



## CITY COUNCIL AGENDA ITEM

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Date: October 19, 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 a Warranty Deed and Three Permanent Easements for Hunters Park Site Condominium (Phase II) - Sidwell #88-20-12-301-004 & 005

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### **History**

As part of the second phase of the Hunters Park Site Condominium development located on John R, north of Long Lake in the southwest ¼ of Section 12, the Engineering department received a warranty deed for public road purposes, and three permanent easements for storm sewers, public utilities, and water mains. The warranty deed and easements were granted by Mondrian Properties Hunters Park, LLC, owner of the properties having Sidwell #88-20-12-301-004 & 005.

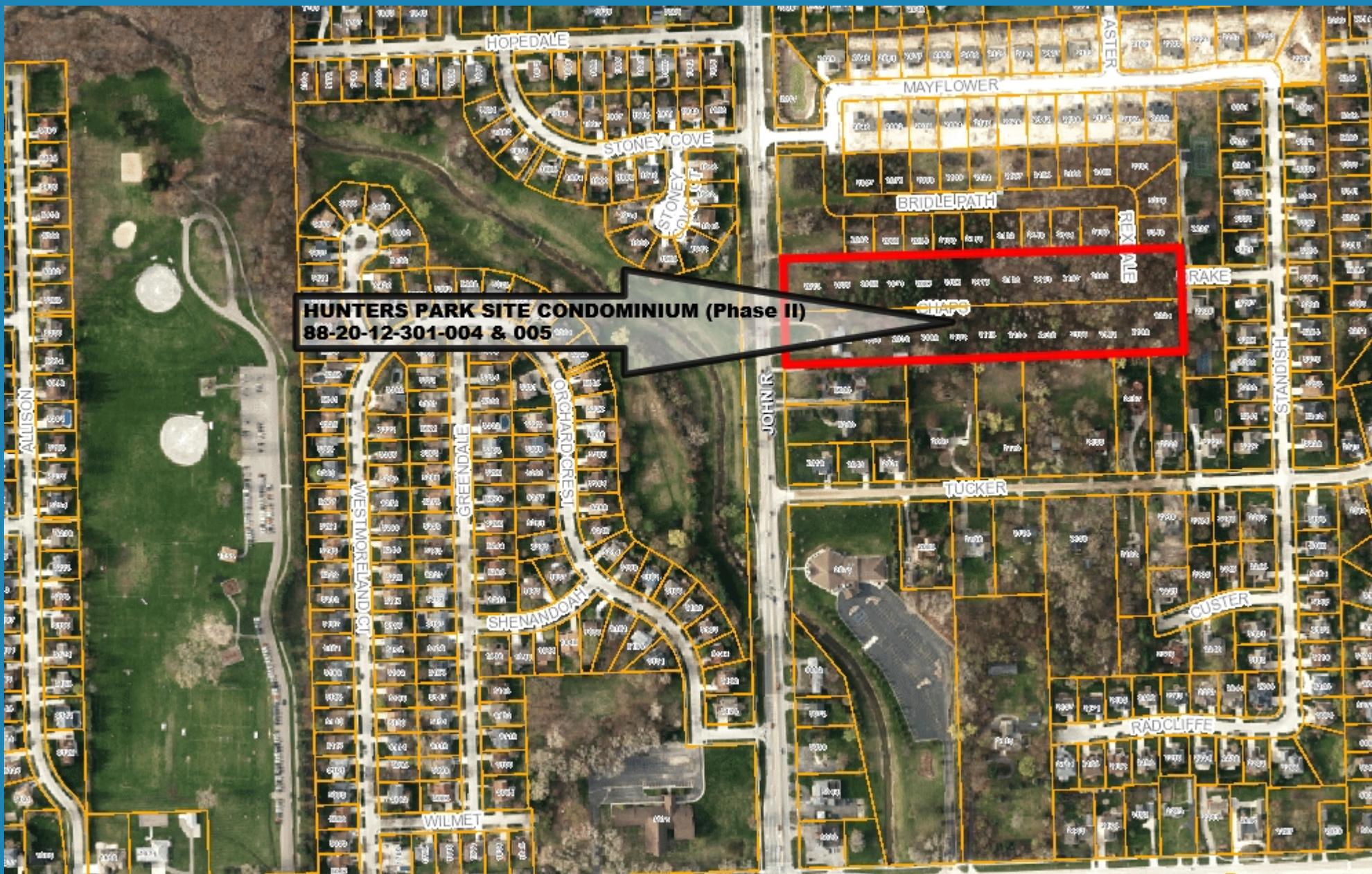
The format and content of the warranty deed and permanent easements is consistent with conveyances previously accepted by City Council.

