

COPY

September 13, 2005

TO: John Szerlag, City Manager

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

RE: AGENDA ITEM – Acceptance of Two Warrant Deeds and Three Permanent Easements for Chesapeake Grove Site Condominium, Mondrian Properties Chesapeake Development, LLC., Section 1-Sidwell #88-20-01-300-010 & 011

As part of the development of Chesapeake Grove Site Condominium, located in Section 1, on the north side of Square Lake road east of John R, the Real Estate & Development has acquired two Warranty Deeds for street right-of-way as well as three Permanent Easements for landscape, storm sewer and public utilities from the property owner, Mondrian Properties Chesapeake Development, LLC. The consideration on each document is \$1.00.

In order for this project to proceed, management recommends acceptance of the attached documents.

WARRANTY DEED

Sidwell # 88-20-01-300-010 & 011 (part of)
Resolution #

The Grantor(s) MONDRIAN PROPERTIES CHESAPEAKE DEVELOPMENT, LLC, a Michigan Limited Liability Company, whose address is: 1111 West Long Lake Road, 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 12 day of SEPTEMBER 2005.

Signed in presence of:
(not required)

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

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12 day of SEPTEMBER, 2005, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES CHESAPEAK DEVELOPMENT, LLC, a Michigan Limited Liability Company, on behalf of the Company.

[Signature]

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

Notary Public, OAKLAND County, MI
commission expires: DEC. 25 2007
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 #88-20-01-300-010 & 011 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

DESCRIPTIONS

EXHIBIT "A"

RIGHT-OF-WAY DESCRIPTION

Part of the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road; thence S.88°30'57"E. 117.07 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning; thence N.01°16'20"W. 914.75 feet; thence S.88°43'40"W. 116.93 feet to the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records; thence N.01°16'20"W. 60.00 feet along the Easterly line of "Square Lake Place Subdivision"; thence N.88°43'40"E. 41.18 feet; thence 29.20 feet along the arc of a 42.00 foot radius tangent curve to the left having a central angle of 39°50'03" and a chord bearing N.68°48'38"E. 28.62 feet; thence 181.63 feet along the arc of a 70.00 foot radius tangent curve to the right having a central angle of 148°40'04" and a chord bearing S.56°46'32"E. 134.80 feet; thence 13.81 feet along the arc of a 42.00 foot radius tangent curve to the left having a central angle of 18°50'22" and a chord bearing S.08°08'51"W. 13.75 feet; thence S.01°16'20"E. 897.48 feet to the Northerly right-of-way line of Square Lake Road; thence N.88°30'57"W. 60.07 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning, containing 1.56 acres of land more or less.

PARCEL DESCRIPTION (AS SURVEYED)

Part of the Southwest Quarter of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S88°30'57"E 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning; thence along "Square Lake Place Subdivision", part of the S.W. 1/4 of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records, the following two courses: N01°16'20"W 1188.00 feet and S89°29'30"E 294.00 feet; thence S01°15'45"E 1193.00 feet to the South line of said Section 1 and the centerline of Square Lake Road; thence N88°30'57"W 294.00 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning, containing 8.03 acres of land, more or less, subject to the rights of the public over the southerly 60.00 feet thereof as occupied by Square Lake Road, and also subject to easements, exceptions, conditions and requirements, if any.



FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.
DATE 07/22/05 SCALE -----
DRAWN D. BONDY CHECK R.E.H., P.S.
JOB NO. 04-015 SHEET 2 OF 2

EXHIBIT "A"

N

LOT 15 LOT 17 LOT 18 LOT 19 LOT 20

S89°29'30" E 294.00'

N88°43'40" E
41.18'
DRYDEN RD. (60' WD.)
N01°16'20" W
60.00'

DRYDEN RD.
(VARIABLE WIDTH)

S88°43'40" W
116.93'

LOT 12

LOT 11

LOT 10

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

N01°16'20" W 1188.00'

N01°16'20" W 914.75'

MAYAPPLE DRIVE (60' WD.)

S01°16'20" E 897.48'

S01°15'45" E 1193.00'

CURVE	C1
RADIUS	42.00'
ARC LENGTH	29.20'
CHORD LENGTH	28.62'
CHORD BEARING	N68°48'38"
DELTA ANGLE	39°50'03"

CURVE	C2
RADIUS	70.00'
ARC LENGTH	181.63'
CHORD LENGTH	134.80'
CHORD BEARING	S56°46'32"
DELTA ANGLE	148°40'04"

CURVE	C3
RADIUS	42.00'
ARC LENGTH	13.81'
CHORD LENGTH	13.75'
CHORD BEARING	S08°08'51"
DELTA ANGLE	18°50'22"

CHESAPEAKE
CONDOMINIUM

TROY SCHOOL DISTRICT PROPERTY
MATURE PRESERVATION

SW CORNER
SECTION 1
T.2N., R.11E.

N01°16'20" W
60.07'
S88°30'57" E

P.O.B.
S88°30'57" E

117.07' N88°30'57" W
60.07'

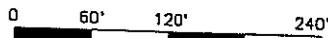
SQUARE LAKE ROAD (120' WD.)

