



CITY COUNCIL AGENDA ITEM

Date: October 6, 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 Three Warranty Deeds and Two Permanent Easements for Pinery Woods Site Condominium - Sidwell #88-20-13-401-010, 011, 039, 014, 015 & 016

History

As part of the new Pinery Woods Site Condominium development located on Wattles Road, between Dequindre and John R roads in the southeast $\frac{1}{4}$ of Section 13, the Engineering department received three warranty deeds for Wattles Road right-of-way, a public road and for detention purposes. Additionally, we received two permanent easements for storm sewers & surface drainage, and for public utilities. The warranty deeds and easements were granted by Mondrian Properties Pinery, LLC, owner of the properties having Sidwell #88-20-13-401-010, 011, 039, 014, 015 & 016.

The format and content of the warranty deeds and permanent easements 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 warranty deeds and permanent easements consistent with our policy of accepting warranty deeds and easements for development and improvement purposes.

WARRANTY DEED

Sidwell # 88-20-13-401-010, 011 & 039 (part of)
Resolution #

The Grantor(s) **MONDRIAN PROPERTIES PINERY, LLC**, a Michigan limited liability company, whose address is: 50125 Schoenherr, Shelby Township, MI 48315 convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

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

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

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

Dated this 6 day of October 2015.

MONDRIAN PROPERTIES PINERY, 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 6th day of October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES PINERY, LLC, a Michigan limited liability company, on behalf of the company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018
Notary Public, _____ County, MI
commission expires: _____
Acting _____ County, MI

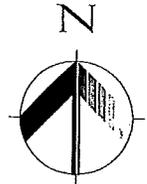
County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

Tax Parcel #88-20-13-401-010, 011 & 039 (pt. of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

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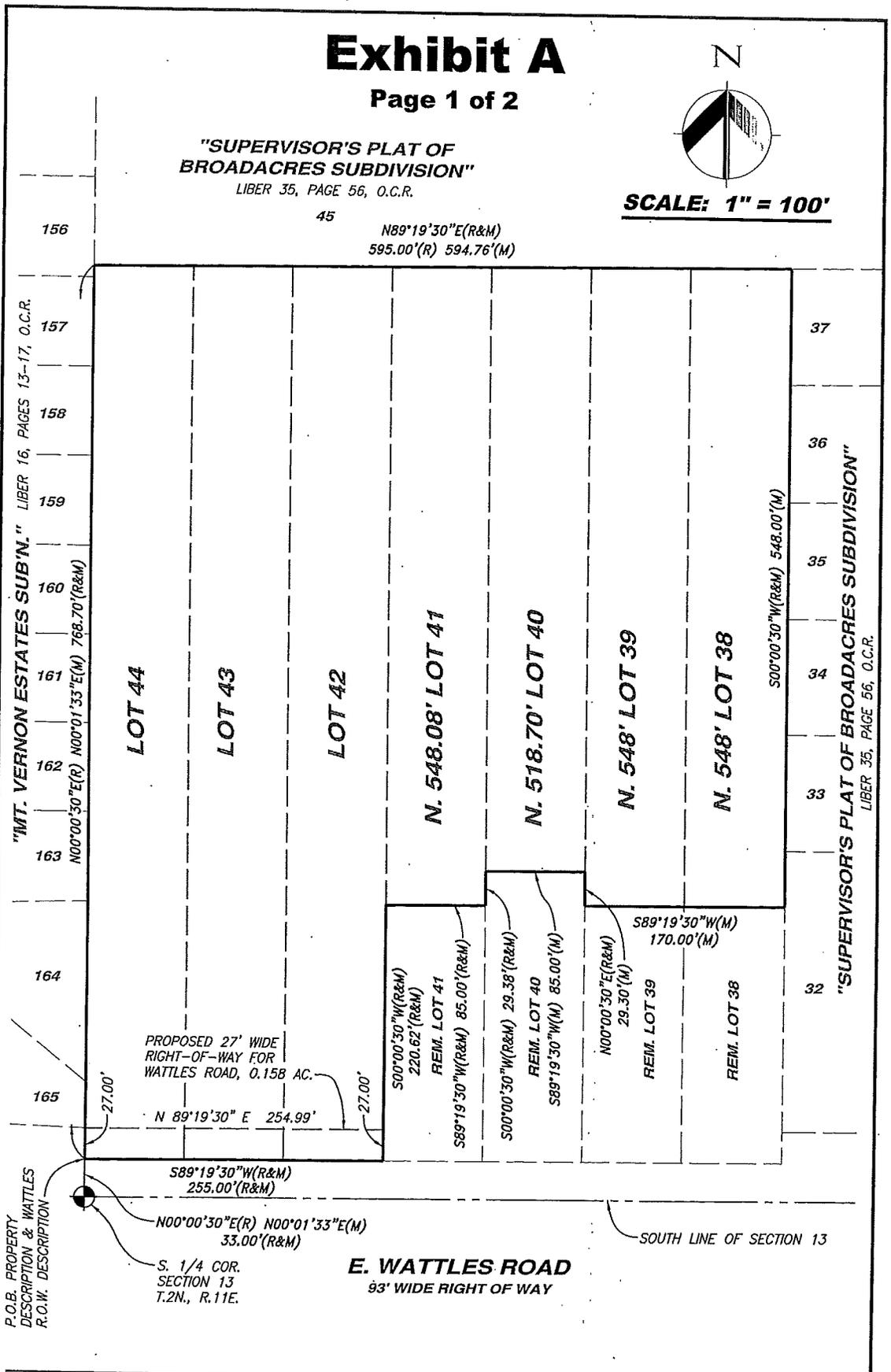
Page 1 of 2



"SUPERVISOR'S PLAT OF BROADACRES SUBDIVISION"

LIBER 35, PAGE 56, O.C.R.

