



CITY COUNCIL AGENDA ITEM

Date: March 17, 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 Four Warranty Deeds and Six Permanent Easements for Oak Forest Site Condominium - Sidwell #88-20-11-201-028 & 030

History

As part of the development of the Oak Forest Site Condominium located south of Square Lake and west of John R in the northeast $\frac{1}{4}$ of Section 11, the Engineering department has received four warranty deeds for right-of-way and detention purposes, six permanent easements for storm sewers and surface drainage, public utilities, sanitary sewers, clear vision, landscape and non-access greenbelt, and an entry marker from Oak Forest, LLC, owner of the property having Sidwell #88-20-11-201-028 & 030.

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

Financial

The consideration amount on each document is \$1.00

Recommendation

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

WARRANTY DEED

Sidwell # 20-11-201-028 & 030 (pt of)
Resolution #

The Grantor(s) OAK FOREST, LLC, a Michigan limited liability company, whose address is: 5877 Livernois, Suite 103, Troy, MI 48098 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 13th day of March, 2015.

OAK FOREST, LLC, a Michigan limited liability company

By Ann M. Sobey
Ann M. Sobey
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Ann M. Sobey, Member of Oak Forest, LLC, a Michigan limited liability company, on behalf of the company.

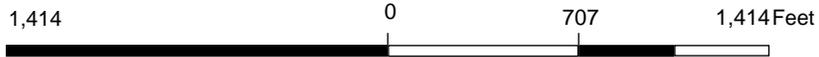
GINAT WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2019
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ 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 #20-11-201-028 & 030 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES



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.

EXHIBIT "A"

SKETCH OF DESCRIPTION
"PROPOSED R-O-W DEDICATION"

LEGAL DESCRIPTION:

R:GHT-OF-WAY AREA - OAK FOREST DRIVE, ASHWOOD DRIVE, ASHWOOD COURT AND MAPLEWOOD COURT (60 FEET WIDE)

Land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet; thence S00°27'15"E, 60.00 feet to the south line of Square Lake Road, also being the northeast corner of "Oak Forest Condominium" and the POINT OF BEGINNING; thence continuing S00°27'15"E, 930.00 feet along the east line of said "Oak Forest Condominium";

thence S03°24'41"W, 133.36 feet;
thence S89°02'21"E, 455.49 feet;
thence 12.30 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 23°29'02", and a chord which bears N79°13'08"E, 12.21 feet;
thence 281.58 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 268°53'29", and a chord which bears S21°55'22"W, 85.67 feet;
thence 34.25 feet along the arc of a curve to the left, having a radius of 30.00 feet, a central angle of 65°24'27", and a chord which bears N56°20'07"W, 32.42 feet;
thence N89°02'21"W, 412.08 feet;
thence S03°24'41"W, 147.72 feet;
thence S00°27'22"E, 122.45 feet;
thence S89°02'21"E, 117.76 feet;
thence 33.06 feet along the arc of a curve to the left, having a radius of 42.00 feet, a central angle of 45°05'57", and a chord which bears N68°24'41"E, 32.21 feet;
thence 282.95 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 270°11'54", and a chord which bears S00°57'39"W, 84.71 feet;
thence 33.06 feet along the arc of a curve to the left, having a radius of 42.00 feet, a central angle of 45°05'57", and a chord which bears N66°29'22"W, 32.21 feet;
thence N89°02'21"W, 116.27 feet;
thence S00°27'22"E, 270.08 feet;
thence S89°02'21"E, 305.56 feet;
thence 119.21 feet along the arc of a curve to the left, having a radius of 245.00 feet, a central angle of 27°52'42", and a chord which bears N77°01'18"E, 118.04 feet to a point on the west line of Oak Forest Drive as previously deeded to the City of Troy in Liber 46653, Page 350;
thence along said west line S00°52'17"E, 65.28 feet;
thence 119.07 feet along the arc of a curve to the right, having a radius of 305.00 feet, a central angle of 22°29'08", and a chord which bears S79°43'05"W, 118.93 feet;
thence N89°02'21"W, 304.83 feet;
thence S00°57'38"W, 145.96 feet to the south line of the aforementioned "Oak Forest Condominium";
thence thence along said south line N89°02'22"W, 60.01 feet;
thence N00°57'38"E, 175.96 feet;
thence N00°27'22"W, 483.10 feet;
thence N03°24'41"E, 341.15 feet;
thence N00°27'15"W, 928.58 feet;
thence S89°51'52"E, 60.00 feet to the POINT OF BEGINNING.



Daniel Cole

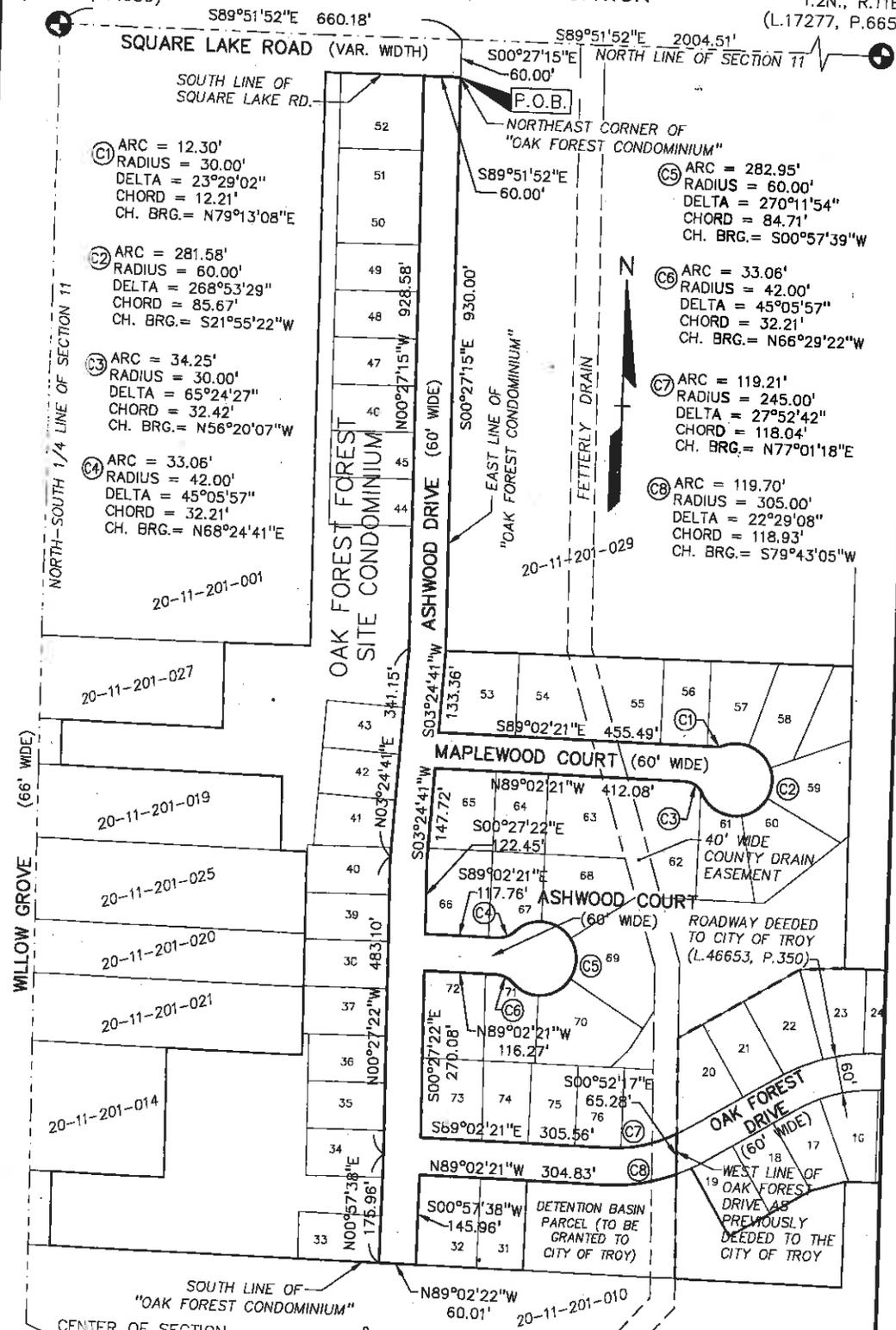
PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1"= 200'	JOB No: 2000250
	DATE: 1-22-15	DWG. No: 2 of 2

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

SKETCH OF DESCRIPTION "PROPOSED R-O-W DEDICATION"

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)



- ① ARC = 12.30'
RADIUS = 30.00'
DELTA = 23°29'02"
CHORD = 12.21'
CH. BRG. = N79°13'08"E
- ② ARC = 281.58'
RADIUS = 60.00'
DELTA = 268°53'29"
CHORD = 85.67'
CH. BRG. = S21°55'22"W
- ③ ARC = 34.25'
RADIUS = 30.00'
DELTA = 65°24'27"
CHORD = 32.42'
CH. BRG. = N56°20'07"W
- ④ ARC = 33.06'
RADIUS = 42.00'
DELTA = 45°05'57"
CHORD = 32.21'
CH. BRG. = N68°24'41"E

- ⑤ ARC = 282.95'
RADIUS = 60.00'
DELTA = 270°11'54"
CHORD = 84.71'
CH. BRG. = S00°57'39"W
- ⑥ ARC = 33.06'
RADIUS = 42.00'
DELTA = 45°05'57"
CHORD = 32.21'
CH. BRG. = N66°29'22"W
- ⑦ ARC = 119.21'
RADIUS = 245.00'
DELTA = 27°52'42"
CHORD = 118.04'
CH. BRG. = N77°01'18"E
- ⑧ ARC = 119.70'
RADIUS = 305.00'
DELTA = 22°29'08"
CHORD = 118.93'
CH. BRG. = S79°43'05"W

WILLOW GROVE (66' WIDE)

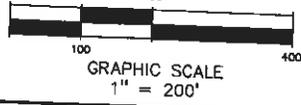
NORTH-SOUTH 1/4 LINE OF SECTION 11

OAK FOREST FOREST SITE CONDOMINIUM

ASHWOOD DRIVE (60' WIDE)

EAST LINE OF "OAK FOREST CONDOMINIUM"

FETTERLY DRAIN



CENTER OF SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)

PROFESSIONAL
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2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 200'
DATE: 1-22-15
JOB No: 2000250
DWG. No: 1 of 2

WARRANTY DEED

Sidwell # 20-11-201-028 (pt of)
Resolution #

The Grantor(s) OAK FOREST, LLC, a Michigan limited liability company, whose address is: 5877 Livernois, Suite 103, Troy, MI 48098 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 13th day of March, 2015.