1016.47'

SOUTH LINE OF SEC. 1 &
E OF SQUARE LAKE ROAD
N88°30'57" W 294.00'

S88°30'57" E
1336.08'

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



SCALE: 1" = 120'

FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.
DATE: 07/22/05 SCALE: 1" = 120'
DRAWN: D. BONDY CHECK: R.E.H., P.S.
JOB NO. 04-015 SHEET: 1 OF 2

WARRANTY DEED

Sidwell # 88-20-01-300-010 & 011 (part of)
Resolution #

The Grantor(s) MONDRIAN PROPERTIES CHESAPEAKE DEVELOPMENT, LLC, a Michigan Limited Liability Company, whose address is: 1111 West Long Lake Road, 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

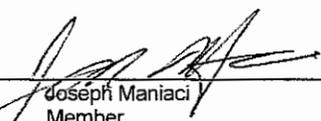
For the sum of One Dollar and no/cents (\$1.00)

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

Dated this 12 day of ~~SEPTEMBER~~ 2005.

Signed in presence of:
(not required)

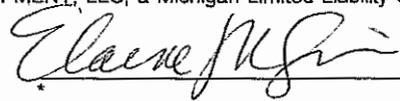
Signed by:
MONDRIAN PROPERTIES CHESAPEAKE
DEVELOPMENT, LLC, a Michigan Limited Liability
Company

By 
Its: Joseph Maniaci
Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 12 day of ~~September~~ 2005, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES CHESAPEAK DEVELOPMENT, LLC, a Michigan Limited Liability Company, on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007


Notary Public, OAKLAND County, MI
My commission expires: DEC. 25, 2007
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 #88-20-01-300-010 & 011 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

DESCRIPTIONS

EXHIBIT "A"

SQUARE LAKE ROAD RIGHT-OF-WAY DESCRIPTION

Part of the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide) to the Point of Beginning; thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road; thence S.88°30'57"E. 294.01 feet along the Northerly right-of-way line of Square Lake Road; thence S.01°15'45"E. 60.07 feet to the South line of said Section 1 and the centerline of Square Lake Road; thence N.88°30'57"W. 294.00 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning, containing 17,640 square feet of land, more or less.

PARCEL DESCRIPTION (AS SURVEYED)

Part of the Southwest Quarter of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S88°30'57"E 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning; thence along "Square Lake Place Subdivision", part of the S.W. 1/4 of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records, the following two courses: N01°16'20"W 1188.00 feet and S89°29'30"E 294.00 feet; thence S01°15'45"E 1193.00 feet to the South line of said Section 1 and the centerline of Square Lake Road; thence N88°30'57"W 294.00 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning, containing 8.03 acres of land, more or less, subject to the rights of the public over the southerly 60.00 feet thereof as occupied by Square Lake Road, and also subject to easements, exceptions, conditions and requirements, if any.



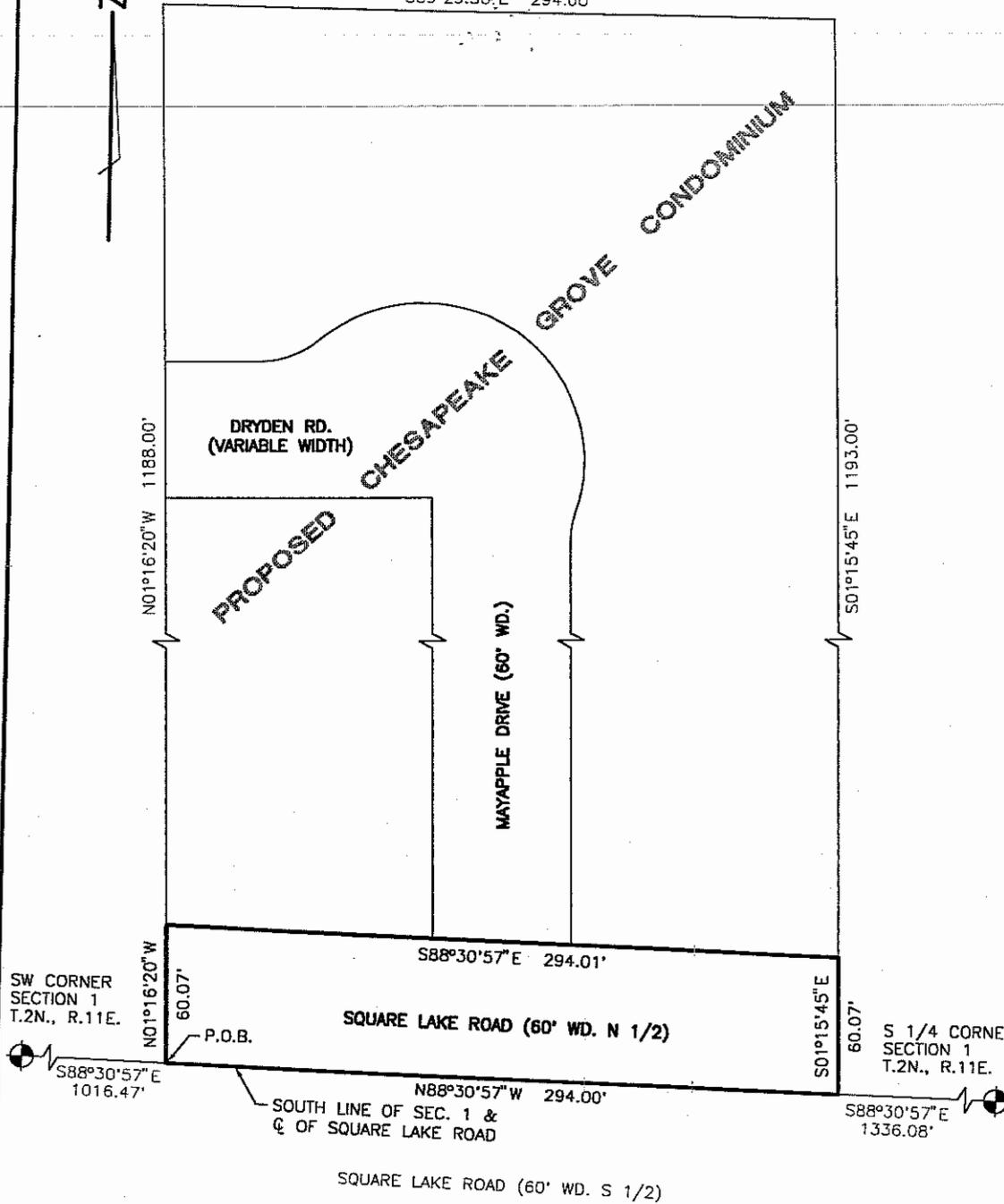
FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.
DATE 07/22/05 SCALE - - - -
DRAWN D. BONDY CHECK R.E.H., P.S.
JOB NO. 04-015 SHEET 2 OF 2