SCALE: 1" = 100'



HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Wattles Road Right-of-Way for "Pinery Woods"

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315
(588) 726-7340

JOB NO: 14-065
DATE: 8-5-16
REVISED:
DRAWN BY: N.P.R.

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION (AS SURVEYED)

LOT 44, LOT 43, LOT 42, THE NORTH 548.08 FEET OF LOT 41, THE NORTH 518.70 FEET OF LOT 40, THE NORTH 548.00 FEET OF LOT 39, AND THE NORTH 548.00 FEET OF LOT 38 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 38 THROUGH 44, INCLUSIVE, N.89°19'30"E., 594.76 FEET (595.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EAST LINE OF SAID LOT 38 S.00°00'30"W., 548.00 FEET; THENCE S.89°19'30"W., 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39; THENCE ALONG THE WEST LINE OF SAID LOT 39 N.00°00'30"E., 29.30 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 29.38 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 220.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE ALONG THE SOUTH LINES OF SAID LOTS 42 THROUGH 44, INCLUSIVE, S.89°19'30"W., 255.00 FEET TO THE POINT OF BEGINNING. CONTAINING 379,736 SQUARE FEET, OR 8.718 ACRES, MORE OR LESS.

RIGHT-OF-WAY FOR WATTLES ROAD

A TWENTY-SEVEN (27) FEET WIDE RIGHT-OF-WAY FOR WATTLES ROAD, BEING PART OF LOTS 42, 43 AND 44, OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Wattles Road Right-of-Way
for "Pinery Woods"**

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E.,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 728-7340

JOB NO: 14-065

DATE: 8-5-15

REVISED:

DRAWN BY: N.P.R.

WARRANTY DEED

Sidwell # 88-20-13-401-011, 039, 014, 015 (part of)
Resolution #

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

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

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

Dated this 6 day of OCTOBER 2015.

MONDRIAN PROPERTIES PINERY, 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 6th day of October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES PINERY, LLC, a Michigan limited liability company, on behalf of the company.

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

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

County Treasurer's Certificate		City Treasurer's Certificate	
When recorded return to: City Clerk City of Troy 500 West Big Beaver Troy, MI 48084	Send subsequent tax bills to: Grantee	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

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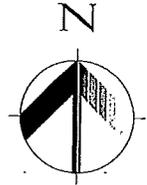
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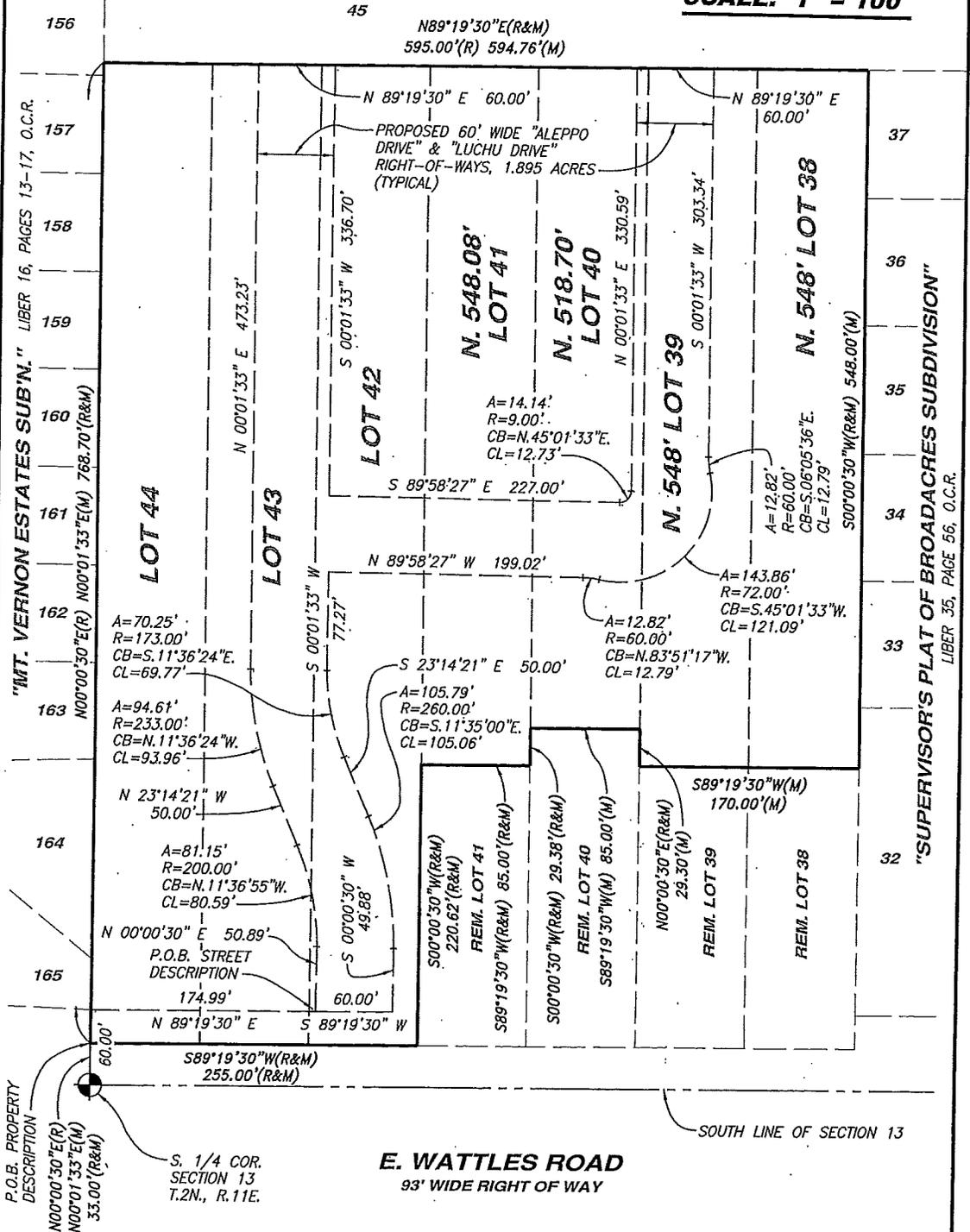
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"SUPERVISOR'S PLAT OF BROADACRES SUBDIVISION"

