



## CITY COUNCIL AGENDA ITEM

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Date: June 8, 2016

To: Brian Kischnick, City Manager

From: Mark F. Miller, Director of Economic and Community Development  
Steven J. Vandette, City Engineer  
Larysa Figol, Sr. Right-of-Way Representative

Subject: Request for Acceptance of Four Permanent Easements for Bradley Square Site Condominium, Section 14 - Sidwell #88-20-014-151-001, 023, 024 & 025

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### **History**

As part of the Bradley Square Site Condominium development located on the east side of Rochester Road between Bradley and Shallowdale in Section 14, the City of Troy received four permanent easements for sanitary sewer and water main from two individual owners of the project area.

Bradley Square is a 31-unit attached condominium project that received Preliminary Site Plan Approval from the Planning Commission on January 12, 2016.

Two easements for sanitary sewer and water main were received from Robertson Bradley Square, LLC, owner of parcels identified with Sidwell #88-20-14-151-001 & 023, and the owner of a portion of the parcel identified with Sidwell #88-20-14-151-024.

Additionally, two easements for sanitary sewer and water main were received from DePorre Family, LLC, owner of the property having Sidwell #88-20-14-151-025 and the remainder portion of Sidwell #88-20-14-151-024.

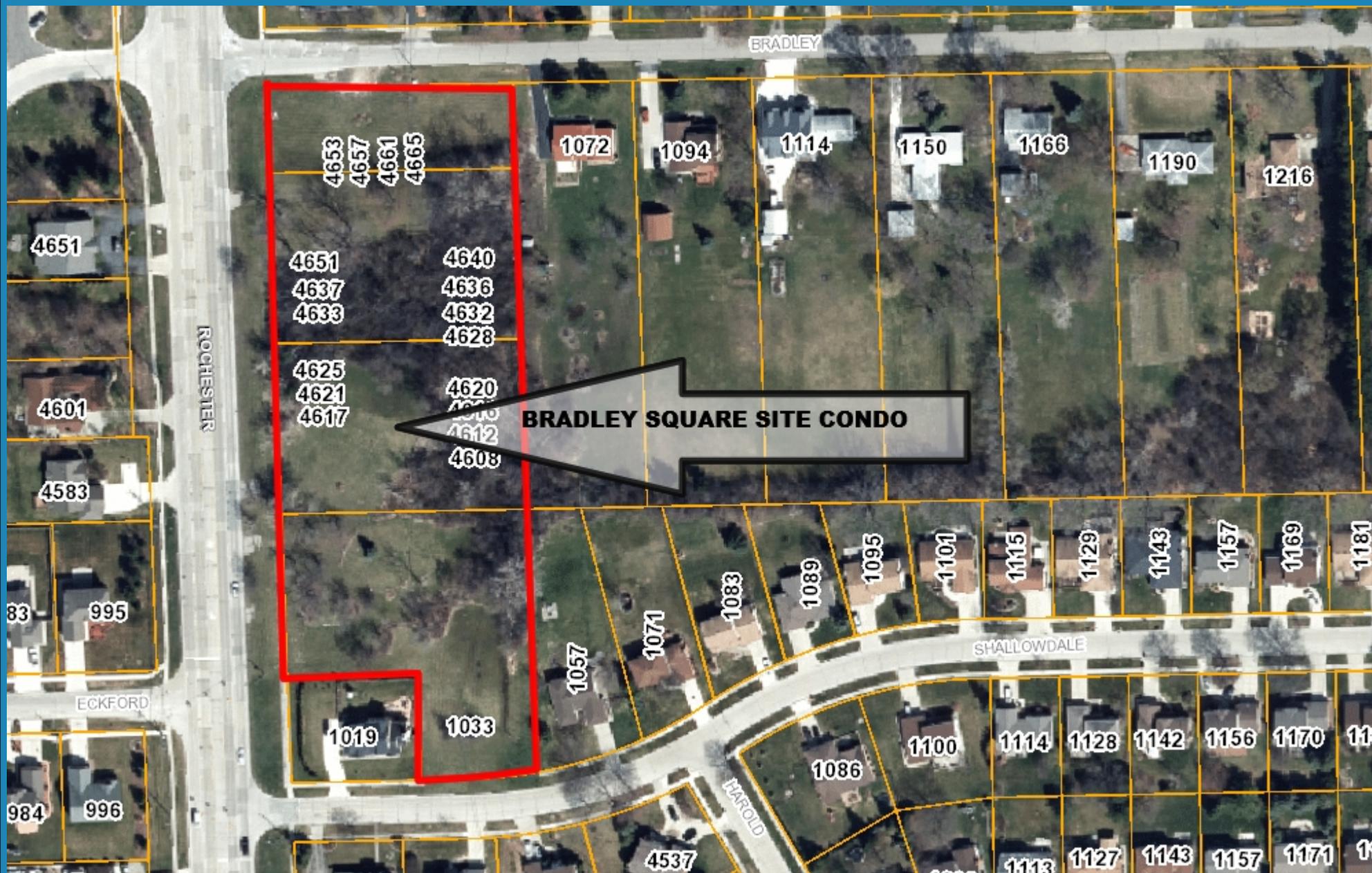
The format and content of these easements is consistent with conveyance documents previously accepted by City Council.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