EXHIBIT "A"

S89°29'30"E 294.00'



SW CORNER
SECTION 1
T.2N., R.11E.

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

S88°30'57\"/>

S88°30'57\"/>

SOUTH LINE OF SEC. 1 &
Q OF SQUARE LAKE ROAD

SQUARE LAKE ROAD (60' WD. S 1/2)



SCALE: 1" = 60'



FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.
DATE 07/22/05 SCALE 1" = 60'
DRAWN D. BONDY CHECK R.E.H., P.S.
JOB NO. 04-015 SHEET 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-01-300-010 & 011 (pt of)
Resolution #

MONDRIAN PROPERTIES CHESAPEAKE DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, 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, grants to the Grantee the right to construct, operate, maintain, repair and/or replace landscape, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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

IN WITNESS WHEREOF, the undersigned hereunto affixed ONE signature(s) this 12 day of SEPTEMBER A.D. 2005.

In presence of: (not required)

MONDRIAN PROPERTIES CHESAPEAKE 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 12 day of SEPTEMBER, 2005, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES CHESAPEAK DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

[Signature]
*
Notary Public, OAKLAND County, Michigan

My Commission Expires DEC. 25, 2007
Acting in the County of OAKLAND, 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

DESCRIPTIONS

EXHIBIT "A"

LANDSCAPE EASEMENT #1

Part of the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest Corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road and the Point of Beginning; thence continuing N.01°16'20"W. 20.02 feet along the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records; thence S.88°30'57"E. 117.07 feet; thence S.01°16'20"E. 20.02 feet to the Northerly right-of-way line of Square Lake Road; thence N.88°30'57"W. 117.07 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning, containing 2,141 square feet of land, more or less.

LANDSCAPE EASEMENT #2

Part of the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest Corner of said Section 1; thence S.88°30'57"E. 1310.46 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°15'45"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road and the Point of Beginning; thence N.88°30'57"W. 116.87 feet; thence N.01°16'20"W. 20.02 feet; thence S.88°30'57"E. 116.87 feet; thence S.01°15'45"E. 20.02 feet to the Point of Beginning, containing 2,337 square feet of land, more or less.

PARCEL DESCRIPTION (AS SURVEYED)

Part of the Southwest Quarter of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S88°30'57"E 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning; thence along "Square Lake Place Subdivision", part of the S.W. 1/4 of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records, the following two courses: N01°16'20"W 1188.00 feet and S89°29'30"E 294.00 feet; thence S01°15'45"E 1193.00 feet to the South line of said Section 1 and the centerline of Square Lake Road; thence N88°30'57"W 294.00 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning, containing 8.03 acres of land, more or less, subject to the rights of the public over the southerly 60.00 feet thereof as occupied by Square Lake Road, and also subject to easements, exceptions, conditions and requirements, if any.