LIBER 35, PAGE 56, O.C.R.



SCALE: 1" = 100'



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P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Proposed Street Right-of-Ways for "Pinery Woods"

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 14-065
DATE: 8-5-15
REVISED:
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COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 38 THROUGH 44, INCLUSIVE, N.89°19'30"E., 594.76 FEET (595.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EAST LINE OF SAID LOT 38 S.00°00'30"W., 548.00 FEET; THENCE S.89°19'30"W., 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39; THENCE ALONG THE WEST LINE OF SAID LOT 39 N.00°00'30"E., 29.30 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 29.38 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 220.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE ALONG THE SOUTH LINES OF SAID LOTS 42 THROUGH 44, INCLUSIVE, S.89°19'30"W., 255.00 FEET TO THE POINT OF BEGINNING. CONTAINING 379,736 SQUARE FEET, OR 8.718 ACRES, MORE OR LESS.

60' WIDE RIGHT-OF-WAY FOR PROPOSED "ALEPPO DRIVE" AND "LUCHU DRIVE"

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR PROPOSED "ALEPPO DRIVE" AND "LUCHU DRIVE", BEING PART OF LOTS 39 THROUGH 43, INCLUSIVE, OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
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JOB NO: 14-065

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DRAWN BY: N.P.R.

WARRANTY DEED

Sidwell # 88-20-13-401-010, 011 & 039 (part of)
Resolution #

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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 6 day of October 2015.

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a Michigan limited liability company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

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LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018
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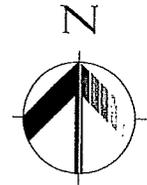
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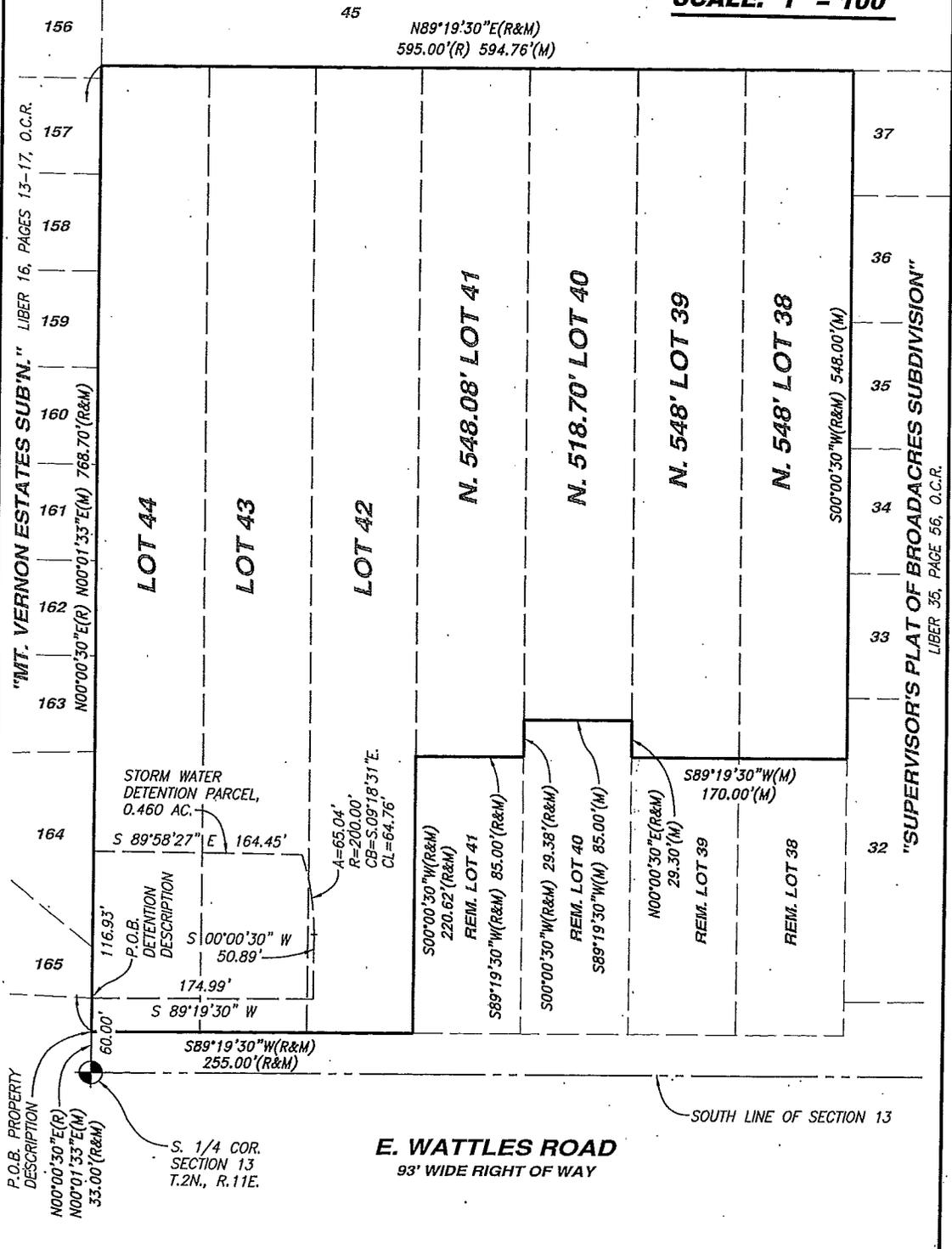
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P.O. Box 182158, Shelby Township, Michigan 48318
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PROJECT:
Storm Water Detention Area for "Pinery Woods"

