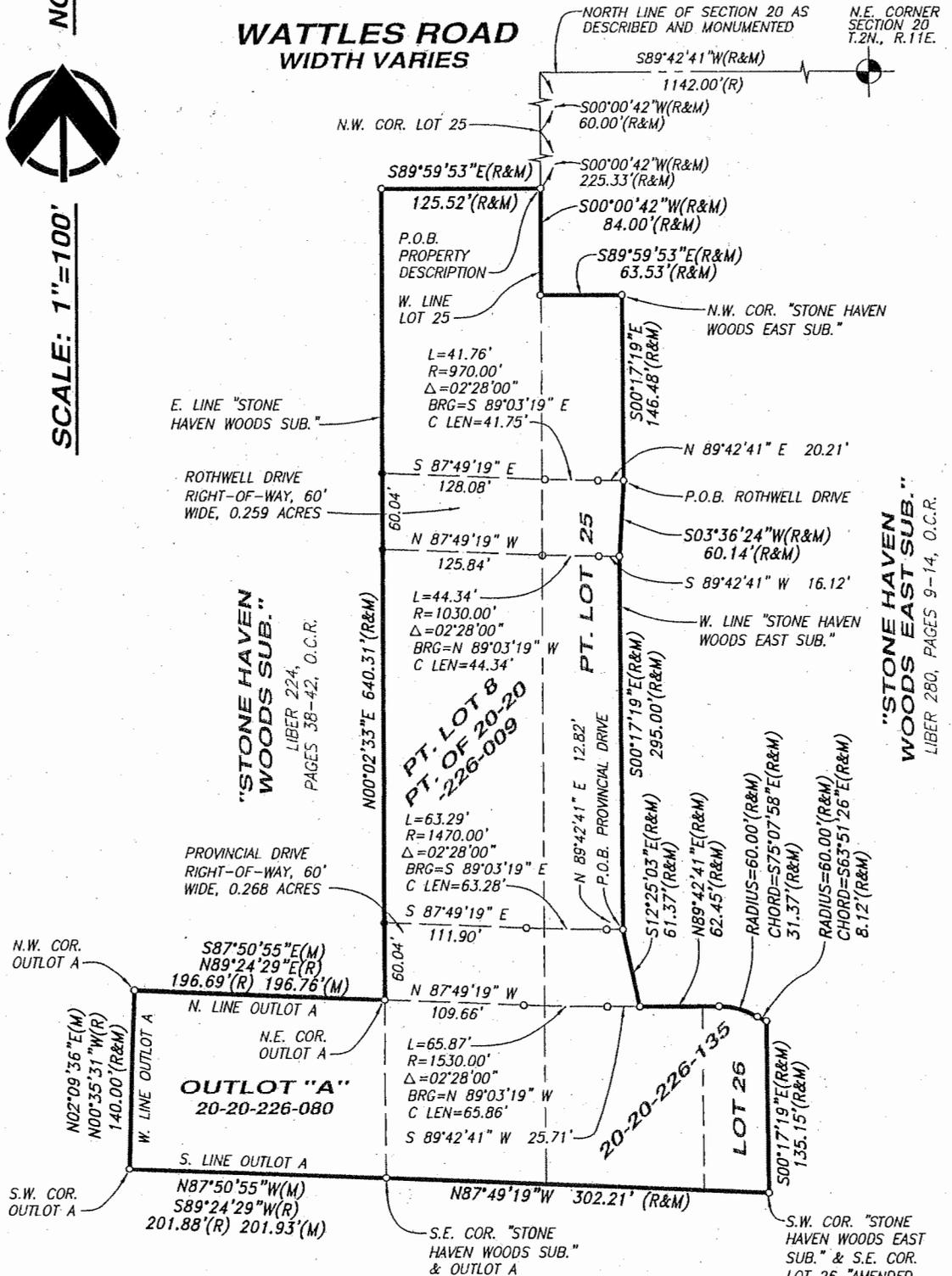
EXHIBIT "A"

NORTH



SCALE: 1"=100'

WATTLES ROAD WIDTH VARIES



APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

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

PROJECT:

**ROTHWELL DR. & PROVINCIAL DR.
RIGHT-OF-WAY**

PT. OF THE N.E. 1/4 OF SEC. 20, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MI

CLIENT:

"MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT LLC"
50215 SCHOENHERR ROAD
SHELBY TWP., MI 48315
(580) 726-7340

JOB NO: 06-142

DATE: 2/26/07

DRAWN BY: J.S.B.

CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-20-226-009 & 135 (pt of) Resolution #

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp., 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace storm sewer 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 _____ signature(s) this 2 day of April A.D. 2007.

In presence of: (not required)

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, LLC, a Michigan Limited Liability Company

By Joseph Maniaci (L.S.)
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2 day of April, 2007, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

DIANE C. JONES
Notary Public - Michigan
Macomb County
My Commission Expires
September 17, 2011

Diane C Jones
Notary Public, Macomb County, Michigan

My Commission Expires September 17, 2011
Acting in the County of Macomb, MI

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

PROPERTY DESCRIPTION

PART OF LOT 25, "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS, PART OF LOT 8, "SUPERVISOR'S PLAT OF JAMES ACRES", A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 55 OF PLATS, PAGE 21 OF OAKLAND COUNTY RECORDS, AND ALL OF OUTLOT A, "STONE HAVEN WOODS", A PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 224 OF PLATS, PAGES 38-42 OF OAKLAND COUNTY RECORDS.

DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 25, SAID POINT BEING S.89°42'41"W., 1142.00 FEET AND S.00°00'42"W., 60.00 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 20; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING 8 COURSES; S.00°17'19"E., 146.48 FEET; THENCE S.03°36'24"W., 60.14 FEET; THENCE S.00°17'19"E., 295.00 FEET; THENCE S.12°25'03"E., 81.37 FEET; THENCE N.89°42'41"E., 62.45 FEET; THENCE 31.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 30°18'30", WHOSE CHORD BEARS S.75°07'58"E., 31.37 FEET; THENCE 8.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 07°45'36", WHOSE CHORD BEARS S.63°51'26"E., 8.12 FEET; THENCE S.00°17'19"E., 135.15 FEET TO THE SOUTHWEST CORNER OF SAID "STONEHAVEN WOODS EAST SUBDIVISION", ALSO BEING THE SOUTHEAST CORNER OF LOT 26 OF SAID "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES"; THENCE N.87°49'19"W., 302.21 FEET TO THE SOUTHEAST CORNER OF SAID "STONE HAVEN WOODS" AND OUTLOT A; THENCE ALONG THE SOUTH LINE OF OUTLOT A, N.87°50'55"W., 201.93 FEET (S.89°24'29"W., 201.88 FEET RECORD) TO THE SOUTHWEST CORNER OF OUTLOT A; THENCE ALONG THE WEST LINE OF OUTLOT A, N.02°09'36"E., (N.00°35'31"W., RECORD) 140.00 FEET TO THE NORTHWEST CORNER OF OUTLOT A; THENCE ALONG THE NORTH LINE OF OUTLOT A, S.87°50'55"E., 196.76 FEET (N.89°24'29"E., 196.69 FEET RECORD) TO THE NORTHEAST CORNER OF OUTLOT A AND THE EAST LINE OF SAID "STONE HAVEN WOODS"; THENCE ALONG THE EAST LINE OF SAID "STONE HAVEN WOODS" AND THE EXTENSION THEREOF N.00°02'33"E., 640.31 FEET; THENCE S.89°59'53"E., 125.52 FEET TO THE POINT OF BEGINNING, CONTAINING 4.285 ACRES OF LAND, MORE OR LESS.

EASEMENT "A"

AN EASEMENT FOR STORM SEWER AND MAINTENANCE OF SURFACE DRAINAGE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25 TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION S.00°17'19"E., 146.48 FEET; THENCE S.89°42'41"W., 6.00 FEET; THENCE N.00°17'19"W., 134.51 FEET; THENCE N.89°59'53"W., 69.59 FEET; THENCE N.00°00'42"E., 84.00 FEET; THENCE N.89°59'53"W., 74.53 FEET; THENCE N.00°02'33"E., 12.00 FEET; THENCE S.89°59'45"E., 86.52 FEET TO THE POINT OF BEGINNING, CONTAINING 0.083 ACRES.