OAK FOREST, LLC, a Michigan limited liability company

By Ann M. Sobey
Ann M. Sobey
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Ann M. Sobey, Member of Oak Forest, LLC, a Michigan limited liability company, on behalf of the company.

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2019
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ 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 #20-11-201-028 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF DESCRIPTION
"PROPOSED R-O-W DEDICATIONS"

LEGAL DESCRIPTION:

60 FOOT WIDE ROAD DEDICATION:

Land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North line of said Section 11, S89°51'52"E, 440.12 feet to the POINT OF BEGINNING;

thence continuing along said North line S89°51'52"E, 220.06 feet to the East line of "Oak Forest Site Condominium";

thence along said East line, S00°27'15"E, 60.00 feet;

thence N89°51'52"W, 220.06 feet to the West line of "Oak Forest Site Condominium";

thence along said West line, N00°27'15"W, 60.00 feet to the aforementioned North line of Section 11 and the POINT OF BEGINNING (NORTH), Containing ±13,204 square feet of land;

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 200'

JOB No: 2000250

DATE: 3-9-15

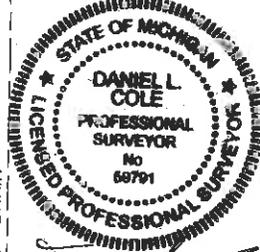
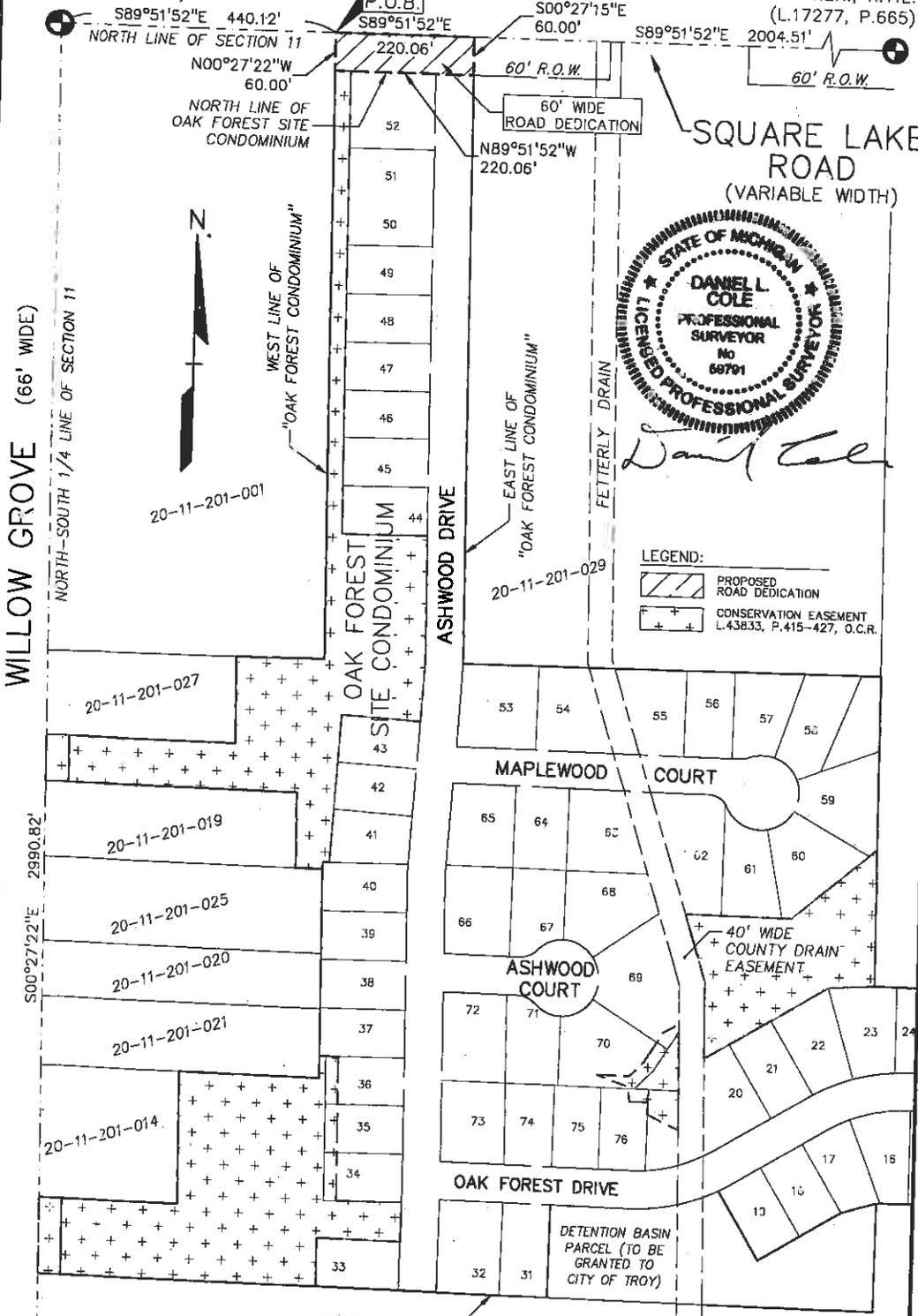
DWG. No: 2 of 2

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

SKETCH OF DESCRIPTION "PROPOSED R-O-W DEDICATION"

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)



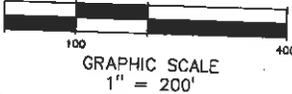
Daniel L. Cole

LEGEND:
 PROPOSED ROAD DEDICATION
 CONSERVATION EASEMENT L.43833, P.415-427, O.C.R.

WILLOW GROVE (66' WIDE)
NORTH-SOUTH 1/4 LINE OF SECTION 11

S00°27'22"E 2990.82'

CENTER OF SECTION
SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)



CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 200' JOB No: 2000250
DATE: 3-9-15 DWG. No: 1 of 2

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

WARRANTY DEED

Sidwell # 20-11-201-028 & 030 (pt of)
Resolution #

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Ann M. Sobey
Its: Member

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COUNTY OF OAKLAND)

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GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2019
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ 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 #20-11-201-028 & 030 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

**SKETCH OF DESCRIPTION
"PROPOSED R-O-W DEDICATIONS"**

LEGAL DESCRIPTION:

33 FOOT WIDE ROAD DEDICATION (NORTH):

Land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North-South 1/4 line of said Section 11, S00°27'22"E, 1125.00 feet to the POINT OF BEGINNING (NORTH);

thence S89°02'22"E, 33.01 feet to the West line of "Oak Forest Site Condominium";
thence along said West line, S00°27'22"E, 75.00 feet;
thence N89°02'22"W, 33.01 feet to the aforementioned North-South 1/4 line;
thence along said North-South 1/4 line, N00°27'22"W, 75.00 feet to the POINT OF BEGINNING (NORTH), Containing ±2,475 square feet of land;

LEGAL DESCRIPTION:

33 FOOT WIDE ROAD DEDICATION (SOUTH):

Land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North-South 1/4 line of said Section 11, S00°27'22"E, 1860.00 feet to the POINT OF BEGINNING (SOUTH);

thence S89°02'22"E, 33.01 feet to the West line of "Oak Forest Site Condominium";
thence along said West line, S00°27'22"E, 120.00 feet;
thence N89°02'22"W, 33.01 feet to the aforementioned North-South 1/4 line;
thence along said North-South 1/4 line, N00°27'22"W, 120.00 feet to the POINT OF BEGINNING (SOUTH), Containing ±3,960 square feet of land;

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

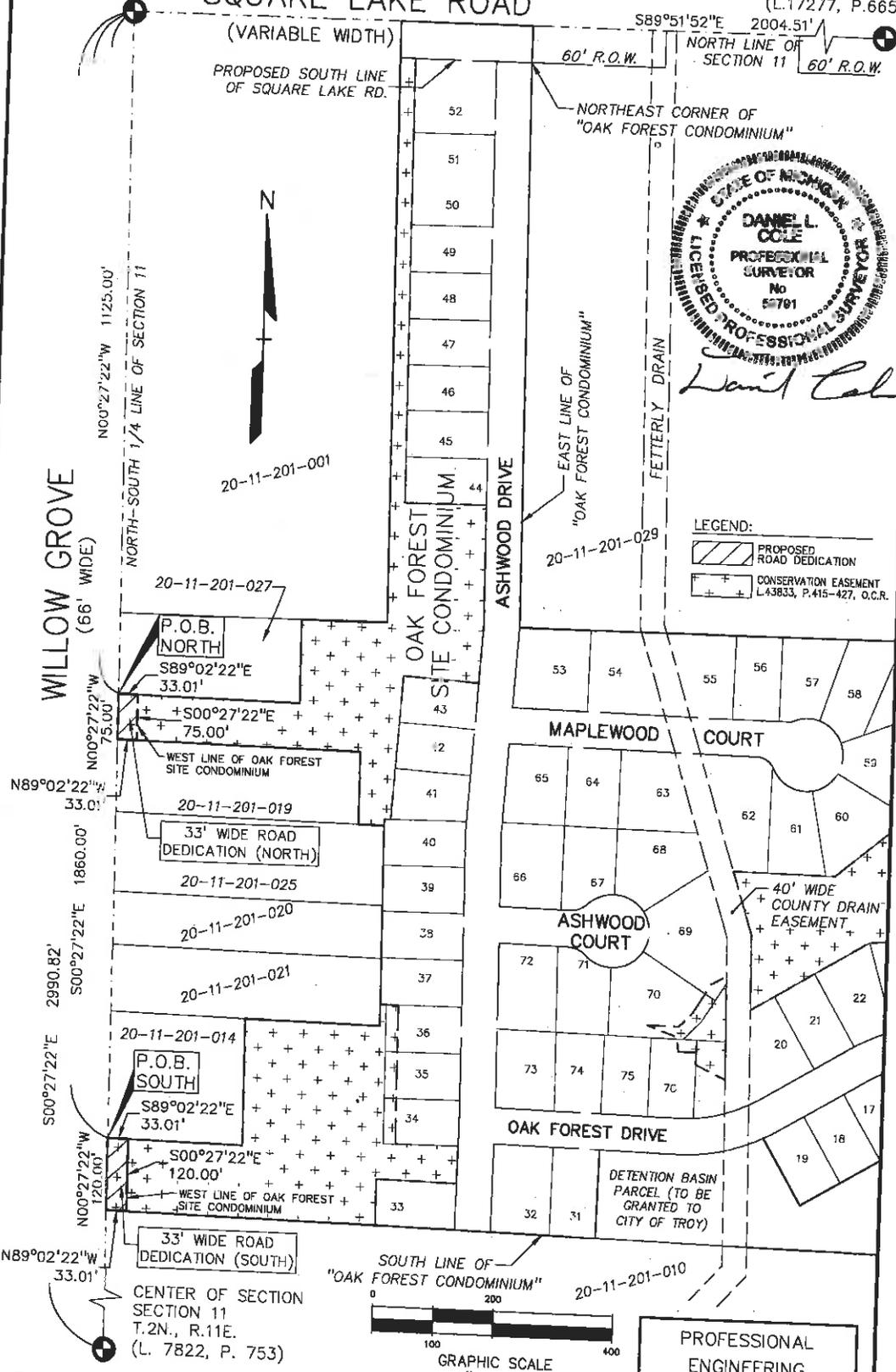
SCALE: 1"= 200' JOB No: 2000250
DATE: 3-9-15 DWG. No: 2 of 2