### **Financial**

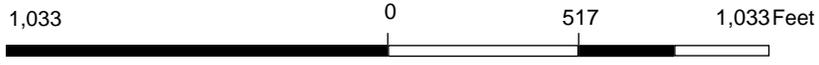
The consideration amount on each document is \$1.00

### **Recommendation**

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



**HUNTERS PARK SITE CONDOMINIUM (Phase II)  
88-20-12-301-004 & 005**



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

WARRANTY DEED

Sidwell # 88-20-12-301-004 & 005 (part of)  
Resolution #

The Grantor(s) MONDRIAN PROPERTIES HUNTERS PARK, 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:

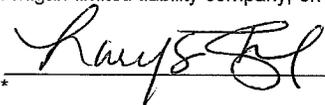
Dated this 19<sup>th</sup> day of October, 2015.

MONDRIAN PROPERTIES HUNTERS PARK, LLC  
a Michigan limited liability company

By   
Joseph Maniaci  
Its:  Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES HUNTERS PARK, 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  
My commission expires: \_\_\_\_\_  
Acting \_\_\_\_\_ County, MI

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

Tax Parcel #88-20-12-301-004 & 005 (part of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

\*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF PROPOSED RIGHT-OF-WAY

LEGAL DESCRIPTION  
PROPOSED ROAD RIGHT-OF-WAY

Land in part of the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R Road (60 foot half width); thence along said right-of-way, S00°02'00"W, 761.08 feet to the POINT OF BEGINNING;

thence N89°59'21"E, 961.73 feet;  
thence 14.13 feet along the arc of a curve to the left, having a radius of 9.00 feet, a central angle of 89°56'24", and chord bearing N45°01'09"E, 12.72 feet;  
thence N00°02'57"E, 110.97 feet;  
thence N89°59'21"E, 60.00 feet;  
thence S00°02'57"W, 48.82 feet;  
thence 14.12 feet along the arc of a curve to the left, having a radius of 9.00 feet, a central angle of 89°51'41", and chord bearing S44°52'54"E, 12.71 feet;  
thence S89°48'44"E, 110.58 feet to the east line of the aforementioned Lot 25;  
thence along said east line S00°00'25"E, 60.00 feet;  
thence N89°48'44"W, 106.94 feet;  
thence 13.04 feet along the arc of a curve to the left, having a radius of 9.00 feet, a central angle of 83°00'42", and chord bearing S48°40'55"W, 11.93 feet;  
thence 89.61 feet along the arc of a curve to the right, having a radius of 62.00 feet, a central angle of 82°48'48", and chord bearing S48°34'58"W, 82.01 feet;  
thence S89°59'21"W, 972.98 feet to the aforementioned east right-of-way line of John R. Road;  
thence along said east line N00°02'00"E, 60.00 feet to the POINT OF BEGINNING, containing ±1.74 acres, more or less.