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
60216 SCHOENHERR RD.
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(586) 728-7340

JOB NO: 14-065
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STORM WATER DETENTION PARCEL

A PARCEL FOR STORM WATER DETENTION, BEING PART OF LOTS 42, 43, AND 44 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

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PERMANENT EASEMENT

Sidwell #88-20-13-401-010, 011,039, 014, 015 & 016 (part of)
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SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 6 day of October A.D. 2015.

MONDRIAN PROPERTIES PINERY, 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 6th day October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES PINERY, L.L.C., a Michigan limited liability company on behalf of the company.

[Signature]
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/03/2018
Notary Public, _____ County, Michigan
My Commission Expires on _____
Acting in the County of _____, Michigan

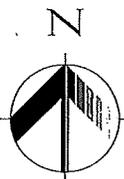
Prepared by and when recorded return to:
Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

Exhibit A

Page 1 of 3

SCALE:
1" = 100'



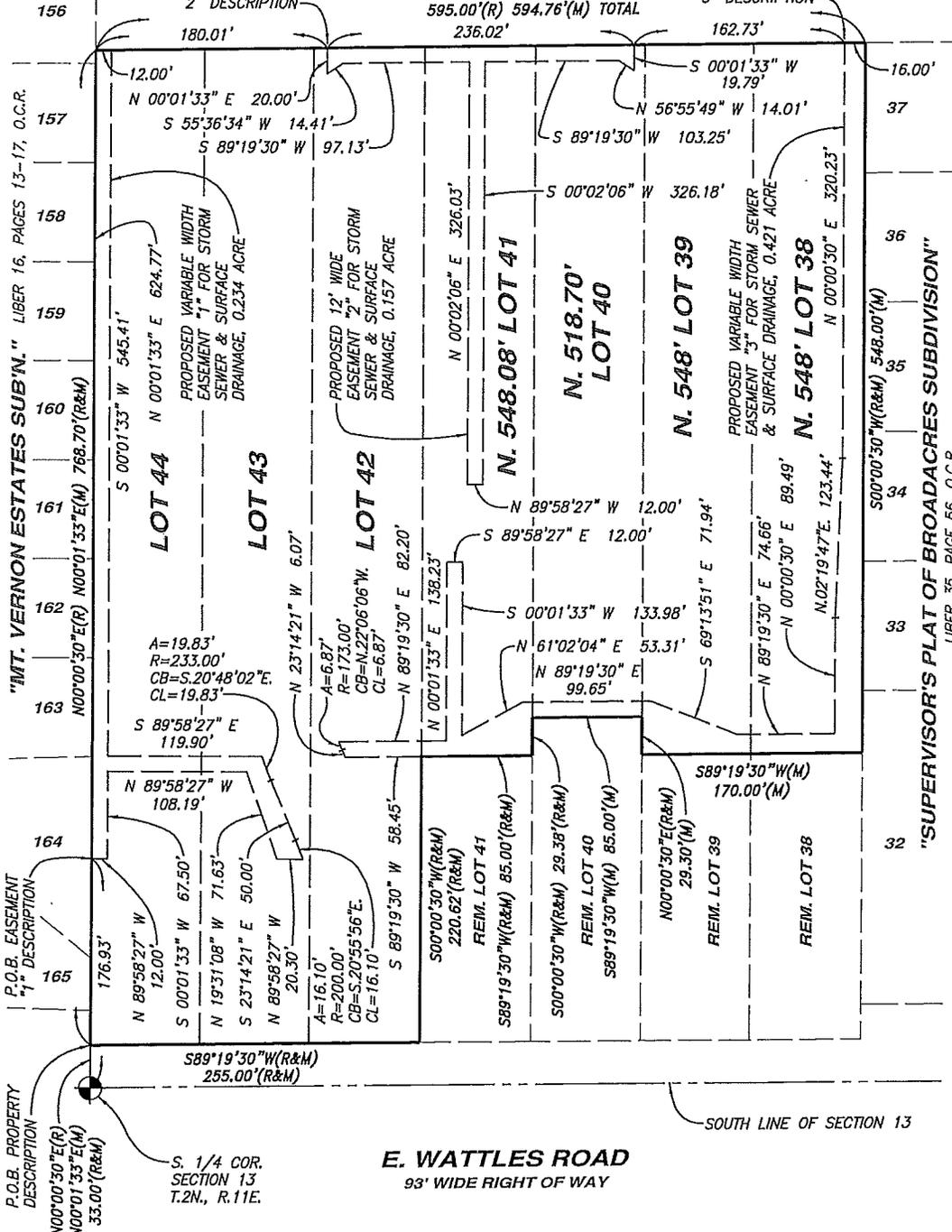
"SUPERVISOR'S PLAT OF BROADACRES SUBDIVISION"

LIBER 35, PAGE 56, O.C.R.