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

SKETCH OF DESCRIPTION "PROPOSED R-O-W DEDICATIONS" SQUARE LAKE ROAD

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)



STATE OF MICHIGAN
DANIEL L. COLE
PROFESSIONAL SURVEYOR
No. 5701
Daniel Cole

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 200'
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JOB No: 2000250
DWG. No: 1 of 2

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

WARRANTY DEED

Sidwell # 20-11-201-030 (pt of)
Resolution #

The Grantor(s) OAK FOREST, LLC, a Michigan limited liability company, whose address is: 5877 Livernois, Suite 103, Troy, MI 48098 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:

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NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2019
ACTING IN CACITY OF OAKLAND

Gina T. Wrona
Notary Public, _____ County, MI
My commission expires: _____
Acting in _____ 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 #20-11-201-030 (pt of) _____ Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

**LEGAL DESCRIPTION
DETENTION POND EASEMENT**

LEGAL DESCRIPTION:

DETENTION POND EASEMENT

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11;
thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 341.15 feet;
thence continuing along said west line S00°27'22"E, 483.10 feet;
thence continuing along said west line S00°57'38"W, 175.96 feet to the south line of "Oak Forest Condominium";
thence along said south line S89°02'22"E, 236.51 feet to the POINT OF BEGINNING;
thence N00°57'39"E, 145.96 feet to the south line of Oak Forest Drive (60' wide);
thence along said south line S89°02'21"E, 128.33 feet;
thence continuing along said south line 77.73 feet along the arc a curve to the left, having a radius of 305.00 feet, a central angle of 14°36'09", and a chord bearing N83°39'35"E, 77.52 feet to the west line of Fetterly Drain (40' wide);
thence along said west line S00°50'42"E, 155.89 feet to the aforementioned south line of "Oak Forest Condominium";
thence along said south line N89°02'22"W, 210.13 feet to the POINT OF BEGINNING.
Containing ±0.70 acres of land.

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 200'
DATE: 1-22-15

JOB No: 2000250
DWG. No: 2 of 2

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NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

SKETCH OF DETENTION POND EASEMENT

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)

S89°51'52"E 600.18'
SQUARE LAKE ROAD
(VAR. WIDTH)

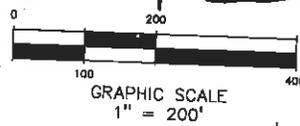
S89°51'52"E 2004.51'

NORTH LINE OF SECTION 11
WEST LINE OF ASHWOOD
DRIVE (60' WDE)

SOUTH LINE OF
SQUARE LAKE RD.

Line Table		
Line #	Length	Direction
L1	145.96	N00°57'39"E
L2	128.33	S89°02'21"E
L3	155.89	S00°50'42"E
L4	210.13	N89°02'22"W

Curve Table					
Curve #	Length	Radius	Delta	Chord	CH. BRG.
C1	77.73	305.00	14°36'09"	77.52	N83°39'35"E



NORTH-SOUTH 1/4 LINE OF SECTION 11



20-11-201-001

OAK FOREST FOREST
SITE CONDOMINIUM

ASHWOOD DRIVE (60' WIDE) S00°27'15"E 988.58'

EAST LINE OF
"OAK FOREST CONDOMINIUM"

FETTERLY DRAIN

20-11-201-029

WILLOW GROVE
(66' WIDE)

20-11-201-027

20-11-201-019

20-11-201-025

20-11-201-020

20-11-201-021

20-11-201-014

S03°24'41"W
341.15'

341.15'

483.10'

483.10'

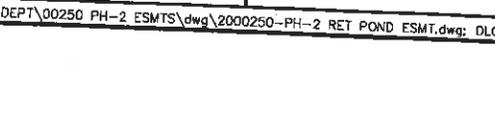
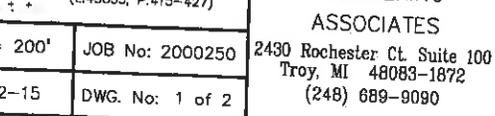
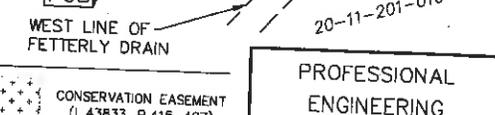
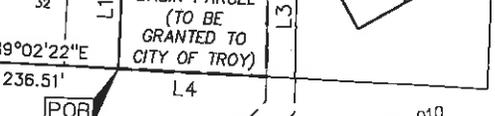
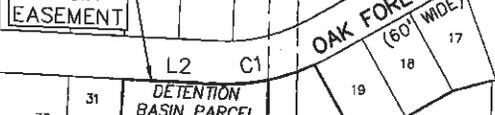
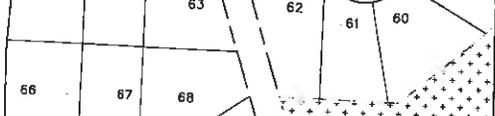
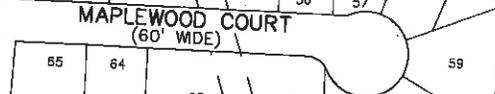
483.10'

175.96'

175.96'

236.51'

236.51'



SOUTH LINE OF
"OAK FOREST CONDOMINIUM"

CENTER OF SECTION
SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)

LEGEND

CONSERVATION EASEMENT
(L.43833, P.415-427)

WEST LINE OF
FETTERLY DRAIN

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 200'
DATE: 1-22-15

JOB No: 2000250
DWG. No: 1 of 2

PERMANENT EASEMENT

Sidwell #20-11-201-028 & 030 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Suite 103, 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, 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Ann M. Sobey, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2019
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
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"
(1 of 4)

SKETCH OF STORM SEWER
EASEMENT "A"

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)

SQUARE LAKE ROAD S89°51'52"E 600.18'
(VAR. WIDTH)

33' R-O-W LINE

NORTH LINE OF SECTION 11

S00°27'15"E
60.00'
60' R-O-W

SOUTH LINE
OF SQUARE
LAKE RD.

CENTERLINE OF
12' WIDE STORM
EASEMENT "A"

S00°27'15"E 196.51'

52

51

12'

135.00'

50

P.O.B.
"A"

P.O.E.
"A"

49

48

47

46

45

44

OAK FOREST FOREST
SITE CONDOMINIUM

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

ASHWOOD DRIVE
(60' WIDE)

20-11-201-029

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "A"

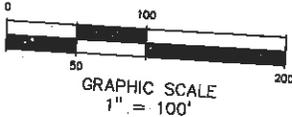
A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide); thence along said west line S00°27'15"E, 196.51 feet to the POINT OF BEGINNING "A";

thence S89°32'45"W, 135.00 feet to the POINT OF ENDING "A"

WILLOW GROVE (66' WIDE)

NORTH-SOUTH 1/4 LINE OF SECTION 11



LEGEND

CONSERVATION EASEMENT
(L.43833, P.415-427)

20-11-201-001

CENTER OF SECTION
SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)

20-11-201-027

CLIENT:

OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'

JOB No: 2000250

DATE: 1-22-15

DWG. No: 2 of 7

PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(2 of 4)

LEGAL DESCRIPTIONS
STORM SEWER EASEMENTS "B" & "C"

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "B"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 324.88 feet to the POINT OF BEGINNING "B";

thence S89°32'38"W, 142.88 feet;
thence N44°05'56"W, 27.48 feet;
thence S44°05'56"E, 27.48 feet;
thence S55°41'51"E, 15.56 feet;
thence S00°27'22"E, 339.83 feet;
thence S53°06'00"W, 117.72 feet to the POINT OF ENDING "B".

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "C"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 341.15 feet;
thence continuing along said west line S00°27'22"E, 483.10 feet;
thence continuing along said west line S00°57'38"W, 81.41 feet to the POINT OF BEGINNING "C";

thence S73°53'10"W, 29.43 feet;
thence N88°56'09"W, 115.00 feet;
thence S01°03'51"W, 71.00 feet to the POINT OF ENDING "C".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
DATE: 1-22-15

JOB No: 2000250
DWG. No: 4 of 7

PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(3 of 4)

LEGAL DESCRIPTIONS
STORM SEWER EASEMENTS "D, E & F"

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "D"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 133.36 feet to the north line of Maplewood Court (60' wide);
thence along said north line S89°02'21"E, 124.00 feet to the POINT OF BEGINNING "D";
thence N00°57'39"E, 128.95 feet to the POINT OF ENDING "D".

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "E"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 133.36 feet to the north line of Maplewood Court (60' wide);
thence along said north line S89°02'21"E, 301.87 feet to the POINT OF BEGINNING "E";
thence N17°26'01"W, 137.3 feet;
thence S89°51'52"E, 298.40 feet to the POINT OF ENDING "E".

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "F"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 325.54 feet to the POINT OF BEGINNING "F";
thence S89°02'21"E, 319.14 feet;
thence S17°25'58"E, 70.88 feet to the POINT OF ENDING "F".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 100'
JOB No: 2000250
DATE: 1-22-15
DWC. No: 6 of 7

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(4 of 4)

LEGAL DESCRIPTIONS
STORM SEWER EASEMENTS "G, H & I"

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "G"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 193.42 feet to the south line of Moplewood Court (60' wide);
thence along said south line S89°02'21"E, 324.39 feet to the POINT OF BEGINNING "G";
thence S17°26'01"E, 194.60 feet;
thence S89°02'21"E, 161.77 feet;
thence N50°02'01"E, 177.87 feet to the east line of "Oak Forest Condominium";
thence S50°02'01"W, 177.87 feet;
thence N89°02'21"W, 161.77 feet;
thence S17°26'01"E, 115.10 feet;
thence S00°52'17"E, 118.93 feet to the north line of an existing storm sewer and drainage easement as recorded in Liber 46653, Page 364, Oakland County Records, and the POINT OF ENDING "G".