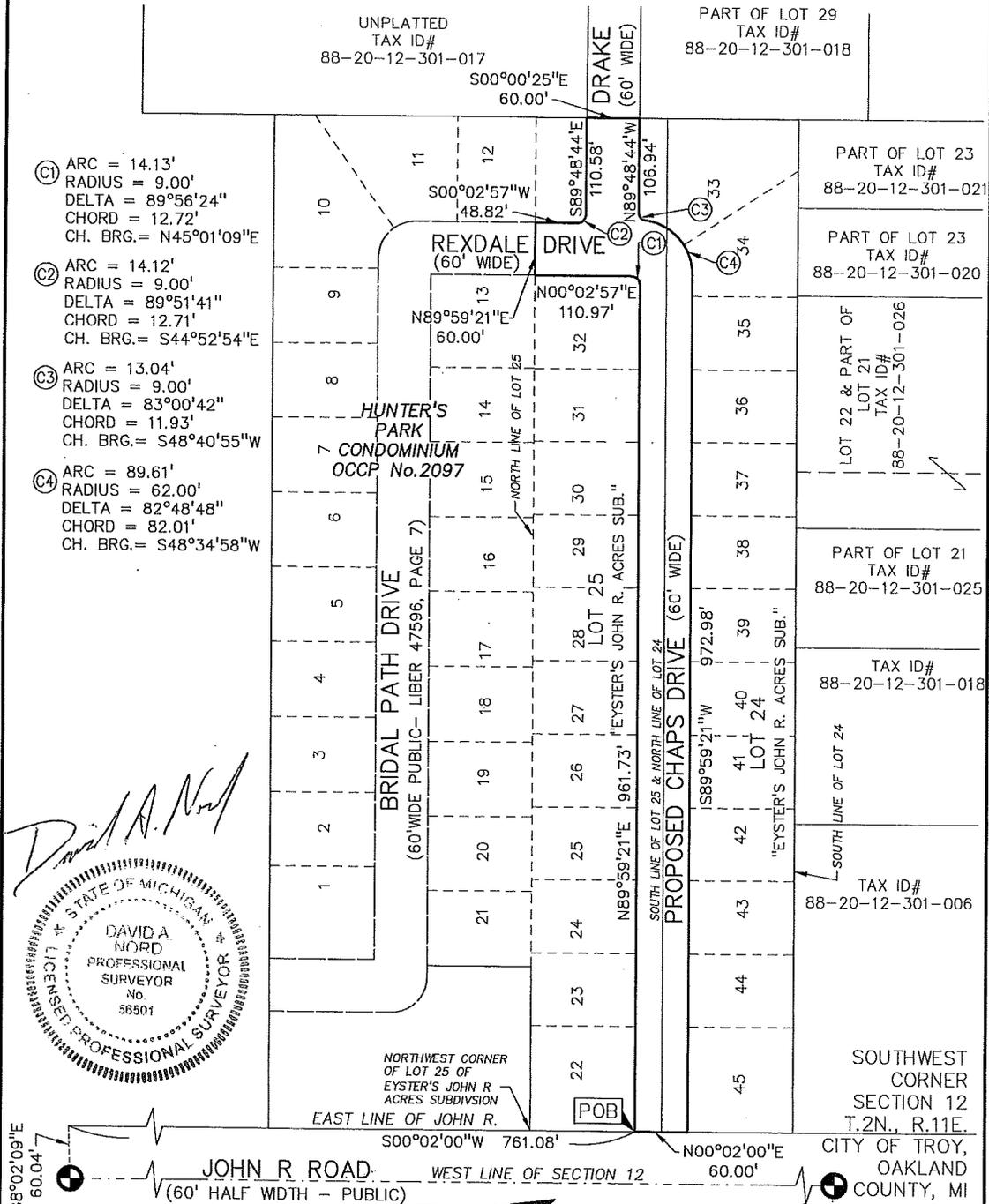


PROFESSIONAL  
ENGINEERING  
ASSOCIATES

CLIENT: MONDRIAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: 1"= 150'	JOB No: 2014-249
	DATE: 7-14-15	DWG. No: 2 of 2

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

# SKETCH OF PROPOSED RIGHT-OF-WAY



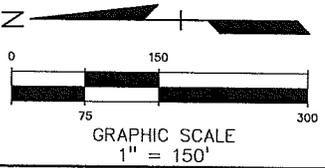
- Ⓒ1 ARC = 14.13'  
RADIUS = 9.00'  
DELTA = 89°56'24"  
CHORD = 12.72'  
CH. BRG. = N45°01'09"E
- Ⓒ2 ARC = 14.12'  
RADIUS = 9.00'  
DELTA = 89°51'41"  
CHORD = 12.71'  
CH. BRG. = S44°52'54"E
- Ⓒ3 ARC = 13.04'  
RADIUS = 9.00'  
DELTA = 83°00'42"  
CHORD = 11.93'  
CH. BRG. = S48°40'55"W
- Ⓒ4 ARC = 89.61'  
RADIUS = 62.00'  
DELTA = 82°48'48"  
CHORD = 82.01'  
CH. BRG. = S48°34'58"W

*David A. Nord*

STATE OF MICHIGAN  
DAVID A. NORD  
PROFESSIONAL SURVEYOR  
No. 58501  
LICENSED PROFESSIONAL SURVEYOR

N88°02'09"E 60.04' JOHN R. ROAD WEST LINE OF SECTION 12 (60' HALF WIDTH - PUBLIC) S00°02'00"W 761.08' N00°02'00"E 60.00' CITY OF TROY, OAKLAND COUNTY, MI

WEST 1/4 CORNER SECTION 12 T.2N., R.11E. TROY TWP., OAKLAND COUNTY, MI



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

CLIENT: MONDRIAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: 1" = 150'	JOB No: 2014-249
	DATE: 7-14-15	DWG. No: 1 of 2

PERMANENT EASEMENT

Sidwell #88-20-12-301-004 & 005  
Resolution #

MONDRIAN PROPERTIES HUNTERS PARK, 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 **storm 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 1 signature(s) this 19th day of October A.D. 2015.