P.O.B. EASEMENT "2" DESCRIPTION 45

N89°19'30"E(R&M)
595.00'(R) 594.76'(M) TOTAL

P.O.B. EASEMENT "3" DESCRIPTION



"INT. VERNON ESTATES SUBN." LIBER 16, PAGES 13-17, O.C.R.

"SUPERVISOR'S PLAT OF BROADACRES SUBDIVISION" LIBER 35, PAGE 56, O.C.R.

HORIZON
ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING
P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Proposed Storm Sewer & Surface Drainage Easements for "Pinery Woods"

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50216 SCHOENHEER RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 14-065
DATE: 8-5-15
REVISED: 10-1-15
DRAWN BY: N.P.R.

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

Exhibit A

Page 2 of 3

PROPERTY DESCRIPTION (AS SURVEYED)

LOT 44, LOT 43, LOT 42, THE NORTH 548.08 FEET OF LOT 41, THE NORTH 518.70 FEET OF LOT 40, THE NORTH 548.00 FEET OF LOT 39, AND THE NORTH 548.00 FEET OF LOT 38 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 38 THROUGH 44, INCLUSIVE, N.89°19'30"E., 594.76 FEET (595.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EAST LINE OF SAID LOT 38 S.00°00'30"W., 548.00 FEET; THENCE S.89°19'30"W., 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39; THENCE ALONG THE WEST LINE OF SAID LOT 39 N.00°00'30"E., 29.30 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 29.38 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 220.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE ALONG THE SOUTH LINES OF SAID LOTS 42 THROUGH 44, INCLUSIVE, S.89°19'30"W., 255.00 FEET TO THE POINT OF BEGINNING. CONTAINING 379,736 SQUARE FEET, OR 8.718 ACRES, MORE OR LESS.

EASEMENT "1" FOR STORM SEWER & SURFACE DRAINAGE

A VARIABLE WIDTH EASEMENT FOR STORM SEWER AND SURFACE DRAINAGE, BEING PART OF LOTS 43 AND 44 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 176.93 FEET ALONG THE WEST LINE OF SAID LOT 44 AND THE SOUTHERLY EXTENSION THEREOF TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 624.77 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINE OF SAID LOT 44 N.89°19'30"E., 12.00 FEET; THENCE S.00°01'33"W., 545.41 FEET; THENCE S.89°58'27"E., 119.90 FEET; THENCE 19.83 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST OF RADIUS 233.00 FEET WHOSE CHORD BEARS S.20°48'02"E., 19.83 FEET; THENCE S.23°14'21"E., 50.00 FEET; THENCE 16.10 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST OF RADIUS 200.00 FEET WHOSE CHORD BEARS S.20°55'56"E., 16.10 FEET; THENCE N.89°58'27"W., 20.30 FEET; THENCE N.19°31'08"W., 71.63 FEET; THENCE N.89°58'27"W., 108.19 FEET; THENCE S.00°01'33"W., 67.50 FEET; THENCE N.89°58'27"W., 12.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10,206 SQUARE FEET, OR 0.234 OF AN ACRE, MORE OR LESS.

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer &
Surface Drainage Easements
for "Pinery Woods"**

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50215 SCHOENHERR RD.
SHELBY TWP, MI 48315
(586) 720-7840

JOB NO: 14-065
DATE: 8-5-15
REVISED: 10-1-15
DRAWN BY: N.P.R.

Exhibit A

Page 3 of 3

EASEMENT "2" FOR STORM SEWER & SURFACE DRAINAGE

A TWELVE (12) FEET WIDE EASEMENT FOR STORM SEWER AND SURFACE DRAINAGE, PART OF LOTS 40, 41 AND 42, OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 42, 43 AND 44, N.89°19'30"E., 180.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINES OF SAID LOTS 40, 41 AND 42 N.89°19'30"E., 236.02 FEET; THENCE S.00°01'33"W., 19.79 FEET; THENCE N.56°55'49"W., 14.01 FEET; THENCE S.89°19'30"W., 103.25 FEET; THENCE S.00°02'06"W., 326.18 FEET; THENCE N.89°58'27"W., 12.00 FEET; THENCE N.00°02'06"E., 326.03 FEET; THENCE S.89°19'30"W., 97.13 FEET; THENCE S.55°36'34"W., 14.41 FEET; THENCE N.00°01'33"E., 20.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,839 SQUARE FEET, OR 0.157 OF AN ACRE, MORE OR LESS.