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "H"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence continuing along said east line S00°27'22"E, 319.66 feet to the POINT OF BEGINNING "H";
thence S88°51'08"E, 260.29 feet to the POINT OF ENDING "H".

LEGAL DESCRIPTION:

STORM SEWER EASEMENT "I"

A 12 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence continuing along said east line S00°27'22"E, 482.19 feet;
thence continuing along said east line S00°57'38"W, 170.33 feet to the POINT OF BEGINNING "I";
thence S89°02'22"E, 166.50 feet;
thence N53°43'01"E, 12.56 feet to the POINT OF ENDING "I".

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1"= 100'	JOB No: 2000250
	DATE: 1-22-15	DWG. No: 7 of 7

SKETCH OF STORM SEWER EASEMENTS "B" & "C"

NORTHEAST CORNER SECTION 11 T.2N., R.11E.

NORTH LINE OF SECTION 11 SQUARE LAKE ROAD (VAR. WIDTH) S89°51'52"E 600.18'

NORTH 1/4 CORNER SECTION 11 T.2N., R.11E.

S00°27'15"E 988.58'

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

20-11-201-027

43

53

MAPLEWOOD COURT (60' WIDE)

42

65

20-11-201-019

N44°05'56"W 27.48'

S44°05'56"E 27.48'

S89°32'38"W 142.88'

41

P.O.B. "B"

66

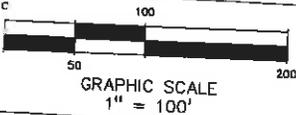
ASHWOOD DRIVE (60' WIDE)

ASHWOOD COURT (60' WIDE)

S55°41'51"E 15.56'

CENTERLINE OF 12' WIDE STORM EASEMENT "B"

39



20-11-201-020

S00°27'22"E 339.83'

38

ASHWOOD COURT (60' WIDE)

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

72

20-11-201-021

S53°06'00"W 117.72'

37

36

35

34

33

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

OAK FOREST DRIVE (60' WIDE)

73

WILLOW GROVE (66' WIDE)

NORTH-SOUTH 1/4 LINE OF SECTION 11

20-11-201-014

P.O.E. "B"

N88°56'09"W 115.00'

CENTERLINE OF 12' WIDE STORM EASEMENT "C"

S01°03'51"W 71.00'

S73°53'10"W 29.43'

P.O.E. "C"

P.O.B. "C"

32

CENTER OF SECTION SECTION 11 T.2N., R.11E. SOUTH LINE OF "OAK FOREST CONDOMINIUM"

LEGEND

CONSERVATION EASEMENT (L.43833, P.415-427)

PROFESSIONAL ENGINEERING ASSOCIATES

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098

SCALE: 1" = 100' JOB No: 2000250

DATE: 1-22-15 DWG. No: 3 of 7

2430 Rochester Ct. Suite 100 Troy, MI 48083-1872 (248) 689-9090

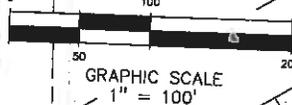
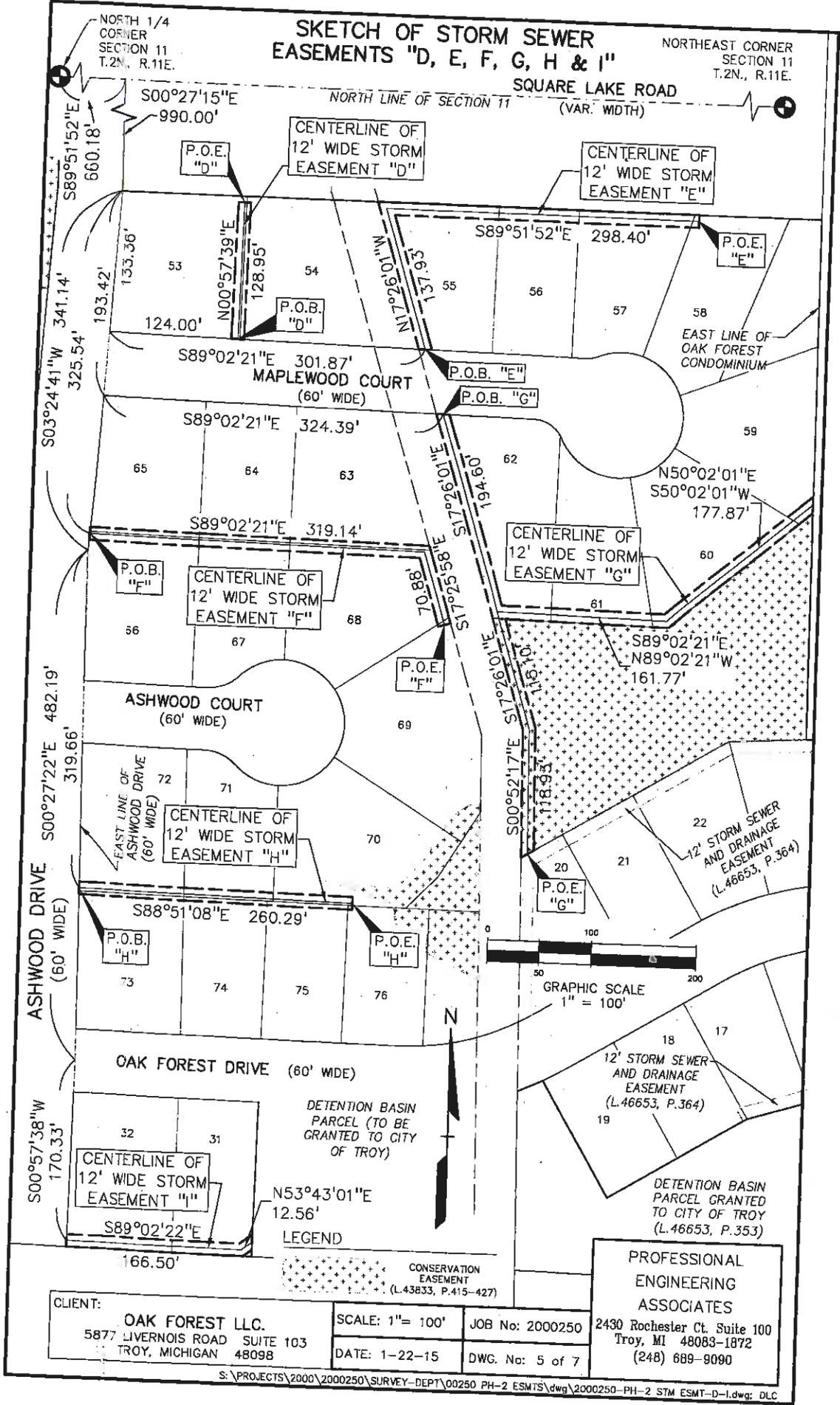
SKETCH OF STORM SEWER EASEMENTS "D, E, F, G, H & I"

NORTHEAST CORNER SECTION 11 T.2N., R.11E.

NORTH 1/4 CORNER SECTION 11 T.2N., R.11E.

SQUARE LAKE ROAD (VAR. WIDTH)

NORTH LINE OF SECTION 11



LEGEND
 CONSERVATION EASEMENT (L.43833, P.415-427)

PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct. Suite 100
 Troy, MI 48083-1872
 (248) 689-9090

CLIENT:
OAK FOREST LLC.
 5877 LIVERNOIS ROAD SUITE 103
 TROY, MICHIGAN 48098

SCALE: 1" = 100'
DATE: 1-22-15
JOB No: 2000250
DWC. No: 5 of 7

PERMANENT EASEMENT

Sidwell #20-11-201-028 & 030 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Suite 103, 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, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Ann M. Sobey, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES MAY 19, 2015
ACTING IN COUNTY OF OAKLAND

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"
(1 of 4)

SKETCH OF 10' WIDE PRIVATE UTILITY EASEMENT "A"

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)

SQUARE LAKE ROAD S89°51'52"E 600.18'
(VAR. WIDTH) NORTH LINE OF SECTION 11
33' R-O-W LINE

S00°27'15"E 60.00'
60' R-O-W

N89°51'52"W 20.00'

SOUTH LINE OF SQUARE LAKE RD.

P.O.B. "A"

LEGAL DESCRIPTION:

10' PRIVATE UTILITY EASEMENT "A"

A 10 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide);

thence along said south line N89°51'52"W, 20.00 feet to the POINT OF BEGINNING "A";

thence along said centerline the following two (2) courses:

- 1) S00°27'15"E, 727.22 feet and;
- 2) N89°32'45"E, 20.00 feet to the aforementioned west line of Ashwood Drive and the POINT OF ENDING "A".

WILLOW GROVE (66' WIDE)

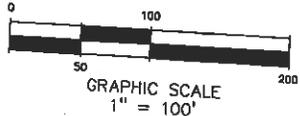
OAK FOREST FOREST CONDOMINIUM SITE

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

ASHWOOD DRIVE (60' WIDE)

20-11-201-029

20-11-201-001



LEGEND
CONSERVATION EASEMENT (L.43833, P.415-427)

NORTH-SOUTH 1/4 LINE OF SECTION 11

CENTER OF SECTION SECTION 11
T.2N., R.11E.
(L. 7822, P. 753) 20-11-201-027

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
DATE: 1-22-15
JOB No: 2000250
DWG. No: 2 of 7

PROFESSIONAL ENGINEERING ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(2 of 4)

SKETCH OF 10' WIDE PRIVATE
UTILITY EASEMENTS "B" & "C"

LEGAL DESCRIPTION:

10' PRIVATE UTILITY EASEMENT "B"

A 10 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 101.65 feet to the POINT OF BEGINNING "B";

thence N86°35'19"W, 20.00 feet;
thence S03°24'41"W, 240.18 feet;
thence S00°27'22"E, 483.90 feet;
thence S00°57'38"W, 32.28 feet;
thence N89°32'38"E, 20.00 feet to the POINT OF ENDING "B".