363 0 182 363 Feet



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.

**PERMANENT EASEMENT**

Sidwell #88-20-14-151-001, 023 & 024 (part of)  
Resolution #

**Robertson Bradley Square, LLC**, an Michigan limited liability company, Grantor(s), whose address 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 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, MI 48084, grants to the Grantee the right to construct, operate, maintain, repair and/or replace sanitary sewers, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

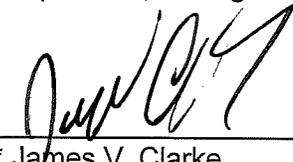
The premises so disturbed by the exercise of any of the foregoing powers shall be reasonably restored to its original condition by the Grantee.

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 24<sup>th</sup> day of May A.D. 2016.

Robertson Bradley Square, LLC,  
a Michigan limited liability company

By: Robertson Brothers Co., a Michigan  
corporation, Manager

By  (L.S.)  
\* James V. Clarke  
Its President

STATE OF MICHIGAN )  
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2016, by James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Bradley Square, a Michigan limited liability company, on behalf of the corporation and company.

**JENIFER PETTIT**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 12-07-2018  
Acting in the County of Macomb

  
\*  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Commission Expires 12/07/2018

Prepared by: Larysa Figol, City of Troy, 500 West Big Beaver, Troy, MI 48084  
Return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

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

# Exhibit A

## SANITARY SEWER EASEMENT

### LEGAL DESCRIPTION - PROPERTY (PHASE 1)

LOTS 78 THROUGH 80, INCLUSIVE AND PART OF LOT 81, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

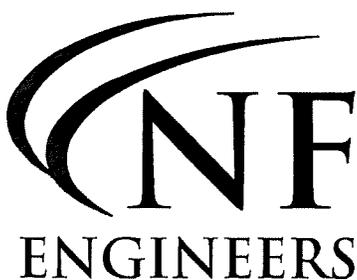
COMMENCING AT THE WEST 1/4 CORNER OF OF SAID SECTION 14, THENCE NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.75 FEET ALONG THE WEST LINE OF SAID SECTION; SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 256.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 340.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 78, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY DRIVE (60' WIDE); THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 250.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BRADLEY DRIVE TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE SOUTH 00 DEGREES 36 MINUTES 20 EAST 303.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST 132.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 20 SECONDS EAST 37.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST 118.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 80,105.63 SQUARE FEET OR 1.839 ACRES OF LAND.

### LEGAL DESCRIPTION - SANITARY SEWER EASEMENT

LOTS 78 THROUGH 80, INCLUSIVE AND PART OF LOT 81, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TWENTY (20) FOOT WIDE EASEMENT FOR SANITARY SEWER BEING DESCRIBED ALONG ITS CENTERLINE AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N.00°33'57"W. 497.75 FEET; THENCE S.89°45'34"E. 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 596.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY DRIVE (60' WIDE); THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 163.51 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BRADLEY DRIVE TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE S.00°36'20"E. 303.00 FEET TO A POINT OF ENDING, SAID EASEMENT EXTENDS TO AND CEASES AT ALL PROPERTY LINES AND OR RIGHT-OF-WAY LINES WHICH INTERSECT SAID EASEMENT CENTERLINE.