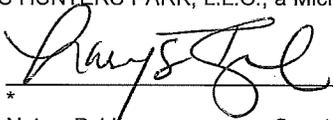
MONDRIAN PROPERTIES HUNTERS PARK, LLC,  
a Michigan limited liability company

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

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 19th day October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES HUNTERS PARK, L.L.C., 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, 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"

## SKETCH OF STORM SEWER EASEMENTS

### LEGAL DESCRIPTION – VARIABLE WIDTH STORM SEWER EASEMENT "A"

A variable width storm sewer easement over land in the Southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R Road (60 foot half width); thence along said right-of-way, S00°02'00"W, 641.11 feet to the Northwest corner of said Lot 25, thence along the North line of said Lot 25 N89°59'21"E, 94.99 feet to the POINT OF BEGINNING "A";

thence along said easement the following eleven (11) courses:

- 1) continuing along said North line N89°59'21"E, 776.77 feet;
- 2) S00°00'39"E, 3.00 feet;
- 3) S89°59'21"W, 747.50 feet;
- 4) S00°00'39"E, 105.96 feet;
- 5) N89°59'21"E, 663.36 feet;
- 6) S00°00'39"E, 11.00 feet;
- 7) S89°59'21"W, 751.86 feet;
- 8) N00°00'39"W, 11.00 feet;
- 9) N89°59'21"E, 76.50 feet;
- 10) N00°00'39"W, 94.87 feet and;
- 11) N50°47'38"W, 22.29 feet to the POINT OF BEGINNING "A".

Containing ±11,942 square feet of land.

### LEGAL DESCRIPTION – 12 FOOT WIDE STORM SEWER EASEMENT "B"

A 12 foot wide storm sewer easement over land in the Southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, the centerline of said easement being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width); thence along said right-of-way, S00°02'00"W, 941.04 feet to the Southwest corner of said Lot 24; thence along the South line of said Lot 24 N89°59'21"E, 118.48 feet; thence N00°00'39"W, 14.00 feet to the POINT OF BEGINNING "B";

thence along said centerline the following seven (7) courses:

- 1) N00°00'39"W, 105.96 feet;
- 2) S00°00'39"E, 99.96 feet;
- 3) N89°59'28"E, 881.32 feet;
- 4) S86°05'42"E, 102.12 feet;
- 5) N36°16'15"E, 50.50 feet;
- 6) N02°23'19"E, 121.58 feet and;
- 7) N00°49'55"E, 6.57 feet to the POINT OF ENDING "B".

Containing ±15,147 square feet of land.

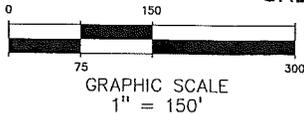


**PEA, Inc.**

2430 Rochester Ct, Ste 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

CLIENT: MONDRAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: --	JOB No: 2014249
	DATE: 9-29-15	DWG. No: 2 of 2

# SKETCH OF STORM SEWER EASEMENTS



UNPLATTED  
TAX ID#  
88-20-12-301-017

DRAKE  
(60' WIDE)

PART OF LOT 29  
TAX ID#  
88-20-12-301-018



12' WIDE  
EASEMENT FOR  
STORM SEWER  
(L.47596 P.3)

PART OF LOT 23  
TAX ID#  
88-20-12-301-021

PART OF LOT 23  
TAX ID#  
88-20-12-301-020

12' WIDE STORM  
SEWER EASEMENT  
LOT 22 & PART OF  
LOT 21  
TAX ID#  
188-20-12-301-026

PART OF LOT 21  
TAX ID#  
88-20-12-301-025

TAX ID#  
88-20-12-301-018

TAX ID#  
88-20-12-301-006

CENTERLINE 12' WIDE  
STORM ESMT

POB "B"