LEGAL DESCRIPTION:

10' PRIVATE UTILITY EASEMENT "C"

A 10 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 341.15 feet;
thence continuing along said west line S00°27'22"E, 483.10 feet;
thence continuing along said west line S00°57'38"W, 104.46 feet to the POINT OF BEGINNING "C";

thence N89°02'22"W, 20.00 feet;
thence S00°57'38"W, 71.50 feet to the south line of "Oak Forest Condominium" and the POINT OF ENDING "C".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 4 of 7

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(3 of 4)

LEGAL DESCRIPTIONS
PRIVATE UTILITY EASEMENT "D"

LEGAL DESCRIPTION:

10' PRIVATE UTILITY EASEMENT "D"

A 10 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof to the intersection of the east line of said Ashwood Drive and the north line of "Oak Forest Condominium";
thence along said north line S89°51'52"E, 5.01 feet to the POINT OF BEGINNING "D";

thence along said centerline the following twenty (20) courses:

- 1) S03°24'41"W, 128.43 feet;
- 2) S89°02'21"E, 450.27 feet;
- 3) 10.25 feet along the arc of a curve to the left, having a radius of 25.00 feet, a central angle of 23°29'02", and a chord bearing N79°13'08"E, 10.18 feet;
- 4) 121.18 feet along the arc of a curve to the right, having a radius of 65.00 feet, a central angle of 106°49'04", and a chord bearing S59°06'51"E, 104.38 feet;
- 5) non-tangent from said curve S89°02'21"E, 15.08 feet;
- 6) 224.55 feet along the arc of a non-tangent curve to the right, having a radius of 80.00 feet, a central angle of 160°49'11", and a chord bearing S75°57'31"W, 157.76 feet;
- 7) 11.42 feet along the arc of a curve to the left, having a radius of 10.00 feet, a central angle of 65°24'27", and a chord bearing N56°20'07"W, 10.81 feet;
- 8) N89°02'21"W, 407.94 feet;
- 9) S03°24'41"W, 127.75 feet;
- 10) S00°27'22"E, 117.40 feet;
- 11) S89°02'21"E, 112.88 feet;
- 12) 29.12 feet along the arc of a curve to the left, having a radius of 37.00 feet, a central angle of 45°05'57", and a chord bearing N68°24'41"E, 28.38 feet;
- 13) 78.86 feet along the arc of a curve to the right, having a radius of 65.00 feet, a central angle of 69°30'52", and a chord bearing N80°37'09"E, 74.11 feet;
- 14) non-tangent from said curve N29°47'17"E, 15.00 feet;
- 15) 279.05 feet along the arc of a non-tangent curve to the right, having a radius of 80.00 feet, a central angle of 199°51'19", and a chord bearing S36°07'57"W, 157.60 feet;
- 16) 17.32 feet along the arc of a curve to the left, having a radius of 22.00 feet, a central angle of 45°05'57", and a chord bearing N66°29'22"W, 16.87 feet;
- 17) N89°02'21"W, 110.78 feet;
- 18) S00°27'22"E, 245.08 feet;
- 19) S89°02'21"E, 300.68 feet and;
- 20) 119.23 feet along the arc of a curve to the left, having a radius of 240.00 feet, a central angle of 28°27'47", and a chord bearing N76°43'46"E, 118.00 feet to the POINT OF ENDING "D".

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 6 of 7

EXHIBIT "A"
(4 of 4)

LEGAL DESCRIPTIONS
PRIVATE UTILITY EASEMENT "E"

LEGAL DESCRIPTION:

10' PRIVATE UTILITY EASEMENT "E"

A 10 foot wide easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, whose centerline is more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence continuing along said east line S00°27'22"E, 482.19 feet;
thence continuing along said east line S00°57'38"W, 176.33 feet to the south line of "Oak Forest Condominium";
thence along said south line S89°02'22"E, 5.00 feet to the POINT OF BEGINNING "E";
thence along said centerline the following three (3) courses:
1) N00°57'38"E, 125.96 feet;
2) S89°02'21"E, 299.83 feet and;
3) 119.60 feet along the arc of a curve to the left, having a radius of 359.00 feet, a central angle of 19°05'16", and a chord bearing N81°25'01"E, 119.05 feet to the POINT OF ENDING "E".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 7 of 7

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

SKETCH OF 10' WIDE PRIVATE UTILITY EASEMENTS "B" & "C"

NORTHEAST CORNER SECTION 11
T.2N., R.11E.

NORTH 1/4 CORNER SECTION 11
T.2N., R.11E.

NORTH LINE OF SECTION 11 $S89^{\circ}51'52"E$ 600.18'

$S00^{\circ}27'15"E$ 988.58'

$N86^{\circ}35'19"W$ 20.00'

20-11-201-027

WEST LINE OF ASHWOOD DRIVE (60' WIDE)

P.O.B. "B"

53

MAPLEWOOD COURT (60' WIDE)

43

42

41

65

20-11-201-019

CENTERLINE OF 10' WIDE PRIVATE UTILITY EASEMENT "B"

$S03^{\circ}24'41"W$ 249.18'

$S03^{\circ}24'41"W$ 341.15'

40

39

66

20-11-201-025

20-11-201-020

38

ASHWOOD COURT (60' WIDE)

37

72

20-11-201-021

$S00^{\circ}27'22"E$ 483.90'

$S00^{\circ}27'22"E$ 483.10'

36

35

73

WILLOW GROVE (66' WIDE)

NORTH-SOUTH 1/4 LINE OF SECTION 11

20-11-201-014

$S00^{\circ}57'38"W$ 32.28'

P.O.E. "B"

OAK FOREST DRIVE (60' WIDE)

$N89^{\circ}32'38"E$ 20.00'

$N89^{\circ}02'22"W$ 20.00'

$S00^{\circ}57'38"W$ 104.46'

P.O.B. "C"

32

CENTERLINE OF 10' WIDE PRIVATE UTILITY EASEMENT "C"

$S00^{\circ}57'38"W$ 71.50'

33

SOUTH LINE OF "OAK FOREST CONDOMINIUM"

CENTER OF SECTION SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)

LEGEND

CONSERVATION EASEMENT (L.43833, P.415-427)

P.O.E. "C"

PROFESSIONAL ENGINEERING ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

CLIENT:

OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'

JOB No: 2000250

DATE: 1-22-15

DWG. No: 3 of 7

SKETCH OF 10' WIDE PRIVATE UTILITY EASEMENTS "D" & "E"

NORTHEAST CORNER SECTION 11 T.2N., R.11E.

SQUARE LAKE ROAD (VAR. WIDTH)

NORTH LINE OF SECTION 11

NORTH CORNER SECTION 11 T.2N., R.11E.

(C1) ARC = 10.25' RADIUS = 25.00' DELTA = 23°29'02" CH. BRG. = N79°13'08"E
 (C2) ARC = 121.18' RADIUS = 65.00' DELTA = 106°49'04" CH. BRG. = S59°08'51"E
 (C3) ARC = 224.55' RADIUS = 80.00' DELTA = 160°49'11" CH. BRG. = S75°57'31"W

NORTH LINE OF "OAK FOREST CONDOMINIUM"
 53 54 55 56 57 58
 S89°02'21"E 450.27'

MAPLEWOOD COURT (60' WIDE)
 65 64 63 62 59
 N89°02'21"W 407.94'
 (C4) ARC = 11.42' RADIUS = 10.00' DELTA = 65°24'27" CH. BRG. = N56°20'07"W
 (C5) ARC = 29.12' RADIUS = 37.00' DELTA = 45°05'57" CH. BRG. = N68°24'41"E
 (C6) ARC = 78.86' RADIUS = 65.00' DELTA = 69°30'52" CH. BRG. = N80°37'09"E
 (C7) ARC = 279.05' RADIUS = 80.00' DELTA = 199°51'19" CH. BRG. = S36°07'57"W
 (C8) ARC = 17.32' RADIUS = 22.00' DELTA = 45°05'57" CH. BRG. = N66°29'22"W

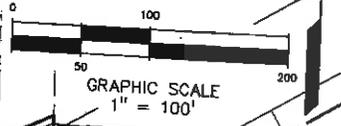
ASHWOOD COURT (60' WIDE)
 66 67 68 69 60
 S00°27'22"E 117.40'
 S89°02'21"E 112.88'
 (C9) ARC = 119.23' RADIUS = 240.00' DELTA = 28°27'47" CH. BRG. = N76°43'46"E
 (C10) ARC = 119.60' RADIUS = 359.00' DELTA = 19°05'16" CH. BRG. = N81°25'01"E

CENTERLINE OF 10' WIDE PRIVATE UTILITY EASEMENT "D"
 72 71 70 22
 N89°02'21"W 110.78'
 (C11) ARC = 119.23' RADIUS = 240.00' DELTA = 28°27'47" CH. BRG. = N76°43'46"E

OAK FOREST DRIVE (60' WIDE)
 73 74 75 76 17
 S00°27'22"E 245.08'
 S89°02'21"E 300.68'
 (C12) ARC = 119.60' RADIUS = 359.00' DELTA = 19°05'16" CH. BRG. = N81°25'01"E

CENTERLINE OF 10' WIDE PRIVATE UTILITY EASEMENT "E"
 77 78 79 18
 S89°02'21"E 299.83'
 (C13) ARC = 119.60' RADIUS = 359.00' DELTA = 19°05'16" CH. BRG. = N81°25'01"E

SOUTH LINE OF "OAK FOREST CONDOMINIUM"
 32 31 19
 S00°57'38"W 176.33'
 N00°57'38"E 125.96'
 DETENTION BASIN PARCEL (TO BE GRANTED TO CITY OF TROY)
 20' SANITARY SEWER EASEMENT (L.46653, P.356)
 P.O.B. "D"
 P.O.E. "E"



CLIENT: OAK FOREST LLC.
 5877 LIVERNOIS ROAD SUITE 103
 TROY, MICHIGAN 48098

SCALE: 1" = 100'
 DATE: 1-22-15
 JOB No: 2000250
 DWG. No: 5 of 7

PROFESSIONAL ENGINEERING ASSOCIATES
 2430 ROCHESTER CT. SUITE 100
 TROY, MI 48083-1872
 (248) 688-9090

PERMANENT EASEMENT

Sidwell #20-11-201-028 & 030 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Suite 103, 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, 48084 grants to the Grantee the right to construct, operate, maintain, repair and/or replace **sanitary sewers**, 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Ann M. Sobey, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar 19, 2015
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
*
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"
(1 of 5)

SKETCH OF SANITARY SEWER
EASEMENT "A"

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)

SQUARE LAKE ROAD
(VAR. WIDTH) S89°51'52"E 600.18'

NORTH LINE OF SECTION 11
33' R-O-W LINE

S89°51'52"E
15.00'

S00°27'15"E
60.00'
60' R-O-W

SOUTH LINE OF
SQUARE LAKE RD.