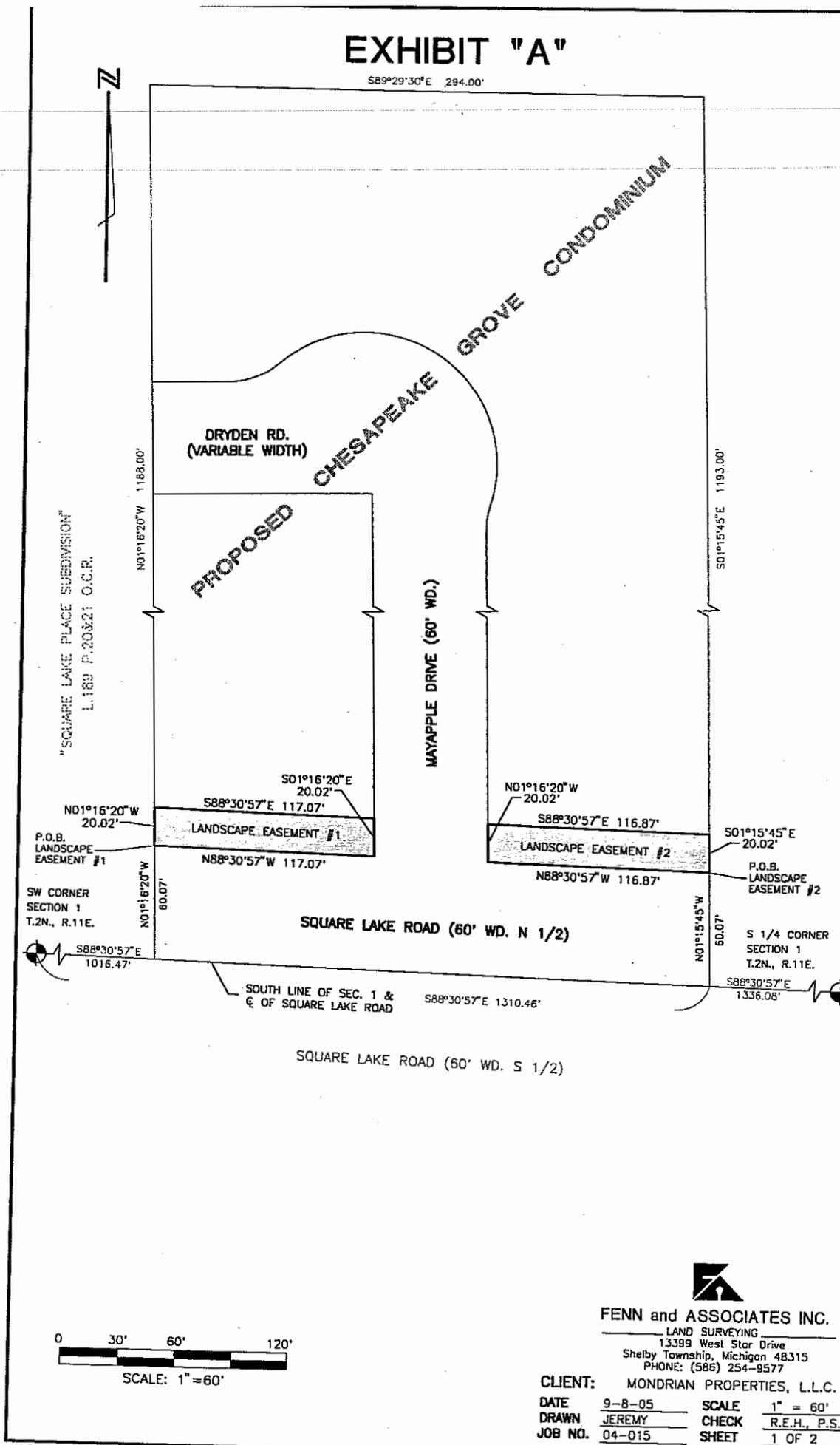
FENN and ASSOCIATES INC.
LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.

DATE	9-8-05	SCALE	---
DRAWN	JEREMY	CHECK	R.E.H., P.S.
INR NO	04 015		

EXHIBIT "A"

S89°29'30"E 294.00'



"SQUARE LAKE PLACE SUBDIVISION"
L.189 P.20&21 O.C.R.

CHESAPEAKE GROVE CONDOMINIUM

PROPOSED

DRYDEN RD.
(VARIABLE WIDTH)

MAYAPPLE DRIVE (60' WD.)

SQUARE LAKE ROAD (60' WD. N 1/2)

SQUARE LAKE ROAD (60' WD. S 1/2)

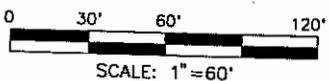
LANDSCAPE EASEMENT #1

LANDSCAPE EASEMENT #2

SW CORNER
SECTION 1
T.2N., R.11E.

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

SOUTH LINE OF SEC. 1 &
E OF SQUARE LAKE ROAD



SCALE: 1" = 60'



FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.
DATE: 9-8-05 SCALE: 1" = 60'
DRAWN: JEREMY CHECK: R.E.H., P.S.
JOB NO. 04-015 SHEET: 1 OF 2

PERMANENT EASEMENT

Sidwell #88-20-01-300-010 & 011 (pt of)
Resolution #

MONDRIAN PROPERTIES CHESAPEAKE DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, 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, 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 ONE signature(s) this 12 day of SEPTEMBER A.D. 2005.

In presence of: (not required)

MONDRIAN PROPERTIES CHESAPEAKE 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 12 day of SEPTEMBER, 2005, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES CHESAPEAK DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

[Signature]
Notary Public, OKLAHOMA County, Michigan

My Commission Expires DEC. 25, 2007
Acting in the County of OAKLAND, 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" DESCRIPTIONS

STORM SEWER AND SURFACE DRAINAGE EASEMENT #1

A 12 foot wide easement for the installation and maintenance of storm sewer and for surface drainage in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road and the Point of Beginning;

- 1-1. thence continuing N.01°16'20"W. 909.12 feet along the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records;
- 1-2. thence N.88°43'40"E. 12.00 feet;
- 1-3. thence S.01°16'20"E. 434.62 feet;
- 1-4. thence N.88°43'40"E. 104.93 feet;
- 1-5. thence S.01°16'20"E. 12.00 feet;
- 1-6. thence S.88°43'40"W. 104.93 feet;
- 1-7. thence S.01°16'20"E. 463.08 feet to the Northerly right-of-way line of Square Lake Road;
- 1-8. thence N.88°30'57"W. 12.01 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning, containing 12,172 square feet of land, more or less.

