



CITY COUNCIL AGENDA ITEM

Date: June 16, 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 a Warranty Deed and Four Permanent Easements from MJC 5215 Rochester, LLC - Sidwell #88-20-10-476-066

History

As part of the Sandalwood Crossing Site Condominium development located on the west side Rochester Road, between Creston and Trinway roads, in the southeast $\frac{1}{4}$ of Section 10, the City of Troy received a warranty deed for public road purposes, and four permanent easements for sanitary sewer, water mains, ingress/egress for detention pond access and ingress/egress for police/fire protection. The warranty deed and easements were granted by MJC 5215 Rochester, LLC, owner of the property having Sidwell #88-20-10-476-066.

Sandalwood Crossing is a 12-unit attached condominium project that received Preliminary Site Plan approval from the Planning Commission on May 12, 2015.

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.



726 0 363 726Feet



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 #88-20-10-476-066
Resolution #

The Grantor(s), **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044, convey(s) and warrant(s) to the **CITY OF TROY**, a Michigan municipal corporation, Grantee, whose address is 500 West Big Beaver, Troy, MI 48084, the following described premises situated in the City of Troy, County of Oakland and State of Michigan:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & BY REFERENCE MADE A PART HEREOF

For the sum of One Dollar and 00/100 Dollars (\$1.00)

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

Dated this 9th day of JUNE, 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: 
*Michael A. Chirco,
Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 9th day of JUNE, 2016, by Michael A. Chirco, Manager of MJC 5215 ROCHESTER, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

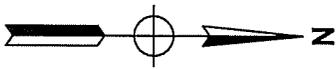

*
Notary Public, _____ County, MI
Acting in _____ County, MI
My commission expires: _____

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:	Drafted by: Larysa Figol City of Troy 500 West Big Beaver Troy, MI 48084	

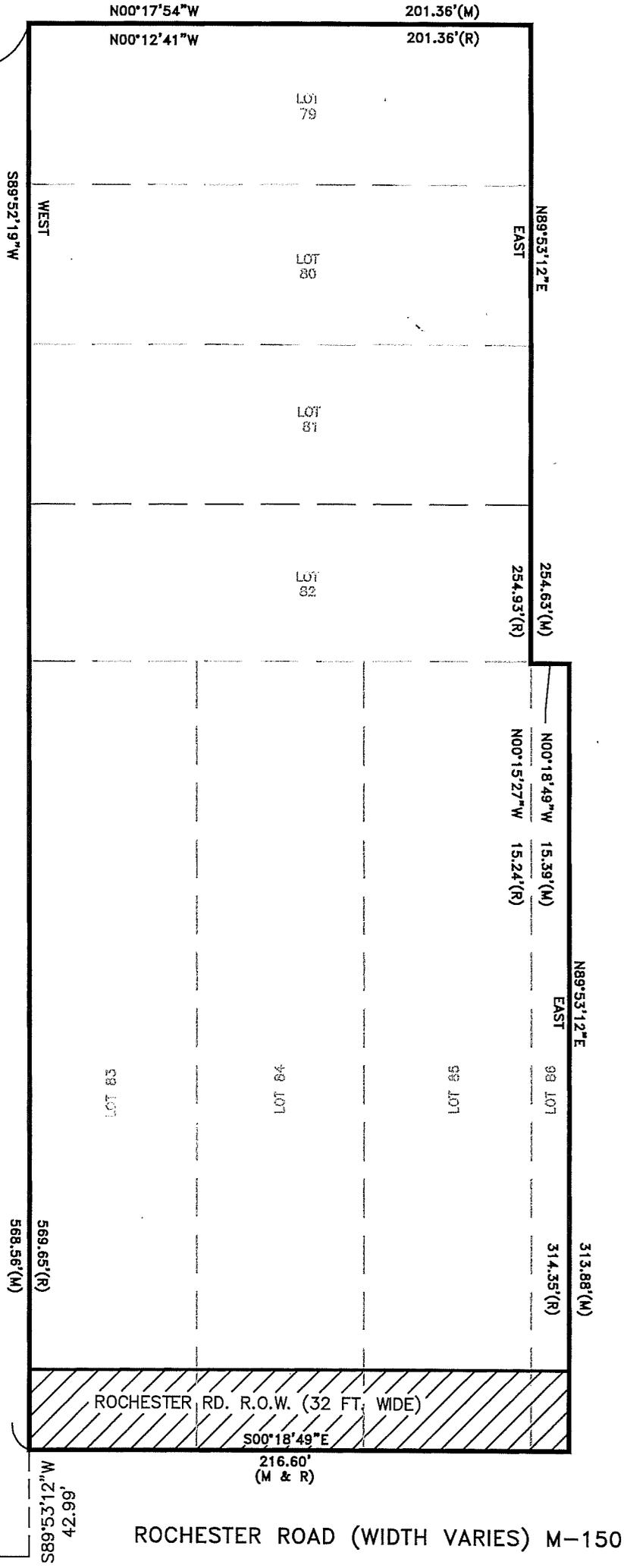
Tax Parcel #88-20-10-476-066 Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"