SOUTHWEST CORNER  
OF LOT 24 OF  
EYSTER'S JOHN R.  
ACRES SUBDIVISION

Line #	Direction	Length
L1	N89°59'21"E	94.99'
L2	N89°59'21"E	776.77'
L3	S00°00'39"E	3.00'
L4	S89°59'21"W	747.50'
L5	S00°00'39"E	105.96'
L6	N89°59'21"E	663.36'
L7	S00°00'39"E	11.00'
L8	S89°59'21"W	751.86'
L9	N00°00'39"W	11.00'
L10	N89°59'21"E	76.50'
L11	N00°00'39"W	94.87'
L12	N50°47'38"W	22.29'

HUNTER'S PARK  
CONDOMINIUM  
OCCP No.2097

VARIABLE WIDTH  
STORM SEWER  
EASEMENT

9' WIDE  
EASEMENT FOR  
STORM SEWER  
(L.47596 P.3)



*Daniel Cole*

N88°02'09"E  
60.04'

EAST LINE OF JOHN R.  
S00°02'00"W 641.11'  
WEST LINE OF SECTION 12  
S00°02'00"W 941.04'

WEST 1/4 CORNER  
SECTION 12 T.2N., R.11E.  
TROY TWP.,  
OAKLAND COUNTY, MI

SOUTHWEST CORNER  
SECTION 12 T.2N., R.11E.  
CITY OF TROY,  
OAKLAND COUNTY, MI

Line #	Direction	Length
L13	N89°59'21"E	118.48'
L14	N00°00'39"W	14.00'
L15	N00°00'39"W	105.96'
L16	S00°00'39"E	99.96'
L17	N89°59'28"E	881.32'

Line #	Direction	Length
L18	S86°05'42"E	102.12'
L19	N36°16'15"E	50.50'
L20	N02°23'19"E	121.58'
L21	N00°49'55"E	6.57'

CLIENT: MONDRIAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: 1" = 150'	JOB No: 2014249
	DATE: 9-29-15	DWG. No: 1 of 2



**PEA, Inc.**  
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t: 248.689.9090  
f: 248.689.1044  
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PERMANENT EASEMENT

Sidwell #88-20-12-301-004 & 005  
Resolution #

MONDRIAN PROPERTIES HUNTERS PARK, 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 19th day of October A.D. 2015.

MONDRIAN PROPERTIES HUNTERS PARK, 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 19th day October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES HUNTERS PARK, L.L.C., 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, 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"

SKETCH OF PRIVATE UTILITY EASEMENT

LEGAL DESCRIPTION - 10' WIDE PRIVATE UTILITY EASEMENT "A"

An easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R Road (60 foot half width); thence along said right-of-way, S00°02'00"W, 740.08 feet to the POINT OF BEGINNING;

thence N89°59'21"E, 960.73 feet;  
thence N00°02'57"E, 79.81 feet;  
thence N44°57'03"W, 21.21 feet;  
thence N00°02'57"E, 4.13 feet to north line of aforementioned Lot 25;  
thence along said north line N89°59'21"E, 10.00 feet;  
thence S44°57'03"E, 21.21 feet;  
thence S00°02'57"W, 93.95 feet;  
thence S89°59'21"W, 970.73 feet to the east right-of-way line of John R Road;  
thence along said east line N00°02'00"E, 10.00 feet; to the POINT OF BEGINNING. OK ✓

LEGAL DESCRIPTION - 10' WIDE PRIVATE UTILITY EASEMENT "B"

An easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, being more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width); thence along said right-of-way, S00°02'00"W, 821.08 feet to the POINT OF BEGINNING;

thence N89°59'21"E, 972.98 feet;  
thence 89.61 feet along the arc of a curve to the left, having a radius of 62.00 feet, a central angle of 82°48'48", and chord bearing N48°34'58"E, 82.01 feet;  
thence 13.04 feet along the arc of a curve to the right, having a radius of 9.00 feet, a central angle of 83°00'42", and chord bearing N48°40'55"E, 11.93 feet;  
thence S89°48'44"E, 1.53 feet;  
thence 113.21 feet along the arc of a curve to the right, having a radius of 72.00 feet, a central angle of 90°05'22", and chord bearing S44°56'41"W, 101.90 feet;  
thence S89°59'21"W, 972.99 feet to the east right-of-way line of John R Road;  
thence along said line N00°02'00"E, 10.00 feet; to the POINT OF BEGINNING. OK ✓

LEGAL DESCRIPTION - 10' WIDE PRIVATE UTILITY EASEMENT "C"

An easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, being more particularly described as;

Commencing at the West quarter corner of said Section 12,  
thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R road (60 foot half width);  
thence along said right-of-way, S00°02'00"W, 641.11 feet to the northwest corner of said Lot 25,  
thence along the north line of said Lot 25 N89°59'21"E, 1030.76 feet to the POINT OF BEGINNING;  
thence continuing along said north line N89°59'21"E, 10.00 feet;  
thence S00°02'57"W, 57.83 feet;  
thence N89°48'44"W, 1.02 feet;  
thence 14.12 feet along the arc of a curve to the right, having a radius of 9.00 feet, a central angle of 89°51'41", and chord bearing N44°52'54"W, 12.71 feet;  
thence N00°02'57"E 48.82 feet to the north line of lot 25 and the POINT OF BEGINNING. OK ✓

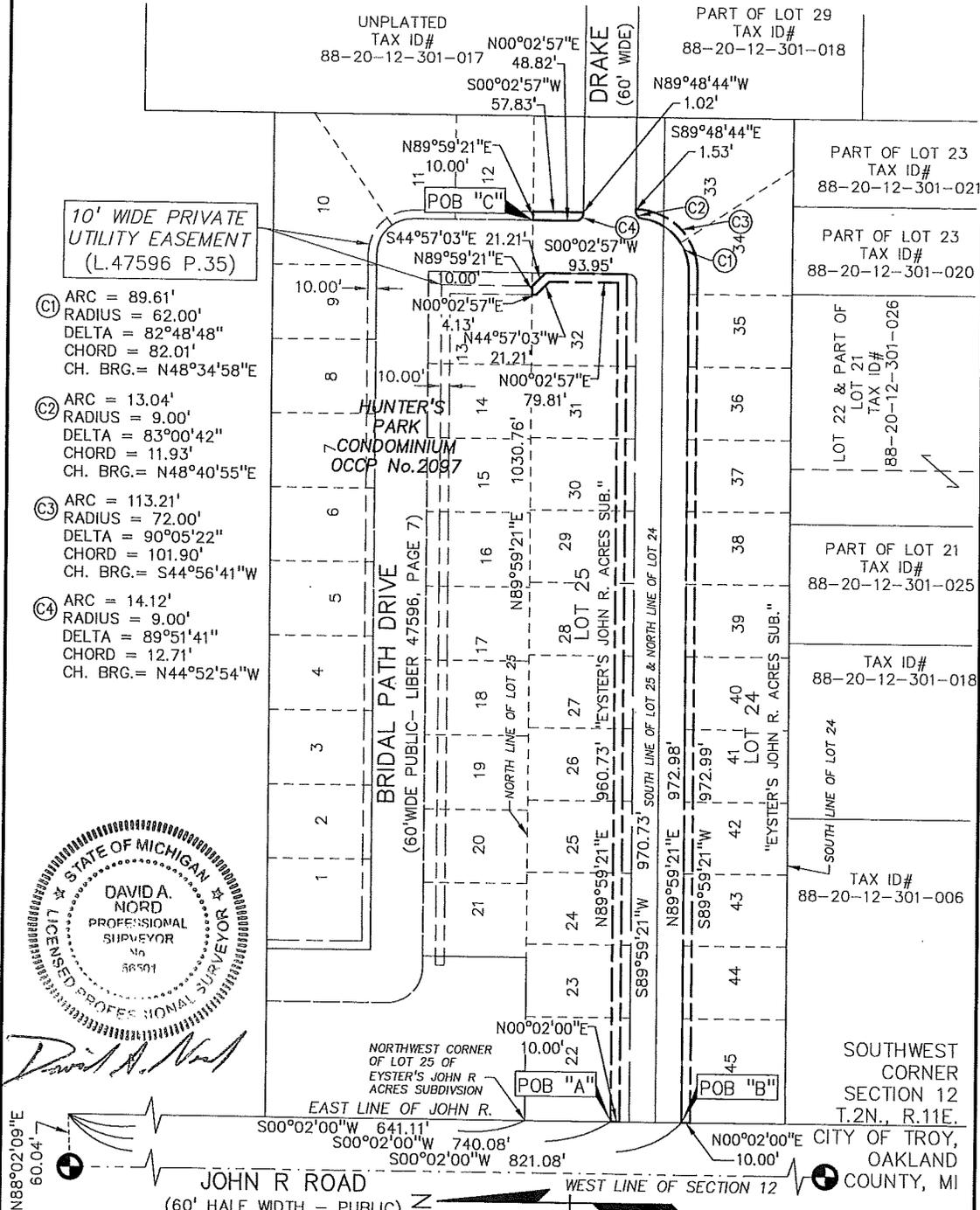


Handwritten signature of David A. Nord

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

CLIENT: MONDRIAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: 1"= 150'	JOB No: 2014-249
	DATE: 6-15-15	DWG. No: 2 of 2