P.O.B.
"A"

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "A"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide) also being the POINT OF BEGINNING "A";

thence along said west line S00°27'15"E, 732.01 feet;

thence S89°32'45"W, 15.00 feet;

thence N00°27'15"W, 732.16 feet to the aforementioned south line of Square Lake Road;

thence along said south line S89°51'52"E, 15.00 feet to the POINT OF BEGINNING "A"

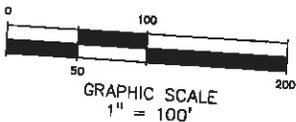
WILLOW GROVE
(66' WIDE)

OAK FOREST FOREST
SITE CONDOMINIUM

ASHWOOD DRIVE
(60' WIDE)

20-11-201-029

20-11-201-001



LEGEND

 CONSERVATION EASEMENT
(L.43833, P.415-427)

NORTH-SOUTH 1/4 LINE OF SECTION 11

CENTER OF SECTION
SECTION 11
T.2N., R.11E.
(L. 7822, P. 753)

20-11-201-027

CLIENT:

CAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'

JOB No: 2000250

DATE: 1-22-15

DWG. No: 2 of 8

PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

LEGAL DESCRIPTIONS
SANITARY SEWER EASEMENTS "B" & "C"

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "B"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 96.65 feet to the POINT OF BEGINNING "B";

thence continuing along said west line S03°24'41"W, 244.50 feet;
thence continuing along said west line S00°27'22"E, 483.10 feet;
thence S89°32'38"W, 15.00 feet;
thence N00°57'38"E, 37.60 feet;
thence N00°27'22"W, 483.42 feet;
thence N03°24'41"E, 245.01 feet;
thence S86°35'19"E, 15.00 feet to the POINT OF BEGINNING "B".

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "C"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet;
thence S00°27'15"E, 988.58 feet along the west line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said west line S03°24'41"W, 341.15 feet;
thence continuing along said west line S00°27'22"E, 483.10 feet;
thence continuing along said west line S00°57'38"W, 99.46 feet to the POINT OF BEGINNING "C";

thence continuing along said west line S00°57'38"W, 76.50 feet to the south line of "Oak Forest Condominium";
thence along said south line N89°02'22"W, 15.00 feet;
thence N00°57'38"E, 76.50 feet;
thence S89°02'22"E, 15.00 feet to the POINT OF BEGINNING "C".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 4 of 8

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48068-1872
(248) 689-9090

LEGAL DESCRIPTIONS
SANITARY SEWER EASEMENTS "D" & "E"

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "D"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:
Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 193.42 feet to the south line of Maplewood Court (60' wide) and the POINT OF BEGINNING "D";
thence along said south line S89°02'21"E, 412.08 feet;
thence continuing along said south line 31.42 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 60°00'00", and a chord bearing S59°02'21"E, 30.00 feet;
thence non-tangent to said curve N89°02'21"W, 438.71 feet to the east line of the aforementioned Ashwood Drive;
thence along said east line N03°24'41"E, 15.01 feet to the POINT OF BEGINNING "D".

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "E"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:
Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 193.42 feet to the south line of Maplewood Court (60' wide);
thence along said south line S89°02'21"E, 412.08 feet;
thence continuing along said south line 31.42 feet along the arc of a curve to the right, having a radius of 30.00 feet, a central angle of 60°00'00", and a chord bearing S59°02'21"E, 30.00 feet;
thence non-tangent to said curve S89°02'21"E, 111.50 feet to the east line of the aforementioned Maplewood Court and the POINT OF BEGINNING "E";
thence along said east line 25.56 feet along the arc of a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 24°24'32", and a chord bearing N10°44'02"E, 25.37 feet;
thence non-tangent to said curve S89°02'21"E, 15.01 feet;
thence 25.35 feet along the arc of a non-tangent curve to the right, having a radius of 75.00 feet, a central angle of 19°21'58", and a chord bearing S08°41'57"W, 25.23 feet;
thence non-tangent to said curve N89°02'21"W, 15.92 feet to the east line of the aforementioned Maplewood Court and the POINT OF BEGINNING "E".

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1"= 100'	JOB No: 2000250
	DATE: 1-22-15	DWG. No: 6 of 8

LEGAL DESCRIPTIONS
SANITARY SEWER EASEMENTS "F" & "G"

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "F"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence S00°27'22"E, 182.47 feet to the south line of Ashwood Court (60' wide) and the POINT OF BEGINNING "F";
thence along said south line S89°02'21"E, 116.27 feet;
thence continuing along said south line 33.06 feet along the arc of a curve to the right, having a radius of 42.00 feet, a central angle of 45°05'57", and a chord bearing S66°29'22"E, 32.21 feet;
thence continuing along said south line 3.86 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 03°41'22", and a chord bearing S45°47'05"E, 3.86 feet;
thence non-tangent to said curve N89°02'21"W, 148.47 feet to the east line of the aforementioned Ashwood Drive;
thence along said east line N00°27'22"W, 15.00 feet to the POINT OF BEGINNING "F".

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "G"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence along said south line S89°02'21"E, 116.27 feet;
thence continuing along said south line 33.06 feet along the arc of a curve to the right, having a radius of 42.00 feet, a central angle of 45°05'57", and a chord bearing S66°29'22"E, 32.21 feet;
thence continuing along said south line 3.86 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 03°41'22", and a chord bearing S45°47'05"E, 3.86 feet;
thence non-tangent to said curve S89°02'21"E, 79.37 feet to the east line of the aforementioned Ashwood Court and the POINT OF BEGINNING "G";
thence along said east line 114.94 feet along the arc of a non-tangent curve to the left, having a radius of 60.00 feet, a central angle of 109°45'48", and a chord bearing N05°19'49"W, 98.16 feet;
thence non-tangent to said curve N29°47'17"E, 15.00 feet;
thence 128.34 feet along the arc of a non-tangent curve to the right, having a radius of 75.00 feet, a central angle of 98°02'34", and a chord bearing S11°11'26"E, 113.24 feet;
thence non-tangent to said curve N89°02'21"W, 20.31 feet to the east line of the aforementioned Ashwood Court and the POINT OF BEGINNING "G".

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 7 of 8

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"
(5 of 5)

LEGAL DESCRIPTIONS
SANITARY SEWER EASEMENTS "H"

LEGAL DESCRIPTION:

SANITARY SEWER EASEMENT "H"

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 660.18 feet;
thence S00°27'15"E, 990.00 feet along the east line of Ashwood Drive (60' wide) and the northerly extension thereof;
thence continuing along said east line S03°24'41"W, 341.14 feet;
thence continuing along said east line S00°27'22"E, 452.55 feet to the north line of Oak Forest Drive (60' wide);
thence continuing along said east line S00°15'39"W, 60.00 feet to the intersection of the south line of said Oak forest drive and the east line of the aforementioned Ashwood Drive, also being the POINT OF BEGINNING "H";
thence along the south line of said Oak Forest Drive S89°02'21"E, 304.83 feet;
thence continuing along said south line 119.70 feet along the arc of a curve to the left, having a radius of 305.00 feet, a central angle of 22°29'08", and a chord bearing N79°43'05"E, 118.93 feet to the west line of an existing sanitary sewer easement as recorded in Liber 46653, Page 356 of Oakland County Records;
thence non-tangent to said curve along said west line S00°52'17"E, 18.22 feet;
thence 119.49 feet along the arc of a non-tangent curve to the right, having a radius of 354.00 feet, a central angle of 19°20'21", and a chord bearing S81°17'29"W, 118.92 feet;
thence N89°02'21"W, 304.83 feet to a point on the east line of the aforementioned Ashwood Drive;
thence along said east line N00°57'38"E, 15.00 feet to the POINT OF BEGINNING "H".

CLIENT:
CAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 100'
JOB No: 2000250
DATE: 1-22-15
DWG. No: 8 of 8

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

SKETCH OF SANITARY SEWER EASEMENTS "B" & "C"

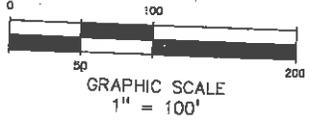
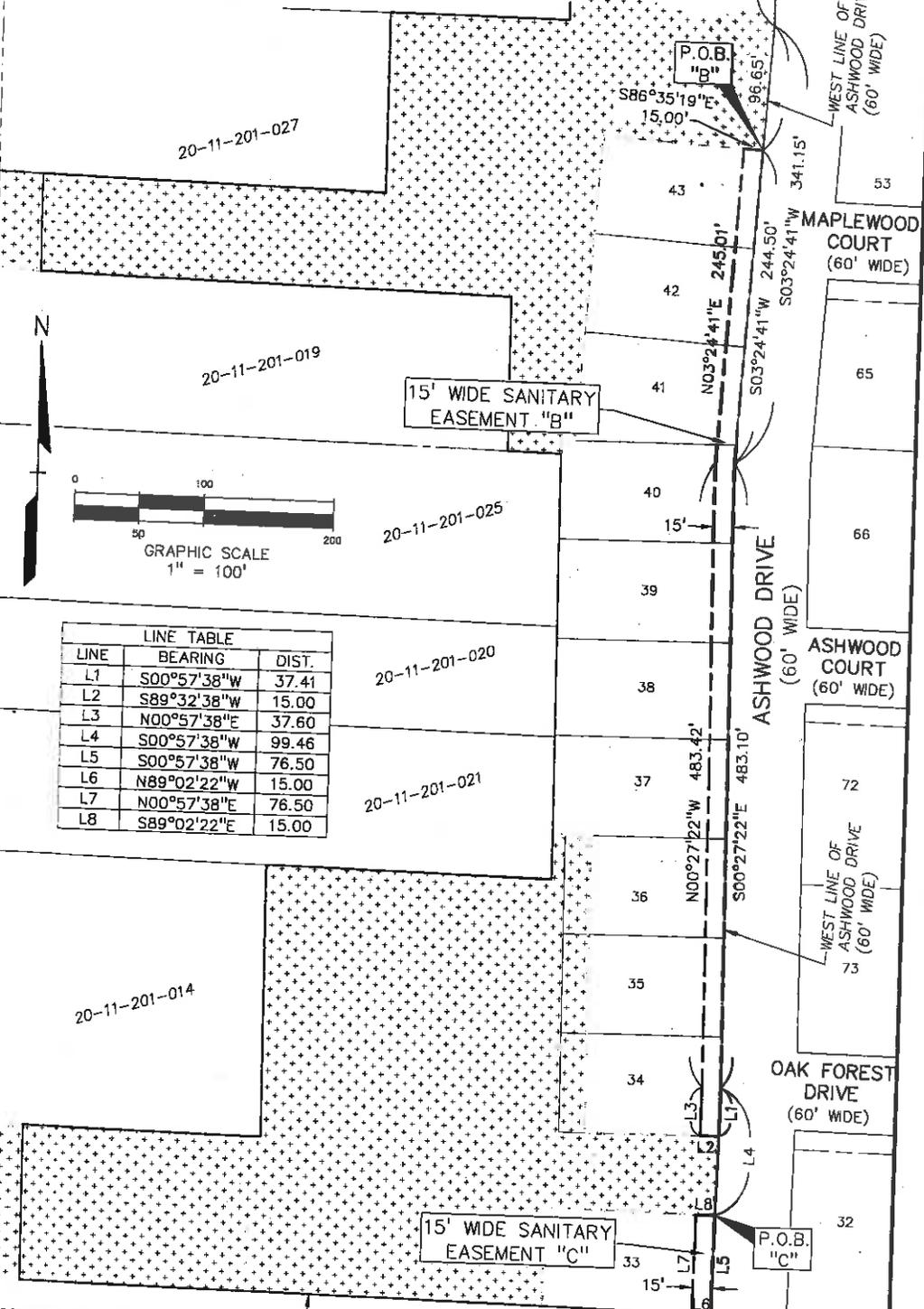
NORTHEAST CORNER SECTION 11 T.2N., R.11E.