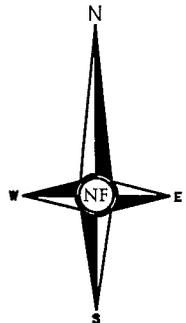
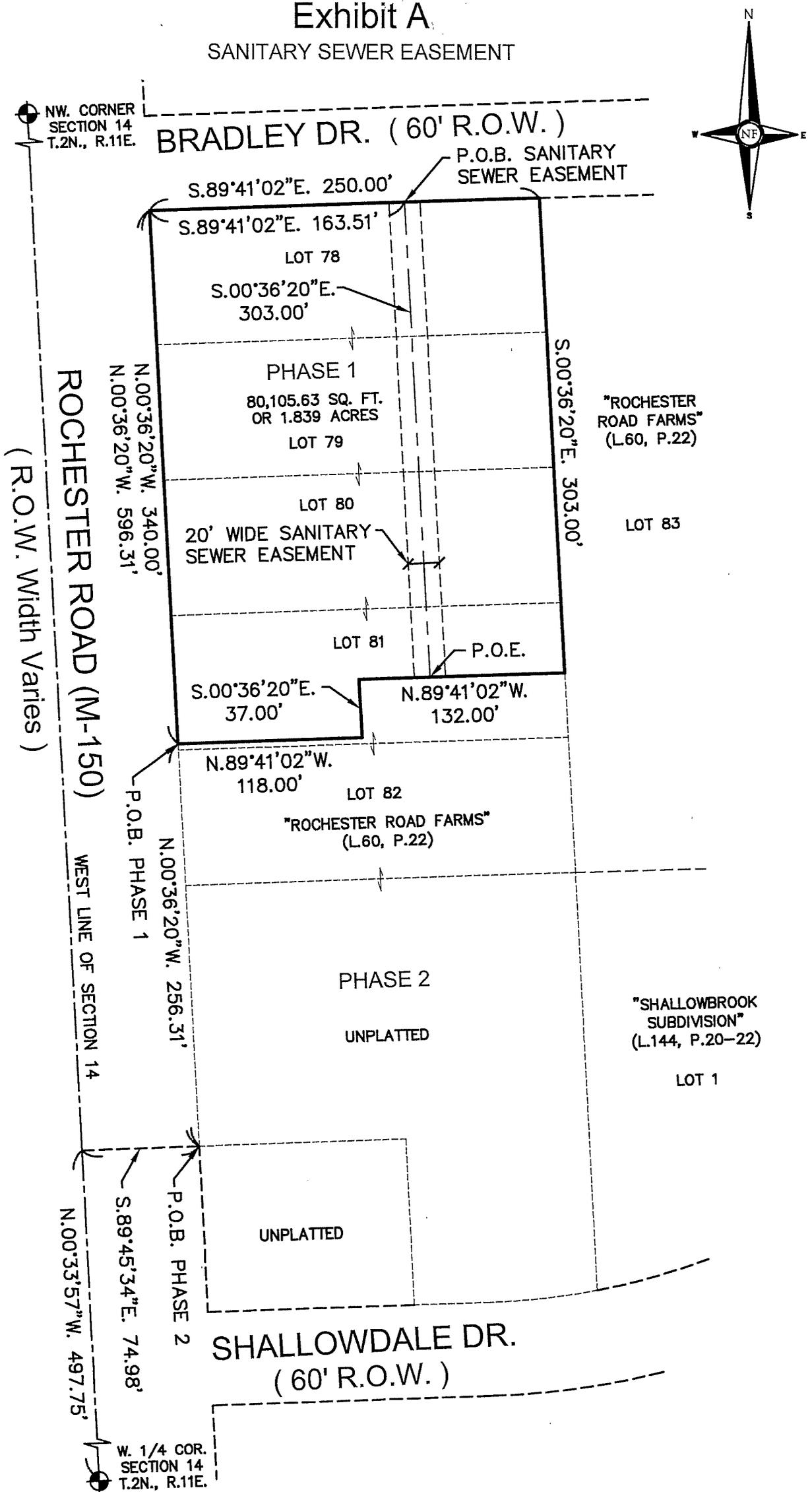
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