# SKETCH OF PRIVATE UTILITY EASEMENT



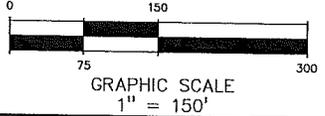
10' WIDE PRIVATE UTILITY EASEMENT (L.47596 P.35)

- (C1) ARC = 89.61'  
RADIUS = 62.00'  
DELTA = 82°48'48"  
CHORD = 82.01'  
CH. BRG. = N48°34'58"E
- (C2) ARC = 13.04'  
RADIUS = 9.00'  
DELTA = 83°00'42"  
CHORD = 11.93'  
CH. BRG. = N48°40'55"E
- (C3) ARC = 113.21'  
RADIUS = 72.00'  
DELTA = 90°05'22"  
CHORD = 101.90'  
CH. BRG. = S44°56'41"W
- (C4) ARC = 14.12'  
RADIUS = 9.00'  
DELTA = 89°51'41"  
CHORD = 12.71'  
CH. BRG. = N44°52'54"W



*David A. Nord*

WEST 1/4 CORNER SECTION 12 T.2N., R.11E. TROY TWP., OAKLAND COUNTY, MI



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

CLIENT: MONDRIAN PROPERTIES, LLC 50215 SCHOENHERR ROAD SHELBY TOWNSHIP, MI., 48315	SCALE: 1" = 150'	JOB No: 2014-249
	DATE: 6-15-15	DWG. No: 1 of 2

PERMANENT EASEMENT

Sidwell #88-20-12-301-004 & 005  
Resolution #

MONDRIAN PROPERTIES HUNTERS PARK, 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 **water mains**, 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 19th day of October A.D. 2015.

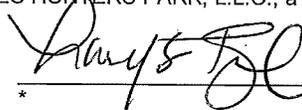
MONDRIAN PROPERTIES HUNTERS PARK, LLC,  
a Michigan limited liability company

By  (l.s.)  
Joseph Maniaci  
Its Member

STATE OF MICHIGAN )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me this 19th day October, 2015, by Joseph Maniaci, Member, of MONDRIAN PROPERTIES HUNTERS PARK, L.L.C., 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, 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"**

**SKETCH OF WATER MAIN EASEMENT**

**LEGAL DESCRIPTION  
WATER MAIN EASEMENT**

A 20 foot wide easement over land in the southwest 1/4 of Section 12, T.2N., R11E., City of Troy, Oakland County, Michigan, over part of Lots 24 & 25 of "Eyster's John R. Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, whose centerline is more particularly described as;

Commencing at the West quarter corner of said Section 12, thence N88°02'09"E, 60.04 feet to the east right-of-way line of John R Road (60 foot half width); thence along said right-of-way, S00°02'00"W, 812.08 feet to the POINT OF BEGINNING;

thence N89°59'21"E, 201.38 feet;  
thence N00°00'39"W, 13.00 feet;  
thence S00°00'39"E, 13.00 feet;  
thence N89°59'21"E, 498.00 feet;  
thence N00°00'39"W, 13.00 feet;  
thence S00°00'39"E, 13.00 feet;  
thence N89°59'21"E, 292.11 feet;  
thence N44°57'34"E, 43.22 feet;  
thence N00°04'14"W, 15.68 feet;  
thence N00°04'14"W, 124.71 feet to the north line of Lot 25;  
thence along said line S89°59'21"W, 13.00 feet;  
thence along said line N89°59'21"E, 13.00 feet;  
thence S00°04'14"E, 124.71 feet;  
thence S89°57'03"E, 8.74 feet;  
thence N45°02'57"E, 24.21 feet;

thence N89°43'49"E, 102.49 feet to the east line of the aforementioned Lot 25 and the POINT OF ENDING.