EASEMENT "3" FOR STORM SEWER & SURFACE DRAINAGE

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER AND SURFACE DRAINAGE, PART OF LOTS 38 THROUGH 42, INCLUSIVE, OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 38 THROUGH 44, INCLUSIVE, N.89°19'30"E., 578.76 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 38 N.89°19'30"E., 16.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EAST LINE OF SAID LOT 38 S.00°00'30"W., 548.00 FEET; THENCE S.89°19'30"W., 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39; THENCE ALONG THE WEST LINE OF SAID LOT 39 N.00°00'30"E., 29.30 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 29.38 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE S.89°19'30"W., 58.45 FEET; THENCE N.23°14'21"W., 6.07 FEET; THENCE 6.87 FEET ALONG A CURVE CONCAVE TO THE NORTHEAST OF RADIUS 173.00 FEET WHOSE CHORD BEARS N.22°06'06"W., 6.87 FEET; THENCE N.89°19'30"E., 82.20 FEET; THENCE N.00°01'33"E., 138.23 FEET; THENCE S.89°58'27"E., 12.00 FEET; THENCE S.00°01'33"W., 133.98 FEET; THENCE N.61°02'04"E., 53.31 FEET; THENCE N.89°19'30"E., 99.65 FEET; THENCE S.69°13'51"E., 71.94 FEET; THENCE N.89°19'30"E., 74.66 FEET; THENCE N.00°00'30"E., 89.49 FEET; THENCE N.02°19'47"E., 123.44 FEET; THENCE N.00°00'30"E., 320.23 FEET TO THE POINT OF BEGINNING. CONTAINING 18,338 SQUARE FEET, OR 0.421 OF AN ACRE, MORE OR LESS.

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Storm Sewer &
Surface Drainage Easements
for "Pinery Woods"**

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50215 SCHODENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 14-065
DATE: 8-5-15
REVISED: 10-1-15
DRAWN BY: N.F.R.

PERMANENT EASEMENT

Sidwell #88-20-13-401-010, 011,039, 014, 015 & 016 (part of)
Resolution #

MONDRIAN PROPERTIES PINERY, L.L.C., a Michigan limited liability company, Grantor(s), whose address is 50215 Schoenherr Road, Shelby Twp, MI 48315 for and in consideration of the sum of: One and no/100 Dollar (\$1.00) paid by the CITY OF TROY, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver Road, Troy, Michigan, 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 1 signature(s) this 6 day of OCTOBER A.D. 2015.

MONDRIAN PROPERTIES PINERY, 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 6th day October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES PINERY, L.L.C., a Michigan limited liability company on behalf of the company.

[Signature]
*
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2018
Notary Public, _____ County, Michigan
My Commission Expires on _____
Acting in the County of _____, Michigan

Prepared by and when recorded return to:
Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

Exhibit A

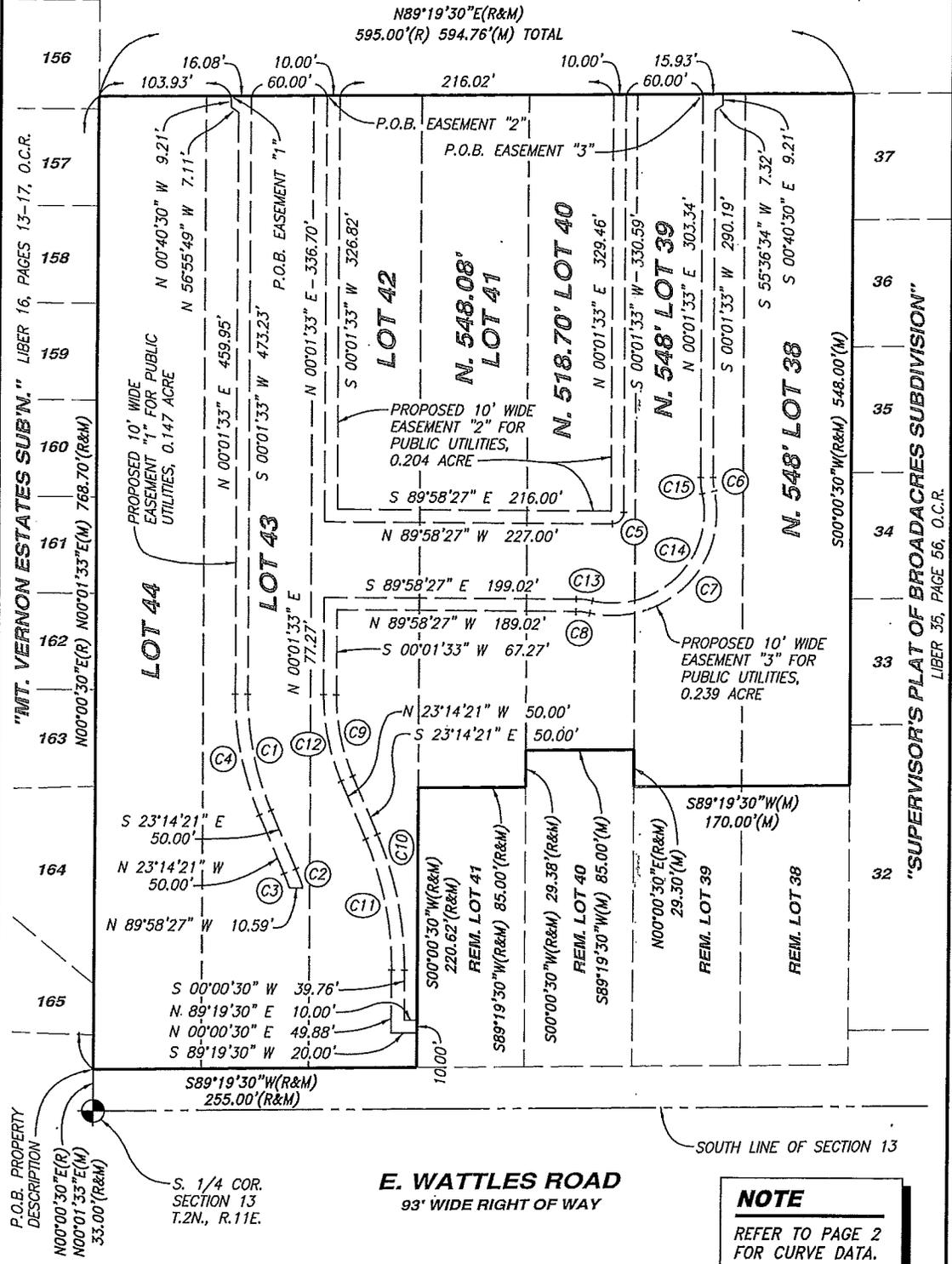
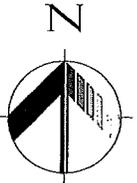
Page 1 of 4