REVISED: 05-20-2016

DATE	DRAWN	JOB NO.	SHEET
3-22-2016	M.C.	I617	1 of 2

# Exhibit A

## SANITARY SEWER EASEMENT



NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

REVISIED: 05-20-2016  
 SCALE 1" = 80'  
 DATE 3-22-2016  
 DRAWN M.C.  
 JOB NO. I617  
 SHEET 2 of 2

**PERMANENT EASEMENT**

Sidwell #88-20-14-151-001, 023 & 024 (part of)  
Resolution #

**Robertson Bradley Square, LLC**, an Michigan limited liability company, Grantor(s), whose address 6905 Telegraph Road, Suite 200, Bloomfield Hills, MI 48301 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, MI 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:

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

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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 24<sup>th</sup> day of May A.D. 2016.

Robertson Bradley Square, LLC,  
a Michigan limited liability company

By: Robertson Brothers Co., a Michigan corporation, Manager

By [Signature] (L.S.)  
\* James V. Clarke  
Its President

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of May, 2016, by James V. Clarke, President of Robertson Brothers Co., a Michigan corporation, Manager of Robertson Bradley Square, a Michigan limited liability company, on behalf of the corporation and company.

**JENIFER PETTIT**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 12-07-2018  
Acting in the County of Oakland

\* [Signature]  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Commission Expires 12-07-2018

Prepared by: Larysa Figol, City of Troy, 500 West Big Beaver, Troy, MI 48084  
Return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

# Exhibit A

## WATER MAIN EASEMENT

### LEGAL DESCRIPTION - PROPERTY (PHASE 1)

LOTS 78 THROUGH 80, INCLUSIVE AND PART OF LOT 81, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

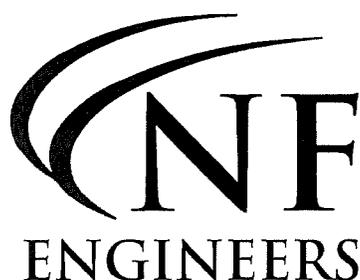
COMMENCING AT THE WEST 1/4 CORNER OF OF SAID SECTION 14, THENCE NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.75 FEET ALONG THE WEST LINE OF SAID SECTION; SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 256.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 340.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE NORTHWEST CORNER OF SAID LOT 78, ALSO BEING A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF BRADLEY DRIVE (60' WIDE); THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 250.00 FEET ALONG THE SOUTH RIGHT-OF-WAY LINE OF SAID BRADLEY DRIVE TO THE NORTHEAST CORNER OF SAID LOT 78; THENCE SOUTH 00 DEGREES 36 MINUTES 20 EAST 303.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST 132.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 20 SECONDS EAST 37.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 02 SECONDS WEST 118.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 80,105.63 SQUARE FEET OR 1.839 ACRES OF LAND.

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A TWENTY (20) FOOT WIDE EASEMENT FOR WATER MAIN BEING DESCRIBED ALONG ITS CENTERLINE AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N.00°33'57"W. 497.75 FEET; THENCE S.89°45'34"E. 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 256.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD; THENCE S.89°41'02"E. 106.16 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.00°36'13"W. 199.53 FEET; THENCE N.44°14'37"E. 52.24 FEET; THENCE N.00°36'13"W. 95.52 FEET; THENCE N.89°23'47"E. 33.47 FEET TO A POINT OF ENDING, SAID EASEMENT EXTENDS TO AND CEASES AT ALL PROPERTY LINES AND OR RIGHT-OF-WAY LINES WHICH INTERSECT SAID EASEMENT CENTERLINE.