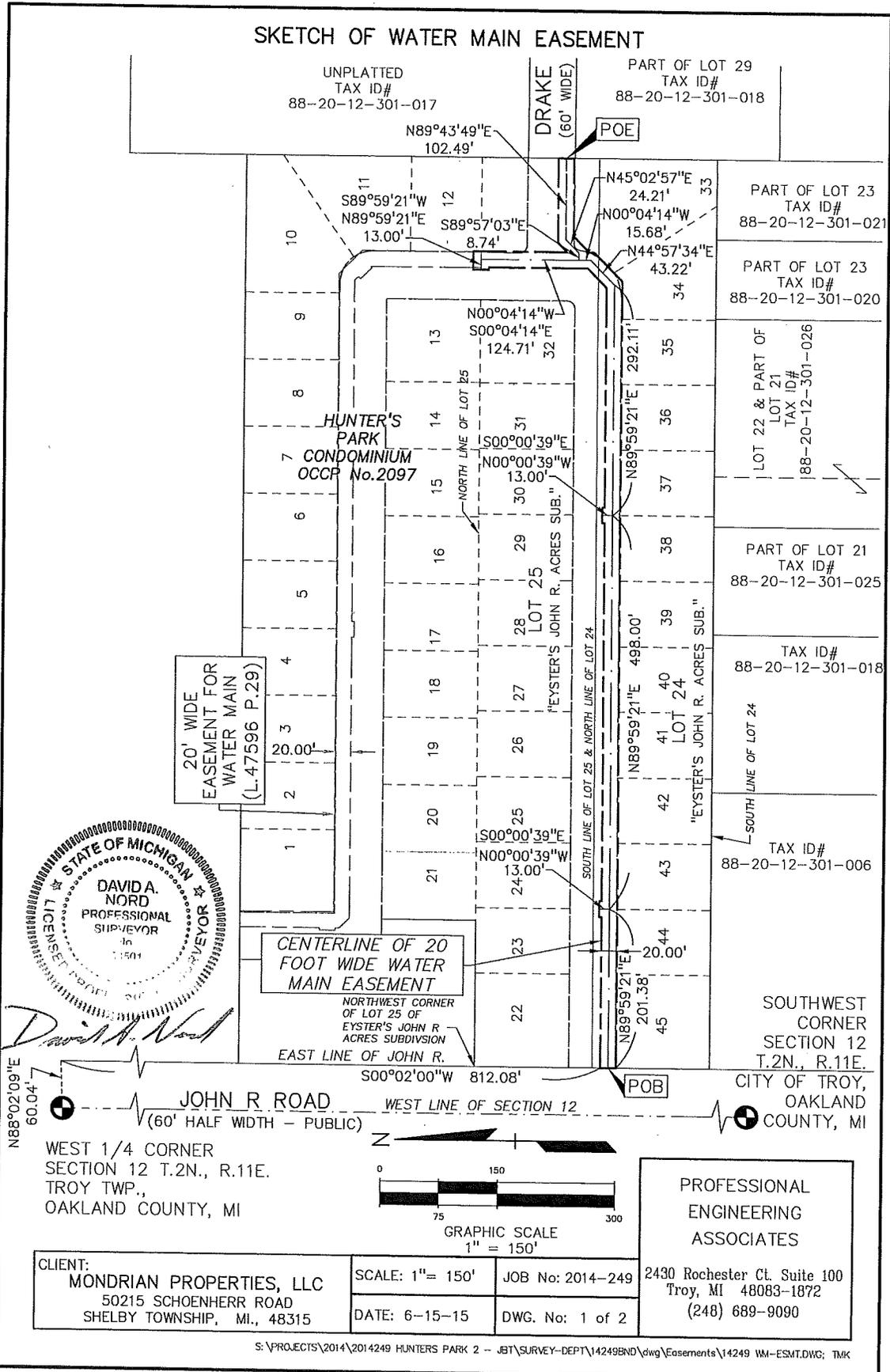
A handwritten signature in black ink, appearing to read "David A. Nord".

PROFESSIONAL  
ENGINEERING  
ASSOCIATES

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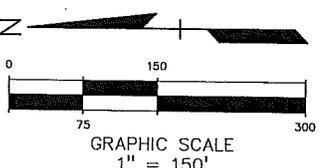
PROPERTY 15. 11. PROPOSED R/L

### SKETCH OF WATER MAIN EASEMENT



*David A. Nord*

WEST 1/4 CORNER  
SECTION 12 T.2N., R.11E.  
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OAKLAND COUNTY, MI



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