EASEMENT "B"

AN EASEMENT FOR STORM SEWER AND MAINTENANCE OF SURFACE DRAINAGE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE N.89°59'53"W., 125.52 FEET; THENCE S.00°02'33"W., 432.17 FEET TO THE POINT OF BEGINNING; THENCE S.88°19'28"E., 90.54 FEET; THENCE N.00°02'33"E., 146.30 FEET; THENCE S.87°49'19"E., 12.01 FEET; THENCE S.00°02'33"W., 146.20 FEET; THENCE S.88°19'28"E., 43.97 FEET; THENCE S.01°40'32"W., 12.00 FEET; THENCE N.88°19'28"W., 52.64 FEET; THENCE S.00°02'33"W., 3.00 FEET; THENCE N.88°19'28"W., 93.54 FEET; THENCE N.00°02'33"E., 15.01 FEET TO THE POINT OF BEGINNING, CONTAINING 0.087 ACRES.

EASEMENT "C"

AN EASEMENT FOR STORM SEWER AND MAINTENANCE OF SURFACE DRAINAGE IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING SIX (6) COURSES: S.00°17'19"E., 146.48 FEET; S.03°36'24"W., 60.14 FEET; S.00°17'19"E., 295.00 FEET; S.12°25'03"E., 81.37 FEET; N.89°42'41"E., 62.45 FEET; AND 26.40 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS OF 60.00 FEET WHOSE CHORD BEARS S.77°41'12"E., 26.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID "STONE HAVEN WOODS EAST SUB." THE FOLLOWING THREE (3) COURSES: 5.35 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 60.00 FEET WHOSE CHORD BEARS S.62°31'49"E., 5.35 FEET; 8.12 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST OF RADIUS 60.00 FEET WHOSE CHORD BEARS S.63°51'26"E., 8.12 FEET; AND S.00°17'19"E., 135.15 FEET TO THE SOUTHWEST CORNER OF SAID "STONE HAVEN WOODS EAST SUBDIVISION", ALSO BEING THE SOUTHEAST CORNER OF LOT 26 OF SAID "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES"; THENCE N.87°49'19"W., 258.09 FEET; THENCE N.02°10'41"E., 12.00 FEET; THENCE S.87°49'19"E., 56.14 FEET; THENCE N.00°02'33"E., 3.00 FEET; THENCE S.87°49'19"E., 189.39 FEET; THENCE N.00°17'19"W., 125.72 FEET TO THE POINT OF BEGINNING, CONTAINING 0.119 ACRES.

REVISED 3-14-07

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

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

PROJECT:

STORM SEWER &
MAINTENANCE OF
SURFACE DRAIN.

PT. OF THE N.E. 1/4 OF SEC. 20, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MI

CLIENT:

"MONDRIAN PROPERTIES STONE
HAVEN DEVELOPMENT LLC"
50215 SCHOENHERR ROAD
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 06-142

DATE: 2/26/07

DRAWN BY: J.S.B.

CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-20-226-009 & 135 (pt of)
Resolution #

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp., 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace sanitary sewer 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 _____ signature(s) this 2 day of April A.D. 2007.

In presence of: (not required)

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, LLC, a Michigan Limited Liability Company

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

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 2 day of April, 2007, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

DIANE C. JONES
Notary Public - Michigan
Macomb County
My Commission Expires
September 17, 2011

Diane C. Jones
*
Notary Public, Macomb County, Michigan

My Commission Expires September 17, 2011
Acting in the County of Macomb, MI

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

EXHIBIT "A"

EASEMENT "A"

A TEN (10) FEET WIDE EASEMENT FOR SANITARY SEWER AND PUBLIC UTILITIES IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES" AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION S.00°17'19"E., 136.48 FEET TO THE POINT OF BEGINNING; THENCE S.00°17'19"E., 10.00 FEET; THENCE S.89°42'41"W., 20.21 FEET; THENCE 41.76 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 970.00 FEET, WHOSE CHORD BEARS N.89°03'19"W., 41.75 FEET; THENCE N.87°49'19"W., 128.08 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOOD SUB." AS RECORDED IN LIBER 224. PAGES 38-42 OF OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE N.00°02'33"E., 10.01 FEET; THENCE S.87°49'19"E., 128.45 FEET; THENCE 41.33 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 960.00 FEET, WHOSE CHORD BEARS S.89°03'19"E., 41.32 FEET; THENCE N.89°42'41"E., 20.21 FEET TO THE POINT OF BEGINNING, CONTAINING 0.044 ACRES.