P.O.B. PARCEL



SOUTHEAST CORNER SECTION 10 T. 2N., R. 11E. CITY OF TROY

N00°18'49"W 1083.92'

568.56'(M)
569.65'(R)
42.99'

S00°18'49"E
216.60'
(M & R)

ROCHESTER ROAD (WIDTH VARIES) M-150



LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2 PHONE: (586)868-2350
MACOMB, MI 48044 FAX: (586)868-2351

SANDALWOOD CROSSING
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE
SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,
OAKLAND COUNTY, MICHIGAN,

ROCHESTER ROAD R.O.W. EASEMENT MAP

MJC 5215 ROCHESTER LLC
46600 ROMEO PLANK ROAD, SUITE 5
MACOMB, MI 48044

(586)-263-1203

SCALE: 1" = 60'

DATE: 01-27-16

DRAWN BY: S.H.T.

LDCS # 15-SP-01

PAGE NO.

1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

PROPOSED ROCHESTER ROW EASEMENT:

PART OF LOTS 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

THE EASTERLY 32.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

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	LAND DEVELOPMENT CONSULTING SERVICES, INC.	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
SANDALWOOD CROSSING		SCALE: NTS
5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,		DATE: 01-27-16
ROCHESTER ROAD R.O.W. EASEMENT MAP		DRAWN BY: S.H.T.
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203	LDCS # 15-SP-01
		PAGE NO. 2

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution #

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One 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 **sanitary sewer**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: [Signature]
*Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

[Signature]

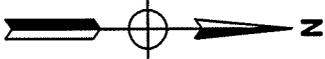
BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

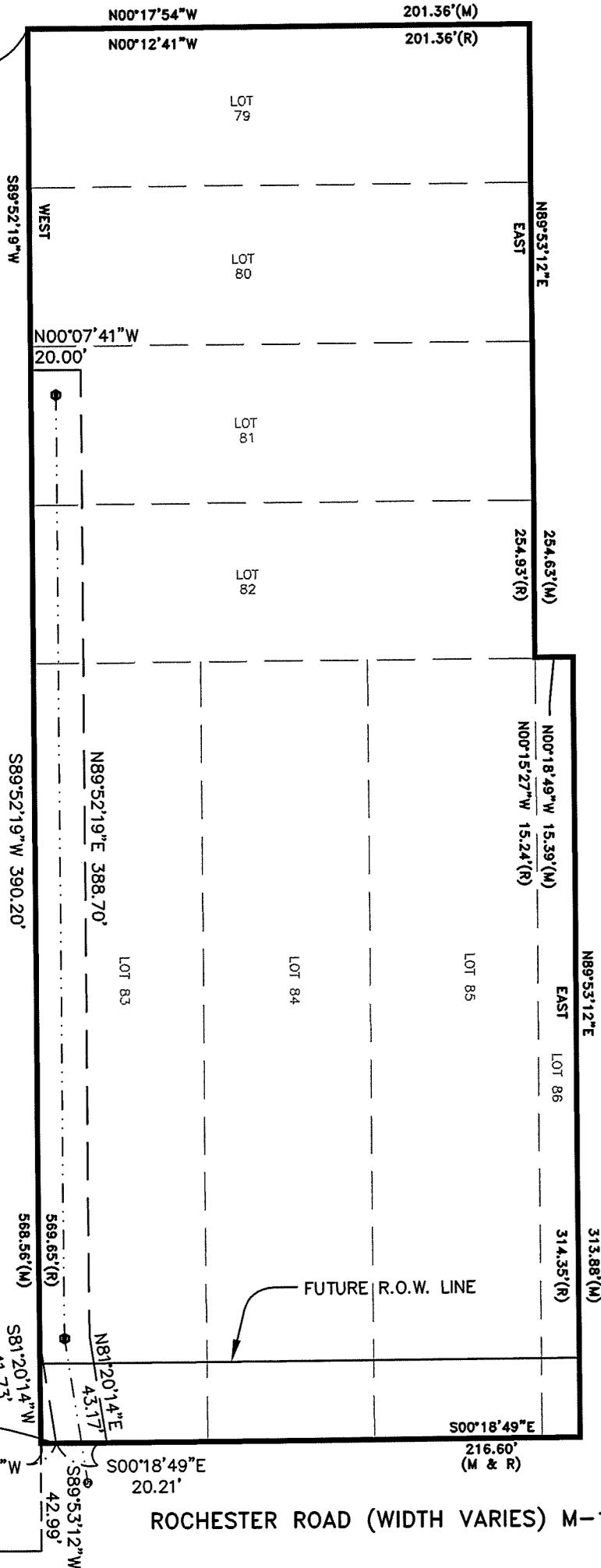
Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"