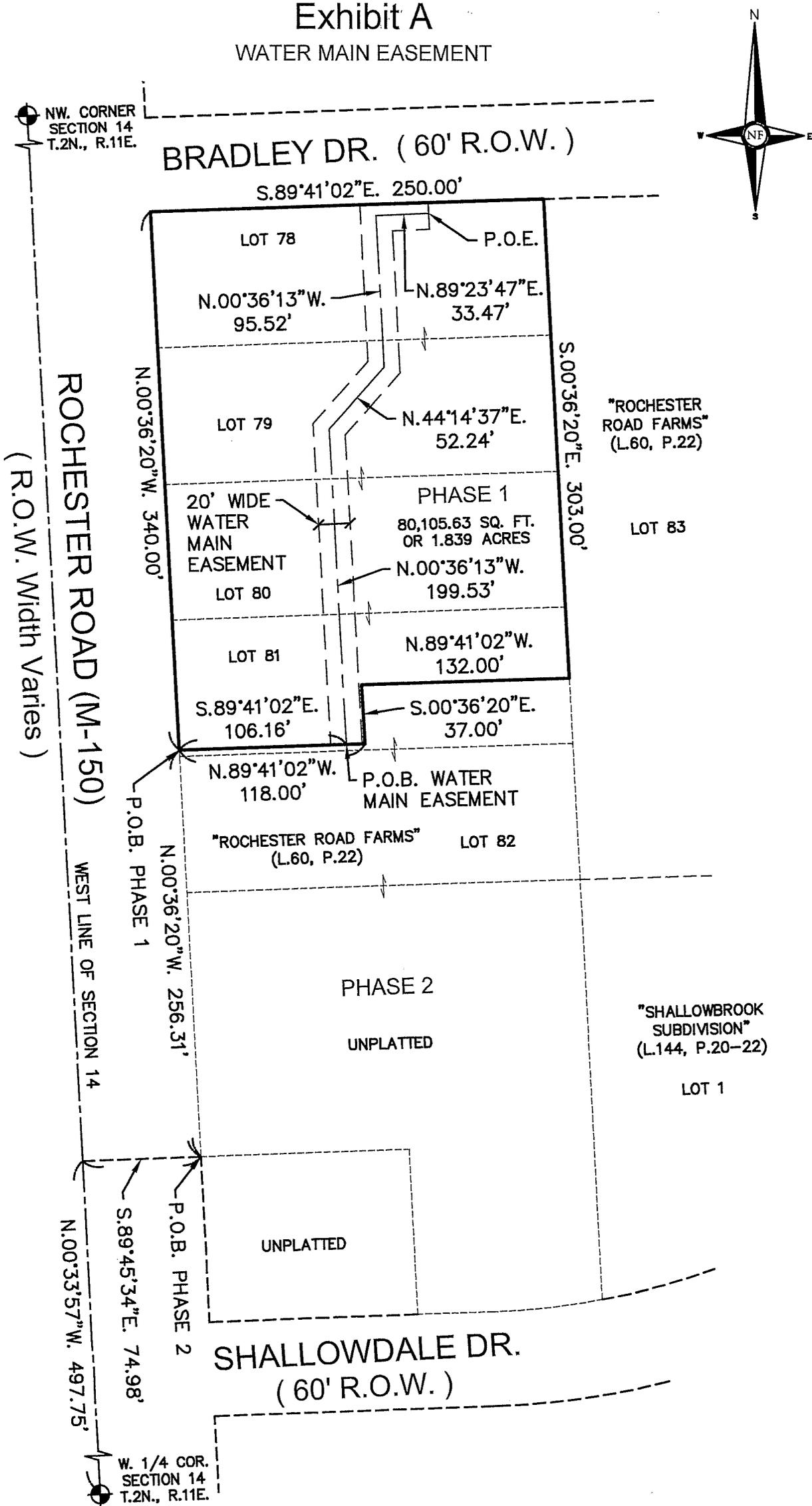
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REVISED: 05-20-2016

DATE	DRAWN	JOB NO.	SHEET
3-22-2016	M.C.	I617	1 of 2

# Exhibit A

## WATER MAIN EASEMENT



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SCALE 1' = 80'  
DATE 3-22-2016  
DRAWN M.C.  
JOB NO. I617  
SHEET 2 of 2

REVISED: 05-20-2016

PERMANENT EASEMENT

Sidwell #88-20-14-151-024 & 025 (part of)  
Resolution #

DePorre Family, LLC, an Michigan limited liability company, Grantor(s), whose address is 101 West Long Lake, Bloomfield Hills, MI 48304 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, MI 48084, grants to the Grantee the right to construct, operate, maintain, repair and/or replace sanitary sewers, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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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 its signature(s) this 25<sup>th</sup> day of May A.D. 2016.