STORM SEWER AND SURFACE DRAINAGE EASEMENT #2

A 12 foot wide easement for the installation and maintenance of storm sewer and for surface drainage in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 1029.19 feet partially along the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plats, Pages 20 and 21, Oakland County Records, to the Point of Beginning;

thence along the Easterly and Southerly line of "Square Lake Place Subdivision" the following two courses:

- 2-1. N.01°16'20"W. 158.81 feet and
- 2-2. S.89°29'30"E. 89.32 feet;
- 2-3. thence S.00°30'30"W. 12.00 feet;
- 2-4. thence N.89°29'30"W. 76.94 feet;
- 2-5. thence S.01°16'20"E. 146.43 feet;
- 2-6. thence S.88°43'40"W. 12.00 feet to the Point of Beginning, containing 2,829 square feet of land, more or less.

STORM SEWER AND SURFACE DRAINAGE EASEMENT #3

A 12 foot wide easement for the installation and maintenance of storm sewer and for surface drainage in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1310.46 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°15'45"W. 536.72 feet to the Point of Beginning;

- 3-1. thence S.88°43'40"W. 116.82 feet;
- 3-2. thence N.01°16'20"W. 12.00 feet;
- 3-3. thence N.88°43'40"E. 104.82 feet;
- 3-4. thence N.01°15'45"W. 644.66 feet;
- 3-5. thence S.89°29'30"E. 12.01 feet;
- 3-6. thence S.01°15'45"E. 656.28 feet to the Point of Beginning, containing 9,135 square feet of land, more or less.

STORM SEWER AND SURFACE DRAINAGE EASEMENT #4

A 12 foot wide easement for the installation and maintenance of storm sewer and for surface drainage in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1310.46 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°15'45"W. 383.10 feet to the Point of Beginning;

- 4-1. thence S.88°43'40"W. 116.79 feet;
- 4-2. thence N.01°16'20"W. 12.00 feet;
- 4-3. thence N.88°43'40"E. 116.79 feet;
- 4-4. thence S.01°15'45"E. 12.00 feet to the Point of Beginning, containing 1,401 square feet of land, more or less.

STORM SEWER AND SURFACE DRAINAGE EASEMENT #5

A 12 foot wide easement for the installation and maintenance of storm sewer and for surface drainage in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1310.46 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°15'45"W. 165.48 feet to the Point of Beginning;

- 5-1. thence S.88°43'40"W. 116.75 feet;
- 5-2. thence N.01°16'20"W. 12.00 feet;
- 5-3. thence N.88°43'40"E. 116.76 feet;
- 5-4. thence S.01°15'45"E. 12.00 feet to the Point of Beginning, containing 1,401 square feet of land, more or less.



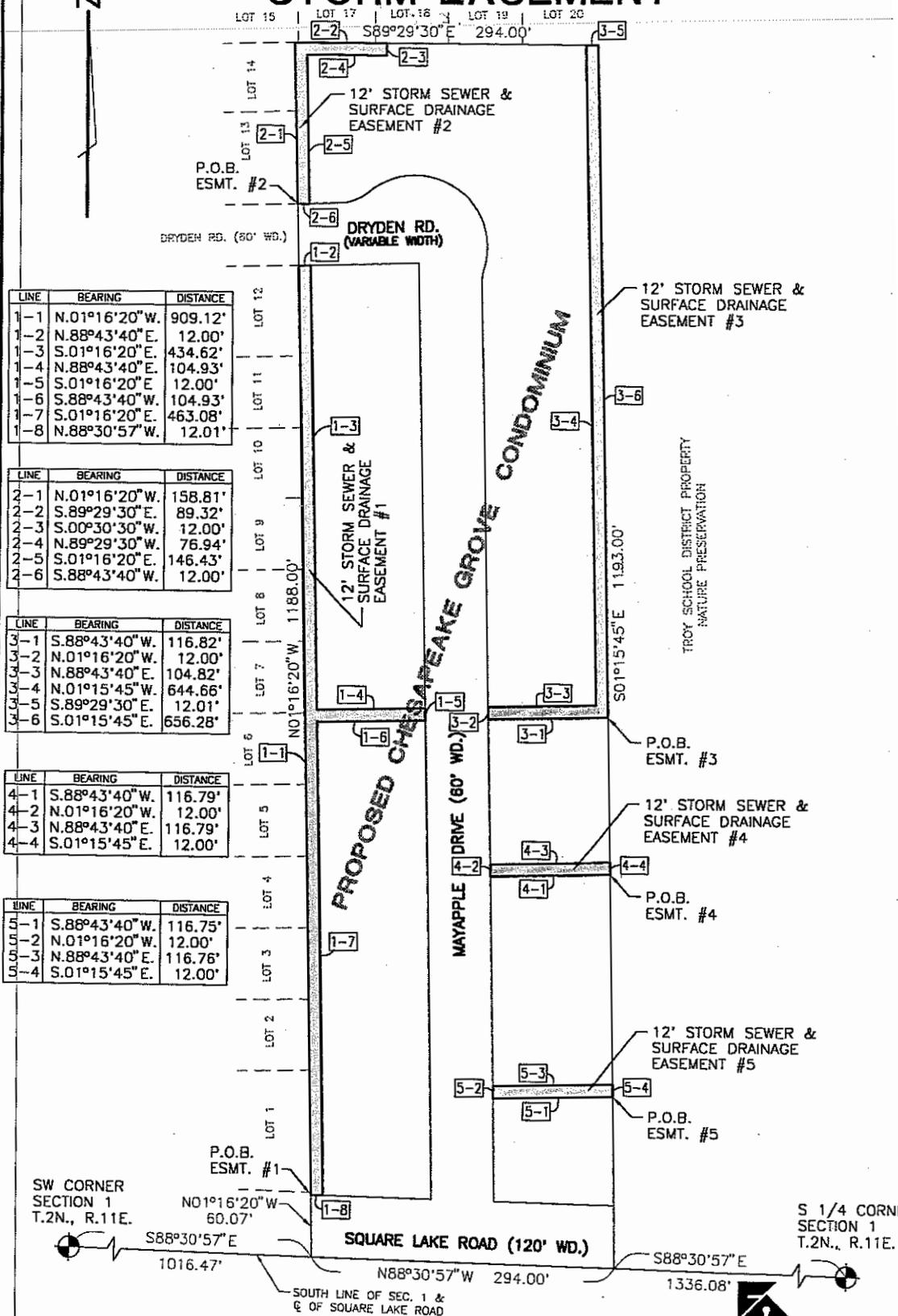
FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.