EASEMENT "B"

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES" AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING TWO (2) COURSES: S.00°17'19"E., 146.48 FEET AND S.03°36'24"W., 60.14 FEET TO THE POINT OF BEGINNING; THENCE S.00°17'19"E., 10.00 FEET; THENCE S.89°42'41"W., 16.12 FEET; THENCE 44.77 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1040.00 FEET, WHOSE CHORD BEARS N.89°03'19"W., 44.77 FEET; THENCE N.87°49'19"W., 125.47 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOOD SUB." AS RECORDED IN LIBER 224, PAGES 38-42 OF OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE N.00°02'33"E., 10.01 FEET; THENCE S.87°49'19"E., 125.84 FEET; THENCE 44.34 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1030.00 FEET, WHOSE CHORD BEARS S.89°03'19"E., 44.34 FEET; THENCE N.89°42'41"E., 16.12 FEET TO THE POINT OF BEGINNING, CONTAINING 0.043 ACRES.

EASEMENT "C"

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20; THENCE ALONG THE NORTH LINE OF SECTION 20 S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES" AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING THREE (3) COURSES: S.00°17'19"E., 146.48 FEET, S.03°36'24"W., 60.14 FEET AND S.00°17'19"E., 285.00 FEET TO THE POINT OF BEGINNING; THENCE S.00°17'19"E., 10.00 FEET; THENCE S.89°42'41"W., 12.82 FEET; THENCE 63.29 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1470.00 FEET, WHOSE CHORD BEARS N.89°03'19"W., 63.28 FEET; THENCE N.87°49'19"W., 111.90 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOOD SUB." AS RECORDED IN LIBER 224. PAGES 38-42 OF OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE N.00°02'33"E., 10.01 FEET; THENCE S.87°49'19"E., 112.27 FEET; THENCE 62.86 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1460.00 FEET, WHOSE CHORD BEARS S.89°03'19"E., 62.85 FEET; THENCE N.89°42'41"E., 12.82 FEET TO THE POINT OF BEGINNING, CONTAINING 0.043 ACRES.

EASEMENT "D"

A TWENTY (20) FEET WIDE EASEMENT FOR SANITARY SEWER AND PUBLIC UTILITIES IS DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20 THENCE ALONG THE NORTH LINE OF SECTION 20; S.89°42'41"W., 1142.00 FEET; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES" AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE CONTINUING S.00°00'42"W., 84.00 FEET ALONG SAID LINE; THENCE S.89°59'53"E., 63.53 FEET TO THE NORTHWEST CORNER OF "STONEHAVEN WOODS EAST SUBDIVISION" AS RECORDED IN LIBER 280 OF PLATS, PAGES 9-14 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE WESTERLY LINE OF SAID SUBDIVISION THE FOLLOWING FOUR (4) COURSES: S.00°17'19"E., 146.48 FEET, S.03°36'24"W., 60.14 FEET, S.00°17'19"E., 295.00 FEET, AND S.12°25'03"E., 61.37 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID "STONE HAVEN WOODS EAST SUB." THE FOLLOWING FOUR (4) COURSES: N.89°42'41"E., 62.45 FEET; 31.74 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 30°18'30", WHOSE CHORD BEARS S.75°07'58"E., 31.37 FEET; 8.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 07°45'36", WHOSE CHORD BEARS S.63°51'26"E., 8.12 FEET; AND S.00°17'19"E., 21.27 FEET; THENCE 18.98 FEET ALONG A CURVE CONCAVE TO THE NORTH EAST OF RADIUS 80.00 FEET, WHOSE CHORD BEARS N.66°46'29"W., 18.94 FEET; THENCE 21.16 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 40.00 FEET, WHOSE CHORD BEARS N.75°08'05"W., 20.92 FEET; THENCE S.89°42'41"W., 88.16 FEET; THENCE 66.73 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1550.00 FEET, WHOSE CHORD BEARS N.89°03'19"W., 66.72 FEET; THENCE N.87°49'19"W., 108.92 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOOD SUB." AS RECORDED IN LIBER 224. PAGES 38-42 OF OAKLAND COUNTY RECORDS; THENCE ALONG SAID LINE N.00°02'33"E., 20.01 FEET; THENCE S.87°49'19"E., 109.66 FEET; THENCE 65.87 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 1530.00 FEET, WHOSE CHORD BEARS S.89°03'19"E., 65.86 FEET; THENCE N.89°42'41"E., 25.71 FEET TO THE POINT OF BEGINNING, CONTAINING 0.140 ACRES.