DePorre Family, LLC,  
a Michigan limited liability company

By Paul A. DePorre (L.S.)  
\* Paul A. DePorre  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Macomb ) acting in Oakland

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2016, by Paul A. Deporre, Member of DePorre Family, LLC, a Michigan limited liability company on behalf of the company.



Patricia Diane Franz  
\*  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Commission Expires 1-2-2022

Prepared by: Larysa Figol, City of Troy, 500 West Big Beaver, Troy, MI 48084  
Return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

# Exhibit A

## SANITARY SEWER EASEMENT

### LEGAL DESCRIPTION - PROPERTY (PHASE 2)

PART OF LOT 81 AND ALL OF LOT 82, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.75 FEET ALONG THE WEST LINE OF SAID SECTION FROM THE WEST 1/4 CORNER AND SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 256.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD; THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 118.00 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 37.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 132.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 20 EAST 392.45 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SHALLOWBROOK SUBDIVISION AS RECORDED IN LIBER 144 OF PLATS, PAGES 20-22, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHALLOWDALE DRIVE (60' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHALLOWDALE DRIVE: 1) ALONG THE ARC OF A CURVE TO RIGHT, RADIUS OF 450.00 FEET;  $\Delta=8^{\circ}56'47''$ ; CHORD BEARS SOUTH 85 DEGREES 44 MINUTES 22 SECONDS WEST 70.14 FEET A DISTANCE OF 70.21 FEET AND 2) NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST 47.57 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST 132.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 81,124.32 SQUARE FEET OR 1.862 ACRES OF LAND.

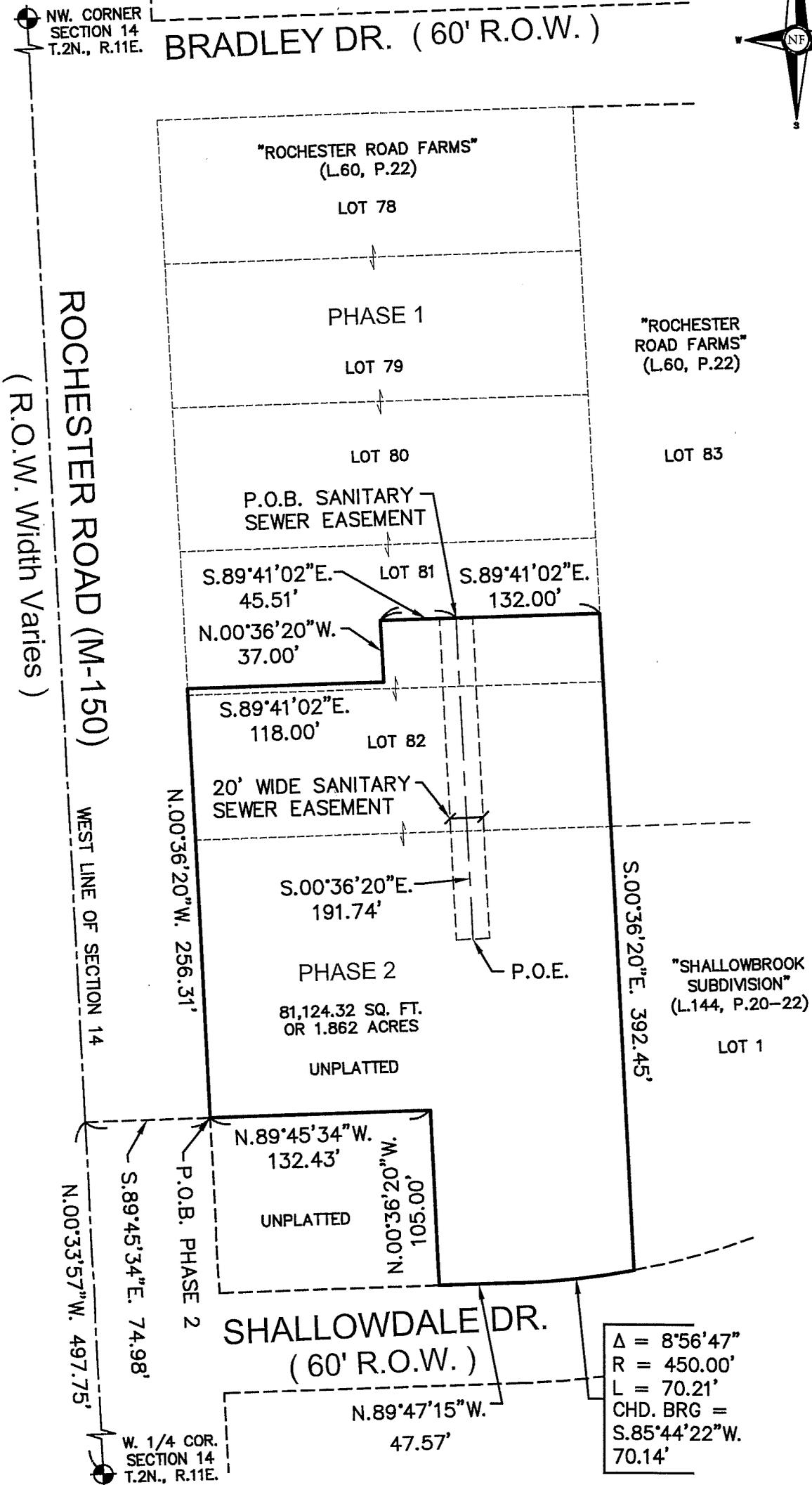
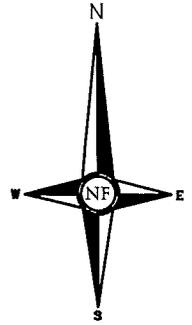
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# Exhibit A