DATE	07/22/05	SCALE	----
DRAWN	D. BONDY	CHECK	R.E.H., P.S.
JOB NO.	04-015	SHEET	2 OF 7

EXHIBIT "A" STORM EASEMENT



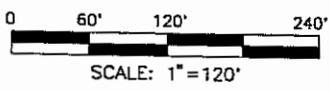
LINE	BEARING	DISTANCE
1-1	N.01°16'20"W	909.12'
1-2	N.88°43'40"E	12.00'
1-3	S.01°16'20"E	434.62'
1-4	N.88°43'40"E	104.93'
1-5	S.01°16'20"E	12.00'
1-6	S.88°43'40"W	104.93'
1-7	S.01°16'20"E	463.08'
1-8	N.88°30'57"W	12.01'

LINE	BEARING	DISTANCE
2-1	N.01°16'20"W	158.81'
2-2	S.89°29'30"E	89.32'
2-3	S.00°30'30"W	12.00'
2-4	N.89°29'30"W	76.94'
2-5	S.01°16'20"E	146.43'
2-6	S.88°43'40"W	12.00'

LINE	BEARING	DISTANCE
3-1	S.88°43'40"W	116.82'
3-2	N.01°16'20"W	12.00'
3-3	N.88°43'40"E	104.82'
3-4	N.01°15'45"W	644.66'
3-5	S.89°29'30"E	12.01'
3-6	S.01°15'45"E	656.28'

LINE	BEARING	DISTANCE
4-1	S.88°43'40"W	116.79'
4-2	N.01°16'20"W	12.00'
4-3	N.88°43'40"E	116.79'
4-4	S.01°15'45"E	12.00'

LINE	BEARING	DISTANCE
5-1	S.86°43'40"W	116.75'
5-2	N.01°16'20"W	12.00'
5-3	N.88°43'40"E	116.76'
5-4	S.01°15'45"E	12.00'



FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.

DATE 07/22/05 SCALE 1" = 120'
DRAWN D. BONDY CHECK R.E.H., P.S.
JOB NO. 04-015 SHEET 1 OF 3

PERMANENT EASEMENT

Sidwell #88-20-01-300-010 & 011 (pt of)
Resolution #

MONDRIAN PROPERTIES CHESAPEAKE DEVELOPMENT, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, 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, 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 ONE signature(s) this 12 day of SEPTEMBER A.D. 2005.

In presence of: (not required)

MONDRIAN PROPERTIES CHESAPEAKE 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 12 day of SEPTEMBER, 2005, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES CHESAPEAK DEVELOPMENT, L.L.C., a Michigan Limited Liability Company on behalf of the Company

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

[Signature]
*
Notary Public, OAKLAND County, Michigan

My Commission Expires DEC. 25 2007
Acting in the County of OAKLAND County 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

DESCRIPTIONS

EXHIBIT "A"

PUBLIC UTILITY EASEMENT #1

A 10 foot wide easement for the installation and maintenance of public utilities in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road; thence S.88°30'57"E. 107.05 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning;

- 1-1. thence N.01°16'20"W. 904.27 feet;
- 1-2. thence S.88°43'40"W. 106.93 feet to the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plots, Pages 20 and 21, Oakland County Records;
- 1-3. thence N.01°16'20"W. 10.00 feet along the Easterly line of "Square Lake Place Subdivision";
- 1-4. thence N.88°43'40"E. 116.93 feet;
- 1-5. thence S.01°16'20"E. 914.75 feet to the Northerly right-of-way line of Square Lake Road;
- 1-6. thence N.88°30'57"W. 10.01 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning, containing 10,214 square feet of land, more or less.