"SUPERVISOR'S PLAT OF BROADACRES SUBDIVISION"

LIBER 35, PAGE 56, O.C.R.

45

SCALE:
1" = 100'



NOTE
REFER TO PAGE 2 FOR CURVE DATA.

HORIZON ENGINEERING LLC
CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:
Proposed Public Utility Easements for "Pinery Woods"

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E, CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:
MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
50216 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 14-065
DATE: 8-5-15
REVISED: 9-18-15
DRAWN BY: N.P.R.

Exhibit A

Page 2 of 4

CURVE DATA

(C1) A=94.61' R=233.00' CB=S.11°36'24"E. CL=93.96'	(C5) A=14.14' R=9.00' CB=S.45°01'33"W. CL=12.73'	(C9) A=66.19' R=163.00' CB=S.11°36'24"E. CL=65.73'	(C13) A=12.82' R=60.00' CB=S.83°51'17"E. CL=12.79'
(C2) A=16.10' R=200.00' CB=S.20°55'56"E. CL=16.10'	(C6) A=10.68' R=50.00' CB=S.06°05'36"E. CL=10.66'	(C10) A=109.85' R=270.00' CB=S.11°35'02"E. CL=109.09'	(C14) A=143.86' R=72.00' CB=N.45°01'33"E. CL=121.09'
(C3) A=11.91' R=190.00' CB=N.21°26'34"W. CL=11.91'	(C7) A=163.84' R=82.00' CB=S.45°01'33"W. CL=137.91'	(C11) A=105.79' R=260.00' CB=N.11°35'00"W. CL=105.06'	(C15) A=12.82' R=60.00' CB=N.06°05'36"W. CL=12.79'
(C4) A=98.67' R=243.00' CB=N.11°36'24"W. CL=97.99'	(C8) A=10.68' R=50.00' CB=N.83°51'17"W. CL=10.66'	(C12) A=70.25' R=173.00' CB=N.11°36'24"W. CL=69.77'	

PROPERTY DESCRIPTION (AS SURVEYED)

LOT 44, LOT 43, LOT 42, THE NORTH 548.08 FEET OF LOT 41, THE NORTH 518.70 FEET OF LOT 40, THE NORTH 548.00 FEET OF LOT 39, AND THE NORTH 548.00 FEET OF LOT 38 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, ALL BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44 AND THE POINT OF BEGINNING; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 38 THROUGH 44, INCLUSIVE, N.89°19'30"E., 594.76 FEET (595.00 FEET RECORD) TO THE NORTHEAST CORNER OF SAID LOT 38; THENCE ALONG THE EAST LINE OF SAID LOT 38 S.00°00'30"W., 548.00 FEET; THENCE S.89°19'30"W., 170.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 39; THENCE ALONG THE WEST LINE OF SAID LOT 39 N.00°00'30"E., 29.30 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 40; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 29.38 FEET; THENCE S.89°19'30"W., 85.00 FEET TO A POINT ON THE WEST LINE OF SAID LOT 41; THENCE ALONG THE WEST LINE OF SAID LOT 40 S.00°00'30"W., 220.62 FEET TO THE SOUTHWEST CORNER OF SAID LOT 41; THENCE ALONG THE SOUTH LINES OF SAID LOTS 42 THROUGH 44, INCLUSIVE, S.89°19'30"W., 255.00 FEET TO THE POINT OF BEGINNING. CONTAINING 379,736 SQUARE FEET, OR 8.718 ACRES, MORE OR LESS.

HORIZON ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

Proposed Public Utility Easements for "Pinery Woods"

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
60215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 14-065

DATE: 8-5-15

REVISED: 9-18-15

DRAWN BY: N.P.R.

Exhibit A

Page 3 of 4

EASEMENT "1" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOT 43 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 43 AND 44 N.89°19'30"E., 103.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 43 N.89°19'30"E., 16.08 FEET; THENCE S.00°01'33"W., 473.23 FEET; THENCE 94.61 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 233.00 FEET WHOSE CHORD BEARS S.11°36'24"E., 93.96 FEET; THENCE S.23°14'21"E., 50.00 FEET; THENCE 16.10 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST OF RADIUS 200.00 FEET WHOSE CHORD BEARS S.20°55'56"E., 16.10 FEET; THENCE N.89°58'27"W., 10.59 FEET; THENCE 11.91 FEET ALONG A CURVE CONCAVE TO THE SOUTHWEST OF RADIUS 190.00 FEET WHOSE CHORD BEARS N.21°26'34"W., 11.91 FEET; THENCE N.23°14'21"W., 50.00 FEET; THENCE 98.67 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 243.00 FEET WHOSE CHORD BEARS N.11°36'24"W., 97.99 FEET; THENCE N.00°01'33"E., 459.95 FEET; THENCE N.56°55'49"W., 7.11 FEET; THENCE N.00°40'30"W., 9.21 FEET TO THE POINT OF BEGINNING. CONTAINING 6,405 SQUARE FEET, OR 0.147 OF AN ACRE, MORE OR LESS.