## SANITARY SEWER EASEMENT



NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
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REVISED: 05-20-2016

SCALE	DATE	DRAWN	JOB NO.	SHEET
1' = 80'	3-22-2016	M.C.	I617	2 of 2

PERMANENT EASEMENT

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DePorre Family, LLC,  
a Michigan limited liability company

By Paul A. DePorre (L.S.)  
\* Paul A. DePorre  
Its Member

STATE OF MICHIGAN )  
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Patricia Diane Franz  
\*  
Notary Public, Macomb County, MI  
Acting in Oakland County, MI  
My Commission Expires 1-2-2022

Prepared by: Larysa Figol, City of Troy, 500 West Big Beaver, Troy, MI 48084  
Return to: City Clerk, City of Troy, 500 West Big Beaver, Troy, MI 48084

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

# Exhibit A

## WATER MAIN EASEMENT

### LEGAL DESCRIPTION - PROPERTY (PHASE 2)

PART OF LOT 81 AND ALL OF LOT 82, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT NORTH 00 DEGREES 33 MINUTES 57 SECONDS WEST 497.75 FEET ALONG THE WEST LINE OF SAID SECTION FROM THE WEST 1/4 CORNER AND SOUTH 89 DEGREES 45 MINUTES 34 SECONDS EAST 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 256.31 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD; THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 118.00 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 37.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 02 SECONDS EAST 132.00 FEET; THENCE SOUTH 00 DEGREES 36 MINUTES 20 SECONDS EAST 392.45 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SHALLOWBROOK SUBDIVISION AS RECORDED IN LIBER 144 OF PLATS, PAGES 20-22, ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SHALLOWDALE DRIVE (60' WIDE); THENCE THE FOLLOWING TWO (2) COURSES ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SHALLOWDALE DRIVE: 1) ALONG THE ARC OF A CURVE TO RIGHT, RADIUS OF 450.00 FEET;  $\Delta=8^{\circ}56'47''$ ; CHORD BEARS SOUTH 85 DEGREES 44 MINUTES 22 SECONDS WEST 70.14 FEET A DISTANCE OF 70.21 FEET AND 2) NORTH 89 DEGREES 47 MINUTES 15 SECONDS WEST 47.57 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 105.00 FEET; THENCE NORTH 89 DEGREES 45 MINUTES 34 SECONDS WEST 132.43 FEET TO THE POINT OF BEGINNING.