NORTH LINE OF SECTION 11 SQUARE LAKE ROAD S89°51'52"E 600.18' (VAR. WIDTH)

NORTH 1/4 CORNER SECTION 11 T.2N., R.11E.

WILLOW GROVE (66' WIDE)

NORTH-SOUTH 1/4 LINE OF SECTION 11



LINE	BEARING	DIST.
L1	S00°57'38"W	37.41
L2	S89°32'38"W	15.00
L3	N00°57'38"E	37.60
L4	S00°57'38"W	99.46
L5	S00°57'38"W	76.50
L6	N89°02'22"W	15.00
L7	N00°57'38"E	76.50
L8	S89°02'22"E	15.00

LEGEND

CONSERVATION EASEMENT (L.43833, P.415-427)

CENTER OF SECTION SECTION 11 T.2N., R.11E.
 SOUTH LINE OF "OAK FOREST CONDOMINIUM" (L. 7822, P. 753)

CLIENT:
OAK FOREST LLC.
 5877 LIVERNOIS ROAD SUITE 103
 TROY, MICHIGAN 48098

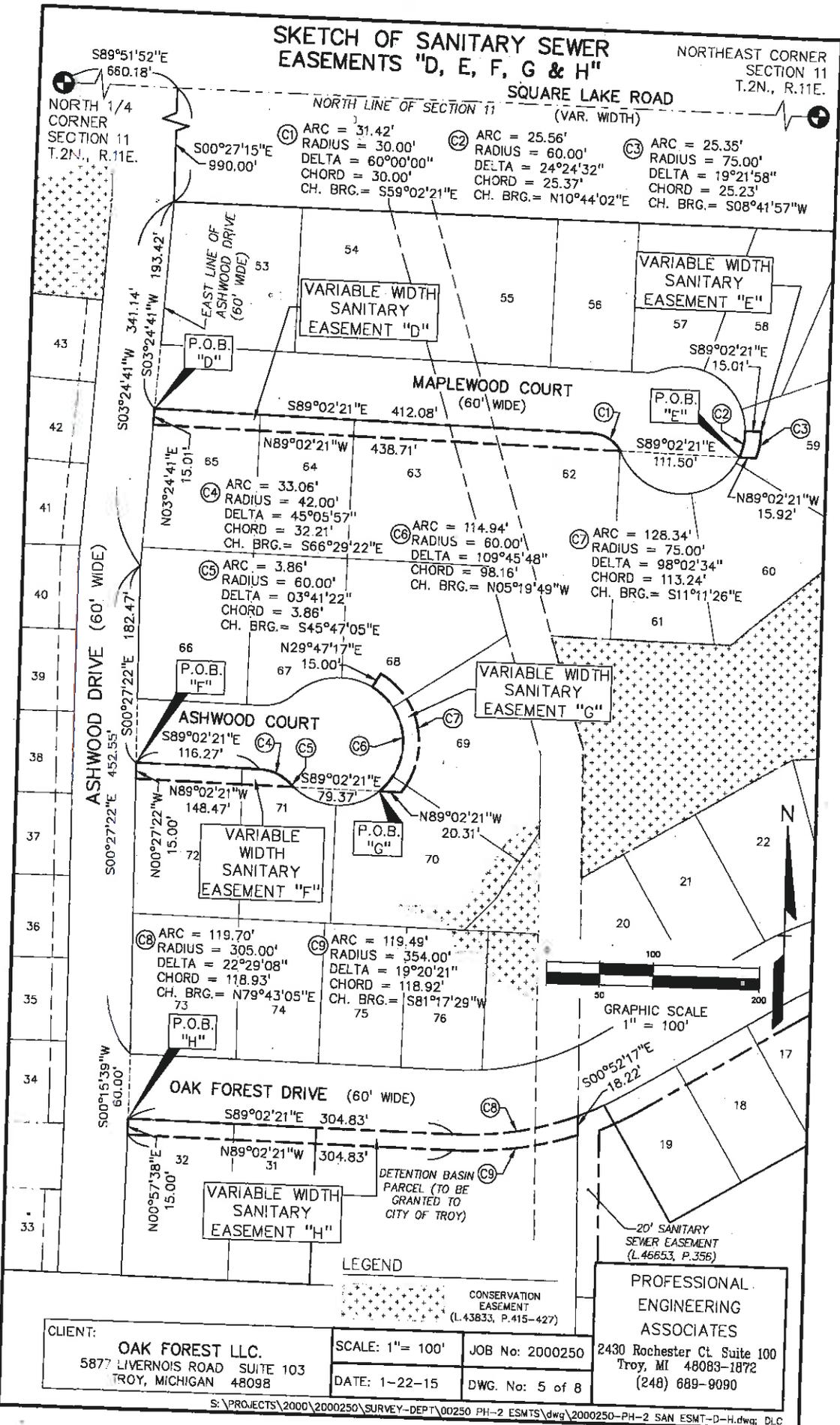
SCALE: 1" = 100'
 DATE: 1-22-15

JOB No: 2000250
 DWG. No: 3 of 8

PROFESSIONAL ENGINEERING ASSOCIATES
 2430 Rochester Ct, Suite 100
 Troy, MI 48063-1872
 (248) 689-9090

SKETCH OF SANITARY SEWER EASEMENTS "D, E, F, G & H"

NORTHEAST CORNER SECTION 11
T.2N., R.11E.



NORTH LINE OF SECTION 11 (VAR. WIDTH)

(C1) ARC = 31.42'
RADIUS = 30.00'
DELTA = 60°00'00"
CHORD = 30.00'
CH. BRG. = S59°02'21"E

(C2) ARC = 25.56'
RADIUS = 60.00'
DELTA = 24°24'32"
CHORD = 25.37'
CH. BRG. = N10°44'02"E

(C3) ARC = 25.35'
RADIUS = 75.00'
DELTA = 19°21'58"
CHORD = 25.23'
CH. BRG. = S08°41'57"W

VARIABLE WIDTH SANITARY EASEMENT "D"

VARIABLE WIDTH SANITARY EASEMENT "E"

MAPLEWOOD COURT (60' WIDE)

(C4) ARC = 33.06'
RADIUS = 42.00'
DELTA = 45°05'57"
CHORD = 32.21'
CH. BRG. = S66°29'22"E

(C5) ARC = 3.86'
RADIUS = 60.00'
DELTA = 03°41'22"
CHORD = 3.86'
CH. BRG. = S45°47'05"E

(C6) ARC = 114.94'
RADIUS = 60.00'
DELTA = 109°45'48"
CHORD = 98.16'
CH. BRG. = N05°19'49"W

(C7) ARC = 128.34'
RADIUS = 75.00'
DELTA = 98°02'34"
CHORD = 113.24'
CH. BRG. = S11°11'26"E

ASHWOOD COURT

VARIABLE WIDTH SANITARY EASEMENT "F"

VARIABLE WIDTH SANITARY EASEMENT "G"

(C8) ARC = 119.70'
RADIUS = 305.00'
DELTA = 22°29'08"
CHORD = 118.93'
CH. BRG. = N79°43'05"E

(C9) ARC = 119.49'
RADIUS = 354.00'
DELTA = 19°20'21"
CHORD = 118.92'
CH. BRG. = S81°17'29"W

OAK FOREST DRIVE (60' WIDE)

VARIABLE WIDTH SANITARY EASEMENT "H"

DETENTION BASIN PARCEL (TO BE GRANTED TO CITY OF TROY)

20' SANITARY SEWER EASEMENT (L.46653, P.356)

LEGEND

CONSERVATION EASEMENT (L.43833, P.415-427)

PROFESSIONAL ENGINEERING ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 100'
DATE: 1-22-15

JOB No: 2000250
DWG. No: 5 of 8

PERMANENT EASEMENT

Sidwell #88-20-11-201-028 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, Troy, MI 43098, 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 easement**, 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES: MAY 1, 2016
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
*
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