EASEMENT "2" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 40, 41 AND 42 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 42, 43 AND 44 N.89°19'30"E., 180.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 42 N.89°19'30"E., 10.00 FEET; THENCE S.00°01'33"W., 326.82 FEET; THENCE S.89°58'27"E., 216.00 FEET; THENCE N.00°01'33"E., 329.46 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 40; THENCE ALONG THE NORTH LINE OF SAID LOT 40 N.89°19'30"E., 10.00 FEET; THENCE S.00°01'33"W., 330.59 FEET; THENCE 14.14 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST OF RADIUS 9.00 FEET WHOSE CHORD BEARS S.45°01'33"W., 12.73 FEET; THENCE N.89°58'27"W., 227.00 FEET; THENCE N.00°01'33"E., 336.70 FEET TO THE POINT OF BEGINNING. CONTAINING 8,905 SQUARE FEET, OR 0.204 OF AN ACRE, MORE OR LESS.

HORIZON
ENGINEERING LLC

CIVIL ENGINEERING, SITE PLANNING & LAND DEVELOPMENT CONSULTING

P.O. Box 182158, Shelby Township, Michigan 48318
Phone 586.453.8097 Fax 586.580.0053

PROJECT:

**Proposed Public Utility
Easements
for "Pinery Woods"**

PART OF THE SOUTHEAST 1/4 OF SECTION 13, T.2N., R.11E,
CITY OF TROY, OAKLAND COUNTY, MICHIGAN

CLIENT:

MR. JOSEPH MANIACI
MONDRIAN PROPERTIES, LLC
80215 SCHOENHERR RD.
SHELBY TWP., MI 48316
(586) 728-7340

JOB NO: 14-065
DATE: 8-5-15
REVISED: 9-18-15
DRAWN BY: N.P.R.

Exhibit A

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EASEMENT "3" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 39, 40, 41, AND 42 OF "SUPERVISOR'S PLAT OF BROADACRES SUB.", A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 35 OF PLATS, PAGE 56 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 13; THENCE N.00°01'33"E. (N.00°00'30"E. RECORD), 33.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE WEST LINE OF SAID LOT 44 N.00°01'33"E. (N.00°00'30"E. RECORD), 768.70 FEET TO THE NORTHWEST CORNER OF SAID LOT 44; THENCE ALONG THE NORTH LINES OF LOTS 39, 40, 41, 42, 43 AND 44 N.89°19'30"E., 476.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE NORTH LINE OF SAID LOT 39 N.89°19'30"E., 15.93 FEET; THENCE S.00°40'30"E., 9.21 FEET; THENCE S.55°36'34"W., 7.32 FEET; THENCE S.00°01'33"W., 290.19 FEET; THENCE 10.68 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 50.00 FEET WHOSE CHORD BEARS S.06°05'36"E., 10.66 FEET; THENCE 163.84 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST OF RADIUS 82.00 FEET WHOSE CHORD BEARS S.45°01'33"W., 137.91 FEET; THENCE 10.68 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 50.00 FEET WHOSE CHORD BEARS N.83°51'17"W., 10.66 FEET; THENCE N.89°58'27"W., 189.02 FEET; THENCE S.00°01'33"W., 67.27 FEET; THENCE 66.19 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 163.00 FEET WHOSE CHORD BEARS S.11°36'24"E., 65.73 FEET; THENCE S.23°14'21"E., 50.00 FEET; THENCE 109.85 FEET ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 270.00 FEET WHOSE CHORD BEARS S.11°35'02"E., 109.09 FEET; THENCE S.00°00'30"W., 39.76 FEET; THENCE N.89°19'30"E., 10.00 FEET TO A POINT ON THE EAST LINE OF SAID LOT 42; THENCE ALONG THE EAST LINE OF SAID LOT 42 S.00°00'30"W., 10.00 FEET; THENCE S.89°19'30"W., 20.00 FEET; THENCE N.00°00'30"E., 49.88 FEET; THENCE 105.79 FEET ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 260.00 FEET WHOSE CHORD BEARS N.11°35'00"W., 105.06 FEET; THENCE N.23°14'21"W., 50.00 FEET; THENCE 70.25 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 173.00 FEET WHOSE CHORD BEARS N.11°36'24"W., 69.77 FEET; THENCE N.00°01'33"E., 77.27 FEET; THENCE S.89°58'27"E., 199.02 FEET; THENCE 12.82 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 60.00 FEET WHOSE CHORD BEARS S.83°51'17"E., 12.79 FEET; THENCE 143.86 FEET ALONG A CURVE CONCAVE TO THE NORTHWEST OF RADIUS 72.00 FEET WHOSE CHORD BEARS N.45°01'33"E., 121.09 FEET; THENCE 12.82 FEET ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 60.00 FEET WHOSE CHORD BEARS N.06°05'36"W., 12.79 FEET; THENCE N.00°01'33"E., 303.34 FEET TO THE POINT OF BEGINNING. CONTAINING 10,396 SQUARE FEET, OR 0.239 OF AN ACRE, MORE OR LESS.

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