CONTAINING: 81,124.32 SQUARE FEET OR 1.862 ACRES OF LAND.

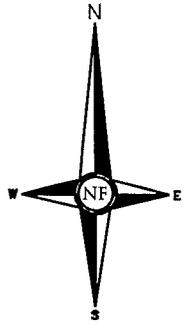
### LEGAL DESCRIPTION - WATER MAIN EASEMENT

PART OF LOT 81 AND ALL OF LOT 82, ROCHESTER ROAD FARMS, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 60 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS AND PART OF THE NORTHWEST 1/4 OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A TWENTY (20) FOOT WIDE EASEMENT FOR WATER MAIN BEING DESCRIBED ALONG ITS CENTERLINE AS: COMMENCING AT THE WEST QUARTER CORNER OF SECTION 14, TOWN 2 NORTH, RANGE 11 EAST, CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N.00°33'57"W. 497.75 FEET; THENCE S.89°45'34"E. 74.98 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF ROCHESTER ROAD (WIDTH VARIES); THENCE NORTH 00 DEGREES 36 MINUTES 20 SECONDS WEST 171.27 FEET ALONG THE EAST RIGHT-OF-WAY LINE OF SAID ROCHESTER ROAD TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°23'43"E. 96.14 FEET; THENCE N.44°24'20"E. 3.01 FEET TO POINT 'A'; THENCE CONTINUING N.44°24'20"E. 11.15 FEET; THENCE N.00°36'13"W. 73.34 FEET TO A POINT OF ENDING; THENCE CONTINUING FROM SAID POINT 'A' S.45°36'23"E. 64.14 FEET TO A POINT OF ENDING, SAID EASEMENT EXTENDS TO AND CEASES AT ALL PROPERTY LINES AND OR RIGHT-OF-WAY LINES WHICH INTERSECT SAID EASEMENT CENTERLINE.

# Exhibit A

## WATER MAIN EASEMENT



NW. CORNER  
SECTION 14  
T.2N., R.11E.

BRADLEY DR. ( 60' R.O.W. )

ROCHESTER ROAD (M-150)  
( R.O.W. Width Varies )

WEST LINE OF SECTION 14

N.00°33'57"W. 497.75'

P.O.B. WATER  
MAIN EASEMENT

N.00°36'20"W. 171.27'

S.89°45'34"E. 74.98'

W. 1/4 COR.  
SECTION 14  
T.2N., R.11E.

"ROCHESTER ROAD FARMS"  
(L.60, P.22)

LOT 78

PHASE 1

LOT 79

LOT 80

"ROCHESTER  
ROAD FARMS"  
(L.60, P.22)

LOT 83

N.00°36'20"W.  
37.00'

LOT 81

S.89°41'02"E.  
132.00'

S.89°41'02"E.  
118.00'

P.O.E.

N.00°36'13"W.  
73.34'

LOT 82

20' WIDE WATER  
MAIN EASEMENT

POINT 'A'

N.44°24'20"E.  
11.15'

N.89°23'43"E.  
96.14'

N.44°24'20"E.  
3.01'

S.45°36'23"E.  
64.14'

P.O.E.

S.00°36'20"E. 392.45'

"SHALLOWBROOK  
SUBDIVISION"  
(L.144, P.20-22)

LOT 1

PHASE 2

81,124.32 SQ. FT.  
OR 1.862 ACRES

UNPLATTED

N.89°45'34"W.  
132.43'

UNPLATTED

W.02°92.00"N  
,00.501

P.O.B. PHASE 2

SHALLOWDALE DR.  
( 60' R.O.W. )

N.89°47'15"W.  
47.57'

Δ = 8°56'47"  
R = 450.00'  
L = 70.21'  
CHD. BRG =  
S.85°44'22"W.  
70.14'

NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL. (248) 332-7931  
FAX. (248) 332-8257

REVISED: 05-20-2016

SCALE	DATE	DRAWN	JOB NO.	SHEET
1' = 80'	3-22-2016	M.C.	I617	2 of 2