APEX
ENGINEERING GROUP INC.
CIVIL ENGINEERING, SURVEYING & LAND PLANNING CONSULTANTS

47745 VAN DYKE AVENUE
SHELBY TOWNSHIP, MI 48317

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

PROJECT:
SANITARY SEWER,
WATER MAIN, &
PUB. UTIL. EASE.

PT. OF THE N.E. 1/4 OF SEC. 20, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MI

REVISED 3-14-07

CLIENT:
"MONDRIAN PROPERTIES STONE
HAVEN DEVELOPMENT LLC"
50215 SCHOENHERR ROAD
SHELBY TWP, MI 48315
(586) 726-7340

JOB NO: 06-142
DATE: 2/28/07
DRAWN BY: J.S.B.
CHECKED BY: N.P.R.

EXHIBIT "A"

① L=41.76'
R=970.00'
Δ=02°28'00"
BRG=N 89°03'19" W
C LEN=41.75'

② L=41.33'
R=960.00'
Δ=02°28'00"
BRG=S 89°03'19" E
C LEN=41.32'

③ L=44.77'
R=1040.00'
Δ=02°28'00"
BRG=N 89°03'19" W
C LEN=44.77'

④ L=44.34'
R=1030.00'
Δ=02°28'00"
BRG=S 89°03'19" E
C LEN=44.34'

⑤ L=63.29'
R=1470.00'
Δ=02°28'00"
BRG=N 89°03'19" W
C LEN=63.28'

⑥ L=62.86'
R=1460.00'
Δ=02°28'00"
BRG=S 89°03'19" E
C LEN=62.85'

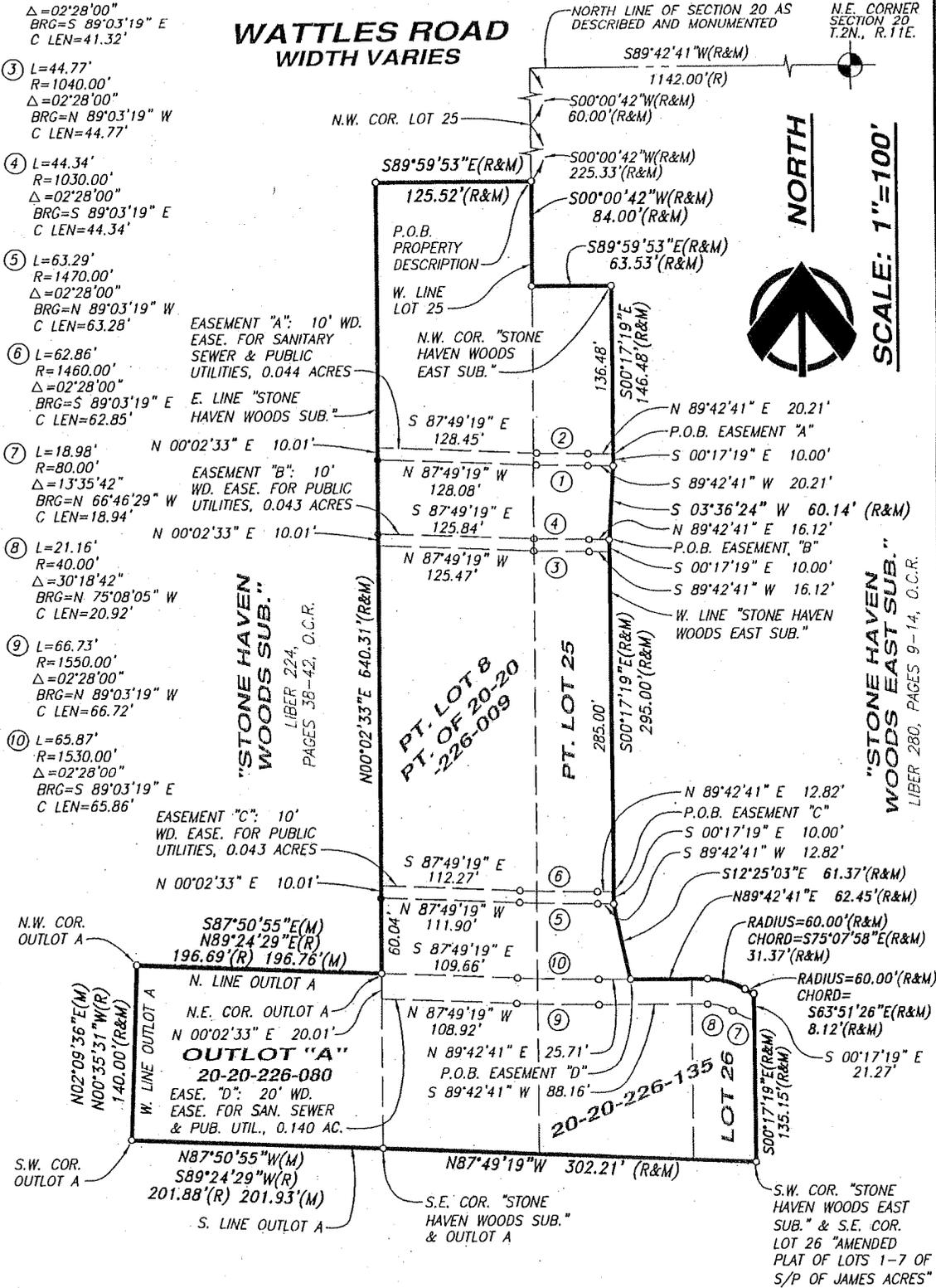
⑦ L=18.98'
R=80.00'
Δ=13°35'42"
BRG=N 66°46'29" W
C LEN=18.94'