PUBLIC UTILITY EASEMENT #2

A 15 foot wide easement for the installation and maintenance of public utilities in the Southwest Quarter of Section 1, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S.88°30'57"E. 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road (120 feet wide); thence N.01°16'20"W. 60.07 feet to the Northerly right-of-way line of Square Lake Road; thence S.88°30'57"E. 177.13 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning;

- 2-1. thence N.01°16'20"W. 897.48 feet;
- 2-2. thence 13.81 feet along the arc of a 42.00 foot radius tangent curve to the right having a central angle of 18°50'22" and a chord bearing N.08°08'51"E. 13.75 feet;
- 2-3. thence 181.63 feet along the arc of a 70.00 foot radius tangent curve to the left having a central angle of 148°40'04" and a chord bearing N.56°46'32"W. 134.80 feet;
- 2-4. thence 29.20 feet along the arc of a 42.00 foot radius tangent curve to the right having a central angle of 39°50'03" and a chord bearing S.68°48'38"W. 28.62 feet;
- 2-5. thence S.88°43'40"W. 41.18 feet to the Easterly line of "Square Lake Place Subdivision", as recorded in Liber 189 of Plots, Pages 20 and 21, Oakland County Records;
- 2-6. thence N.01°16'20"W. 15.00 feet along the Easterly line of "Square Lake Place Subdivision";
- 2-7. thence N.88°43'40"E. 41.18 feet;
- 2-8. thence 18.77 feet along the arc of a 27.00 foot radius tangent curve to the left having a central angle of 39°50'03" and a chord bearing N.68°48'38"E. 18.40 feet;
- 2-9. thence 220.55 feet along the arc of a 85.00 foot radius tangent curve to the right having a central angle of 148°40'04" and a chord bearing S.56°46'32"E. 163.69 feet;
- 2-10. thence 8.88 feet along the arc of a 27.00 foot radius tangent curve to the left having a central angle of 18°50'22" and a chord bearing S.08°08'51"W. 8.84 feet;
- 2-11. thence S.01°16'20"E. 898.20 feet to the Northerly right-of-way line of Square Lake Road;
- 2-12. thence N.88°30'57"W. 15.02 feet along the Northerly right-of-way line of Square Lake Road to the Point of Beginning, containing 17,631 square feet of land, more or less.

PARCEL DESCRIPTION (AS SURVEYED)

Part of the Southwest Quarter of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, described as: Commencing at the Southwest corner of said Section 1; thence S88°30'57"E 1016.47 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning; thence along "Square Lake Place Subdivision", part of the S.W. 1/4 of Section 1, T.2N., R.11E., City of Troy, Oakland County, Michigan, as recorded in Liber 189 of Plots, Pages 20 and 21, Oakland County Records, the following two courses: N01°16'20"W 1188.00 feet and S89°29'30"E 294.00 feet; thence S01°15'45"E 1193.00 feet to the South line of said Section 1 and the centerline of Square Lake Road; thence N88°30'57"W 294.00 feet along the South line of said Section 1 and the centerline of Square Lake Road to the Point of Beginning, containing 8.03 acres of land, more or less, subject to the rights of the public over the southerly 60.00 feet thereof as occupied by Square Lake Road, and also subject to easements, exceptions, conditions and requirements, if any.



FENN and ASSOCIATES INC.

LAND SURVEYING
13399 West Star Drive
Shelby Township, Michigan 48315
PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.

DATE 07/22/05 SCALE

DRAWN D. BONDY CHECK R.E.H., P.S.