SCALE 1" = 60'

P.O.B. PARCEL



SOUTHEAST CORNER SECTION 10 T. 2N., R. 11E. CITY OF TROY

P.O.B. EASEMENT

ROCHESTER ROAD (WIDTH VARIES) M-150



LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044

PHONE: (586)868-2350
 FAX: (586)868-2351

SANDALWOOD CROSSING

5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

SCALE: 1" = 60'

DATE: 03-18-16

DRAWN BY: S.H.T.

SANITARY SEWER EASEMENT MAP

LDCS # 15-SP-01

MJC 5215 ROCHESTER LLC
 46600 ROMEO PLANK ROAD, SUITE 5
 MACOMB, MI 48044

(586)-263-1203

PAGE NO.
 1

EXHIBIT "B"

PROPERTY DESCRIPTION

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BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

PROPOSED SANITARY SEWER EASEMENT:

PART OF LOTS 81, 82 AND 83 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE N00°18'49"W 6.19 FEET TO THE POINT OF BEGINNING; THENCE S81°20'14"W 41.73 FEET; THENCE S89°52'19"W 390.20 FEET; THENCE N00°07'41"W 20.00 FEET; THENCE N89°52'19"E 388.70 FEET; THENCE N81°20'14"E 43.17 FEET; THENCE S00°18'49"E 20.21 FEET; TO THE POINT OF BEGINNING.

	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS DATE: 03-18-16 DRAWN BY: S.H.T.
SANITARY SEWER EASEMENT DESCRIPTION		LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203	PAGE NO. 2

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution #

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One 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 **water main**, said easement for land situated in the City of Troy, Oakland County, Michigan, described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: 
*Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB


Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

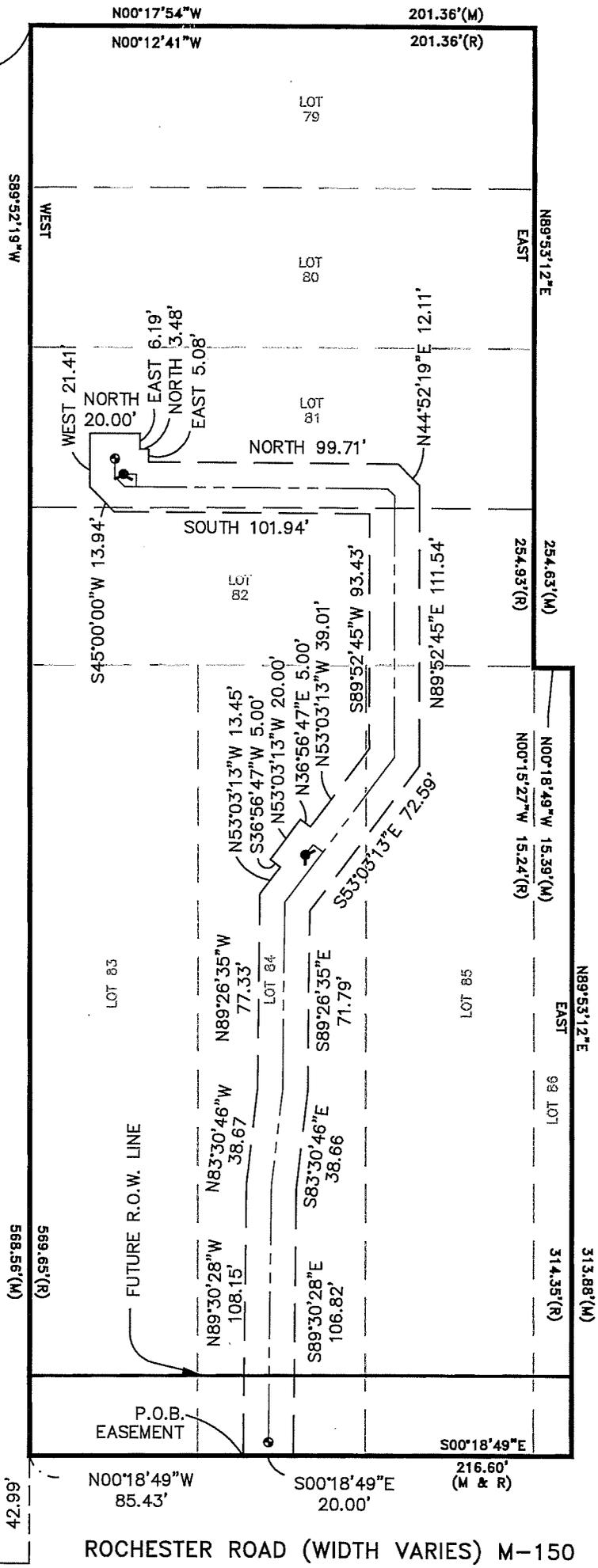
Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"



SCALE 1" = 60'

P.O.B. PARCEL



SOUTHEAST CORNER SECTION 10 T. 2N., R. 11E. CITY OF TROY

N00°18'49"W 1083.92'

ROCHESTER ROAD (WIDTH VARIES) M-150



LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044

PHONE: (586)868-2350
 FAX: (586)868-2351

SANDALWOOD CROSSING

5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,

WATER MAIN EASEMENT MAP

MJC 5215 ROCHESTER LLC
 46600 ROMEO PLANK ROAD, SUITE 5
 MACOMB, MI 48044

(586)-263-1203

SCALE: 1" = 60'

DATE: 12-28-15

DRAWN BY: S.H.T.

LDOS # 15-SP-01

PAGE NO.

1

EXHIBIT "B"

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PROPOSED WATER MAIN EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

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LAND DEVELOPMENT CONSULTING SERVICES, INC.
46600 ROMEO PLANK, SUITE 2
MACOMB, MI 48044

PHONE: (586)868-2350
FAX: (586)868-2351

SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS
	DATE: 12-28-15
WATER MAIN EASEMENT DESCRIPTION	DRAWN BY: S.H.T.
	LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203
	PAGE NO. 2

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution #

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SEE EXHIBIT "A" & "B" ATTACHED HERETO & 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: 
*Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