⑧ L=21.16'
R=40.00'
Δ=30°18'42"
BRG=N 75°08'05" W
C LEN=20.92'

⑨ L=66.73'
R=1550.00'
Δ=02°28'00"
BRG=N 89°03'19" W
C LEN=66.72'

⑩ L=65.87'
R=1530.00'
Δ=02°28'00"
BRG=S 89°03'19" E
C LEN=65.86'

WATTLES ROAD WIDTH VARIES



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

PROJECT:
**SANITARY SEWER,
WATER MAIN, &
PUB. UTIL. EASE.**
PT. OF THE N.E. 1/4 OF SEC. 20, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MI

CLIENT:
"MONDRIAN PROPERTIES STONE
HAVEN DEVELOPMENT LLC"
50215 SCHOENHERR ROAD
SHELBY TWP., MI 48315
(588) 728-7340

JOB NO: 06-142
DATE: 2/26/07
DRAWN BY: J.S.B.
CHECKED BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-20-226-080 (pt of)
Resolution #

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp., 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace sidewalk, 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 _____ signature(s) this 2 day of April A.D. 2007.

In presence of: (not required)

MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, 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 2 day of April, 2007, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES STONE HAVEN DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

DIANE C. JONES
Notary Public - Michigan
Macomb County
My Commission Expires
September 17, 2011

[Signature]
Notary Public, Macomb County, Michigan

My Commission Expires September 17, 2011
Acting in the County of Macomb, MI

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"

PUBLIC WALKWAY EASEMENT

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC WALKWAY, PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, IS DESCRIBED AS:

COMMENCING AT THE NORTHEAST CORNER OF SECTION 20; THENCE S.89°42'41"W., 1142.00 FEET ALONG THE NORTH LINE OF SECTION 20; THENCE S.00°00'42"W., 60.00 FEET TO THE NORTHWEST CORNER OF LOT 25 "AMENDED PLAT OF LOTS 1 THROUGH 7 OF SUPERVISOR'S PLAT OF JAMES ACRES", AS RECORDED IN LIBER 283 OF PLATS, PAGES 1 AND 2 OF OAKLAND COUNTY RECORDS; THENCE CONTINUING S.00°00'42"W., 225.33 FEET ALONG THE WEST LINE OF SAID LOT 25; THENCE N.89°59'53"W., 125.52 FEET TO A POINT ON THE EAST LINE OF "STONE HAVEN WOODS", A SUBDIVISION OF PART OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 224 OF PLATS, PAGES 38-42 OF OAKLAND COUNTY RECORDS; THENCE ALONG THE EAST LINE OF SAID "STONE HAVEN WOODS" S.00°02'33"W., 640.31 FEET TO THE NORTHEAST CORNER OF OUTLOT A AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID LINE S.00°02'03"W., 140.10 FEET TO THE SOUTHEAST CORNER OF OUTLOT A AND "STONE HAVEN WOODS"; THENCE ALONG THE SOUTH LINE OF OUTLOT A N.87°50'55"W., 10.01 FEET; THENCE N.00°02'03"E., 140.10 FEET TO A POINT ON THE NORTH LINE OF OUTLOT A; THENCE ALONG SAID LINE S.87°50'55"E., 10.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.032 ACRES.