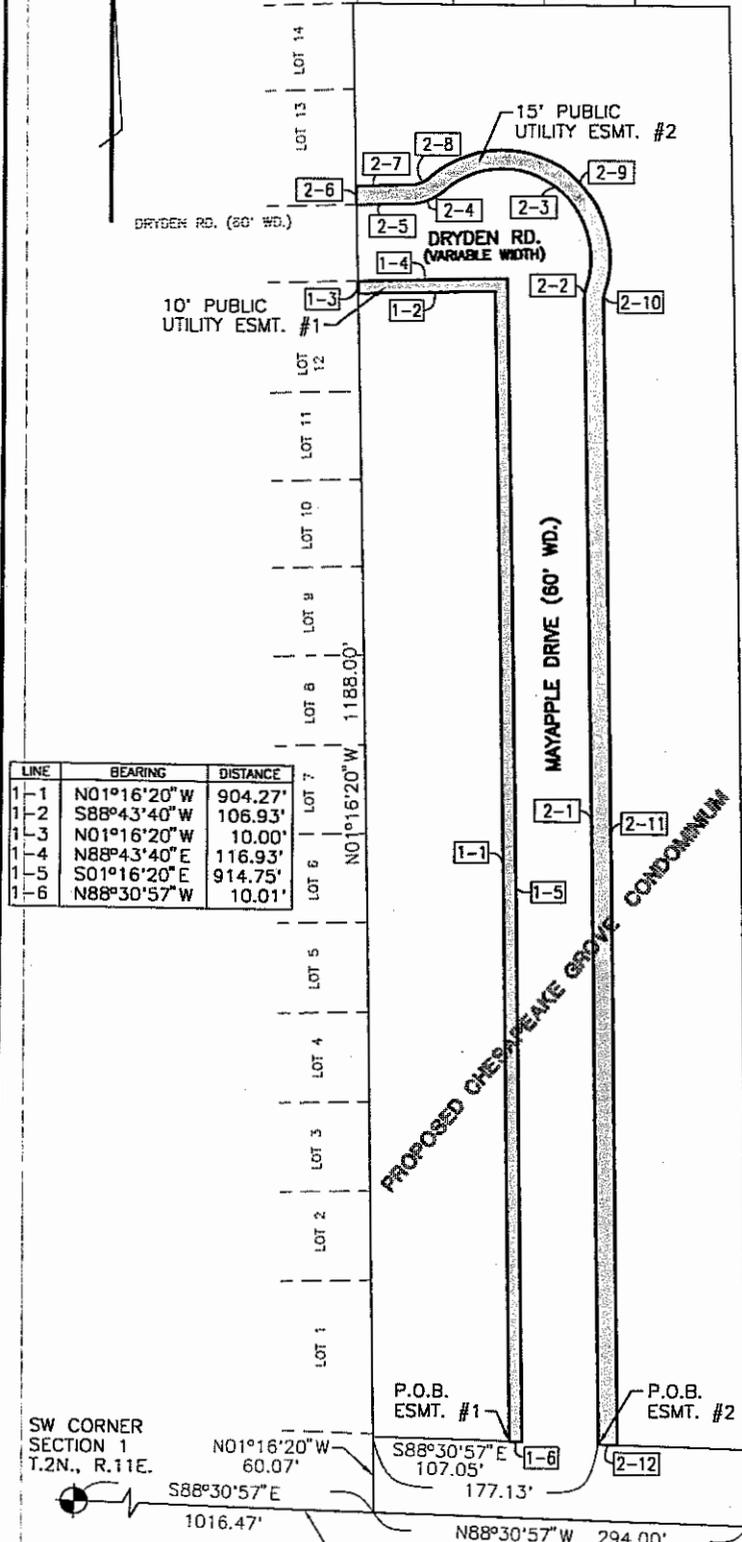
JOB NO. 04-015 SHEET 2 OF 2

EXHIBIT "A" PUBLIC UTILITY EASEMENT



LOT 15 | LOT 17 | LOT 18 | LOT 19 | LOT 20

S89°29'30"E, 294.00'



LINE	BEARING	DISTANCE
1-1	N01°16'20"W	904.27'
1-2	S88°43'40"W	106.93'
1-3	N01°16'20"W	10.00'
1-4	N88°43'40"E	116.93'
1-5	S01°16'20"E	914.75'
1-6	N88°30'57"W	10.01'

LINE	BEARING	DISTANCE
2-1	N01°16'20"W	897.48'
2-5	S88°43'40"W	41.18'
2-6	N01°16'20"W	15.00'
2-7	N88°43'40"E	41.18'
2-11	S01°16'20"E	898.20'
2-12	N88°30'57"W	15.02'

CURVE 2-2
 L=13.81'
 R=42.00'
 Δ=18°50'22"
 C LEN=13.75'
 BRG=N08°08'51"E

CURVE 2-3
 L=181.63'
 R=70.00'
 Δ=148°40'04"
 C LEN=134.80'
 BRG=N56°46'32"W

CURVE 2-4
 L=29.20'
 R=42.00'
 Δ=39°50'03"
 C LEN=28.62'
 BRG=S68°48'38"W

CURVE 2-8
 L=18.77'
 R=27.00'
 Δ=39°50'03"
 C LEN=18.40'
 BRG=N68°48'38"E

CURVE 2-9
 L=220.55'
 R=85.00'
 Δ=148°40'04"
 C LEN=163.69'
 BRG=S56°46'32"E

CURVE 2-10
 L=8.88'
 R=27.00'
 Δ=18°50'22"
 C LEN=8.84'
 BRG=S08°08'51"W

S01°15'45"E 1193.00'

TRIOY SCHOOL DISTRICT PROPERTY
NATURE PRESERVATION

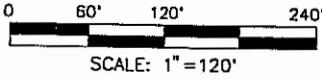
SW CORNER SECTION 1
T.2N., R.11E.

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

P.O.B. ESMT. #1
 P.O.B. ESMT. #2
 N01°16'20"W 60.07'
 S88°30'57"E 107.05'
 S88°30'57"E 1016.47'
 N88°30'57"W 177.13'
 N88°30'57"W 294.00'
 S88°30'57"E 1336.08'

SOUTH LINE OF SEC. 1 & 6 OF SQUARE LAKE ROAD

SQUARE LAKE ROAD (120' WD.)



FENN and ASSOCIATES INC.

LAND SURVEYING
 13399 West Star Drive
 Shelby Township, Michigan 48315
 PHONE: (586) 254-9577

CLIENT: MONDRIAN PROPERTIES, L.L.C.

DATE 07/22/05 SCALE 1" = 120'
 DRAWN D. BONDY CHECK R.E.H., P.S.
 JOB NO. 04-015 SHEET 1 OF 2