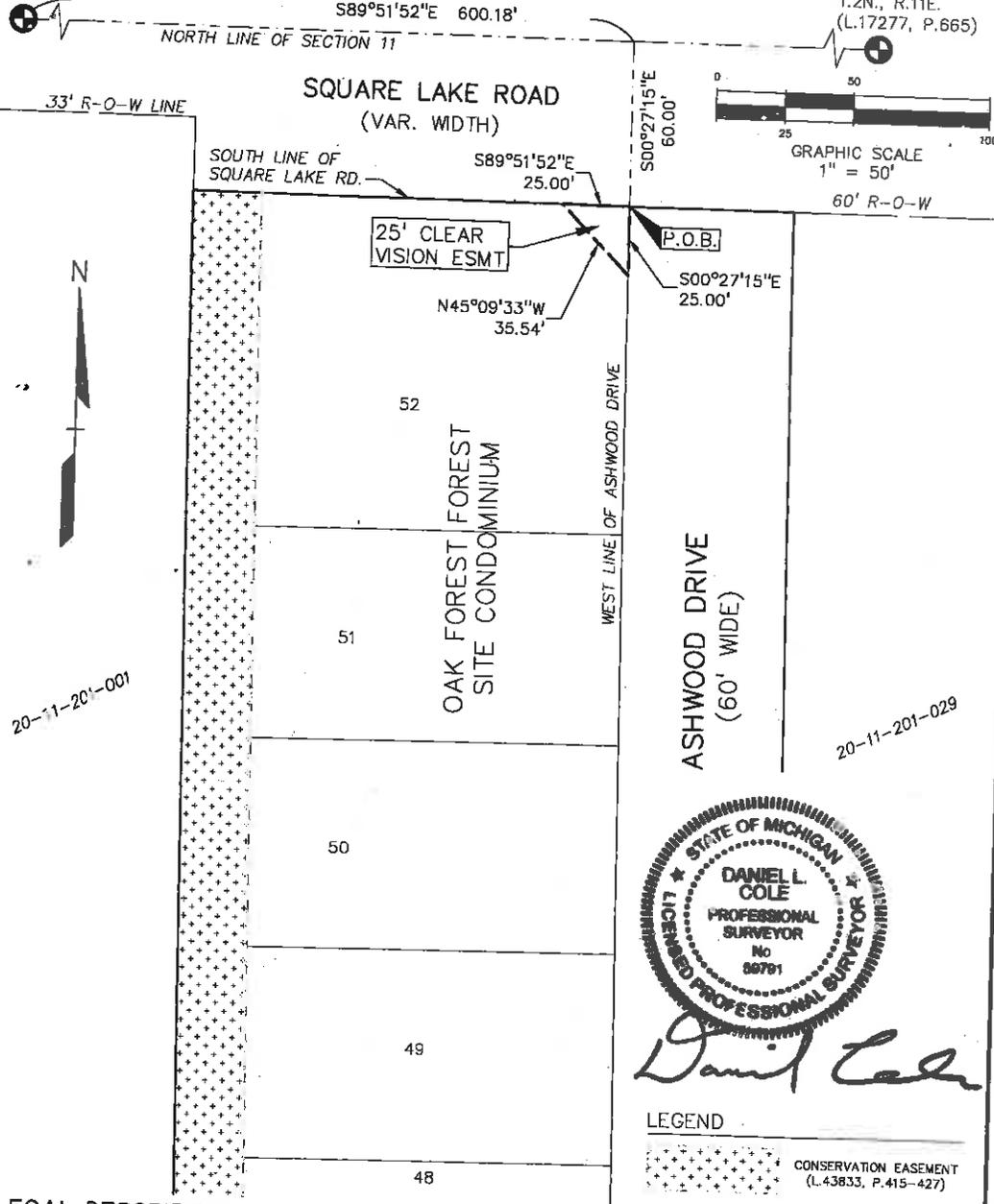
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF 25 FOOT CLEAR VISION EASEMENT

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)



Daniel Cole

LEGEND
 CONSERVATION EASEMENT
 (L.43833, P.415-427)

LEGAL DESCRIPTION:

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide), also being the POINT OF BEGINNING;

thence along said west line S00°27'15"E, 25.00 feet;
 thence N45°09'33"W, 35.54 feet to the aforementioned south line of Square Lake Road;

thence along said south line S89°51'52"E, 25.00 feet to the POINT OF BEGINNING.

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1"= 50'	JOB No: 2000250
	DATE: 1-22-15	DWG. No: 1

PERMANENT EASEMENT

Sidwell #88-20-11-201-028 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, 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, 48084 grants to the Grantee, the right to construct, operate, maintain, repair and/or replace a **landscape & non-access greenbelt easement**, 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES 12/31/16
ACTING IN COUNTY OF OAKLAND

Gina T. Wrona
*
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

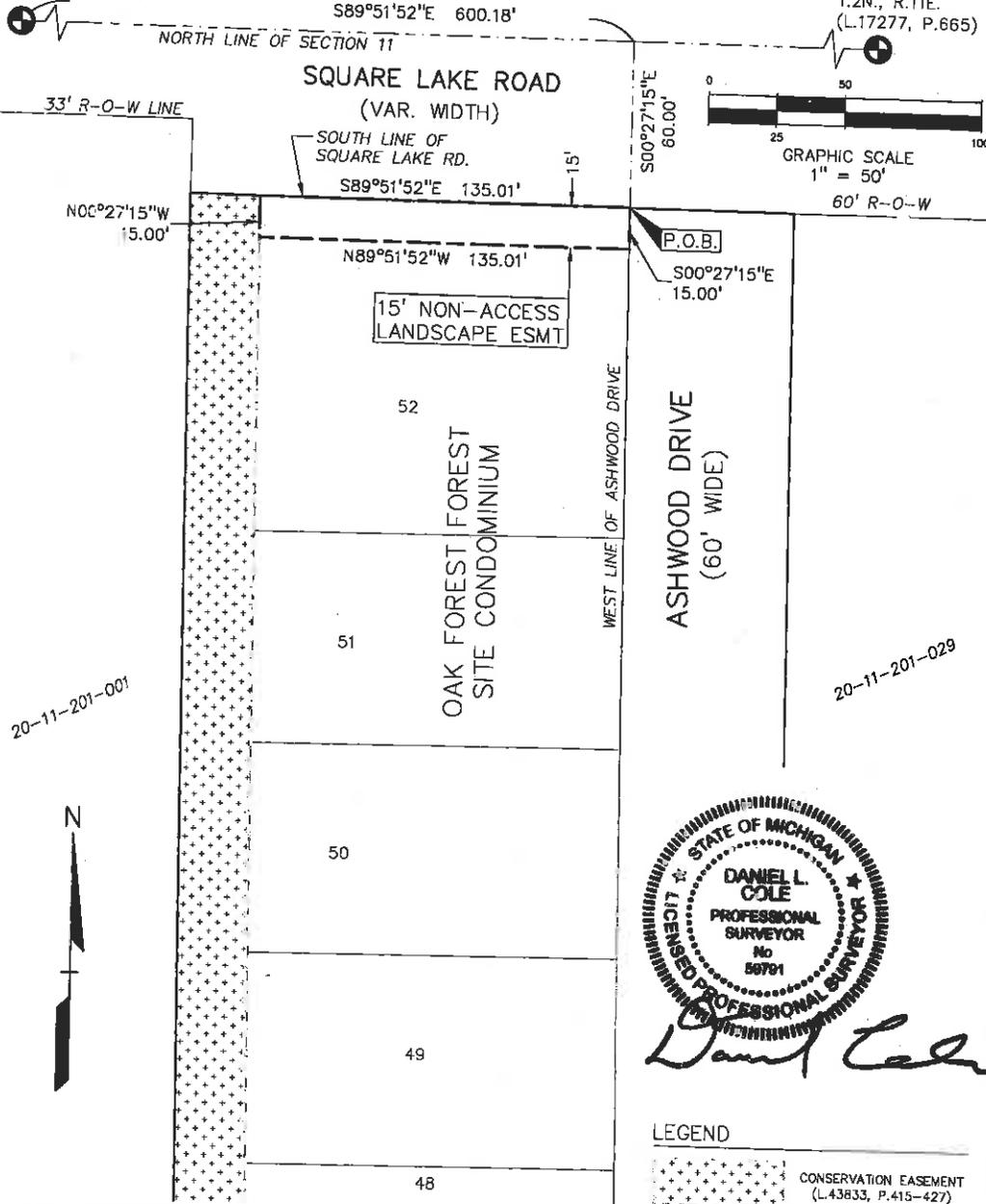
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

EXHIBIT "A"

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

**SKETCH OF 15' NON-ACCESS
LANDSCAPE EASEMENT**

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)



LEGEND

CONSERVATION EASEMENT
(L.43833, P.415-427)

LEGAL DESCRIPTION:

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide), also being the POINT OF BEGINNING;

thence along said west line S00°27'15"E, 15.00 feet;
thence N89°51'52"W, 135.01 feet;
thence N00°27'15"W, 15.00 feet to the aforementioned south line of Square Lake Road;
thence along said south line S89°51'52"E, 135.01 feet to the POINT OF BEGINNING.

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 688-9090

CLIENT: OAK FOREST LLC. 5877 LIVERNOIS ROAD SUITE 103 TROY, MICHIGAN 48098	SCALE: 1" = 50'	JOB No: 2000250
	DATE: 1-22-15	DWG. No: 1

PERMANENT EASEMENT

Sidwell #83-20-11-201-028 (pt of)
Resolution #

OAK FOREST, LLC, a Michigan limited liability company, Grantor(s), whose address is 5877 Livernois, 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, 48084 grants to the Grantee, the right to construct, operate, maintain, repair and/or replace a **entry marker easement**, 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 her signature(s) this 13th day of March A.D. 2015.

OAK FOREST, LLC
a Michigan limited liability company

By Ann M. Sobey (L.S.)
*Ann M. Sobey
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 13th day of March, 2015, by Joel A. Garrett, Member of Oak Forest, LLC, a Michigan limited liability company on behalf of the company.

Gina T. Wrona
*
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

GINA T. WRONA
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Mar '18, 2018
ACTING IN COUNTY OF OAKLAND

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

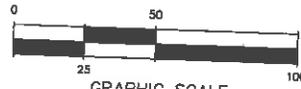
EXHIBIT "A"

SKETCH OF 50 FOOT ENTRY MARKER EASEMENT

NORTH 1/4 CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.659)

NORTHEAST CORNER
SECTION 11
T.2N., R.11E.
(L.17277, P.665)

S89°51'52"E 600.18'
NORTH LINE OF SECTION 11



33' R-O-W LINE

SQUARE LAKE ROAD
(VAR. WIDTH)

SOUTH LINE OF SQUARE LAKE RD. S89°51'52"E 50.00'

S00°27'15"E 60.00'

60' R-O-W

50' ENTRY MARKER ESMT

P.O.B.

N45°09'33"W 71.07'

S00°27'15"E 50.00'

52

OAK FOREST FOREST SITE CONDOMINIUM

WEST LINE OF ASHWOOD DRIVE

ASHWOOD DRIVE (60' WIDE)

20-11-201-029

20-11-201-001



51

50

49

48



Daniel Cole

LEGEND

CONSERVATION EASEMENT (L.43833, P.415-427)

LEGAL DESCRIPTION:

An easement over land in part of the Northeast 1/4 of Section 11, T. 2 N., R. 11 E., City of Troy, Oakland County, Michigan, being more particularly described as:

Commencing at the North 1/4 corner of said Section 11; thence along the North line of said Section 11 S89°51'52"E, 600.18 feet; thence S00°27'15"E, 60.00 feet to the intersection of the south line of Square Lake Road (60' Wide) and the west line of Ashwood Drive (60' wide), also being the POINT OF BEGINNING;

thence along said west line S00°27'15"E, 50.00 feet;
thence N45°09'33"W, 71.07 feet to the aforementioned south line of Square Lake Road;

thence along said south line S89°51'52"E, 50.00 feet to the POINT OF BEGINNING.

PROFESSIONAL
ENGINEERING
ASSOCIATES
2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

CLIENT:
OAK FOREST LLC.
5877 LIVERNOIS ROAD SUITE 103
TROY, MICHIGAN 48098

SCALE: 1"= 50' JOB No: 2000250
DATE: 1-22-15 DWG. No: 1