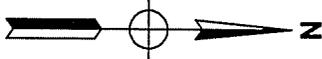


Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

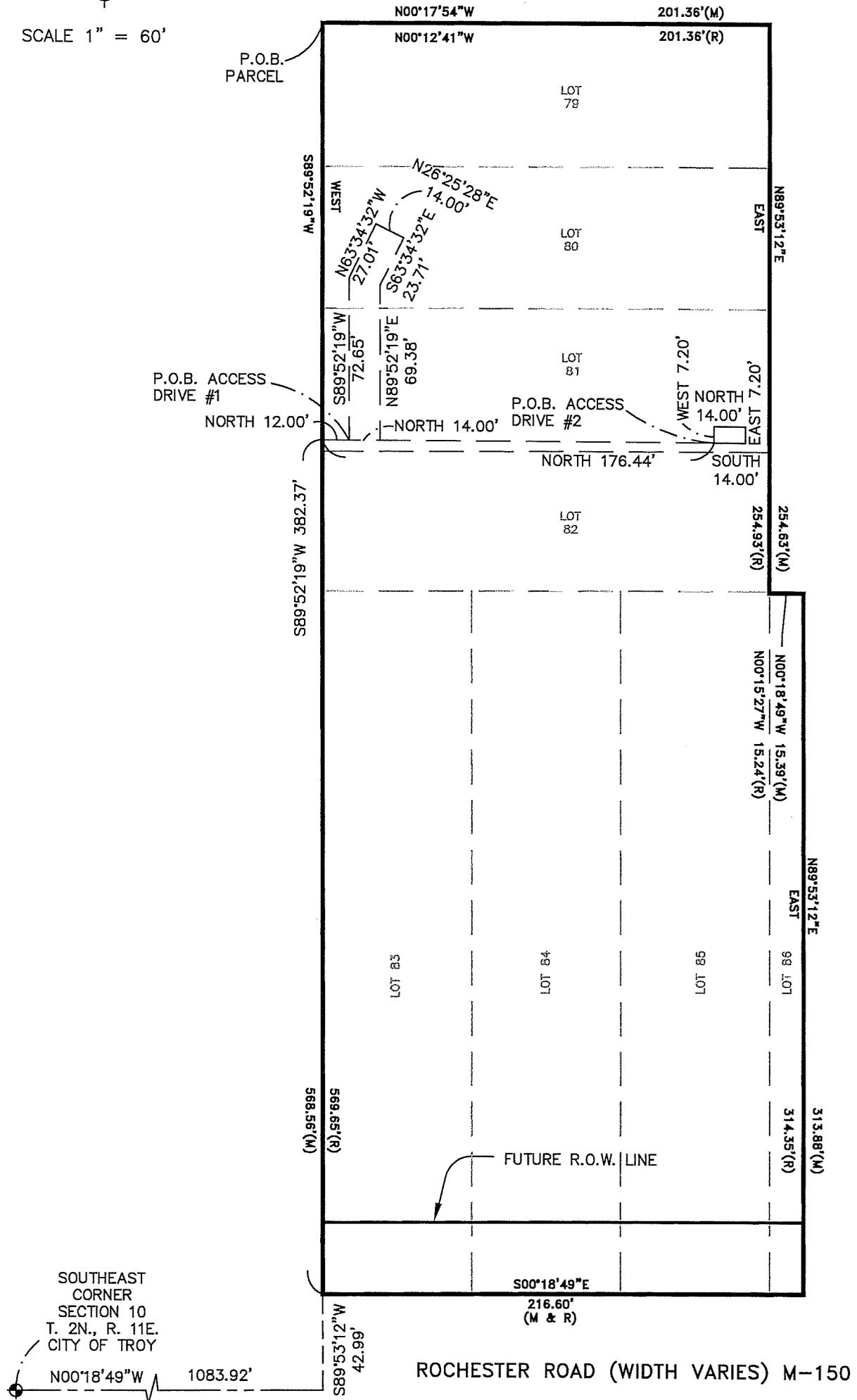
Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"



SCALE 1" = 60'



LAND DEVELOPMENT CONSULTING SERVICES, INC.
 46600 ROMEO PLANK, SUITE 2
 MACOMB, MI 48044

PHONE: (586)868-2350
 FAX: (586)868-2351

SANDALWOOD CROSSING
 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE
 SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,
 OAKLAND COUNTY, MICHIGAN,

SCALE: 1" = 60'
 DATE: 01-26-16
 DRAWN BY: S.H.T.

ACCESS DRIVES EASEMENT MAP

LDCS # 15-SP-01

MJC 5215 ROCHESTER LLC
 46600 ROMEO PLANK ROAD, SUITE 5
 MACOMB, MI 48044

(586)-263-1203

PAGE NO.
 1

EXHIBIT "B"

PROPERTY DESCRIPTION

PART OF LOTS 79, 80, 81, 82, 83, 84, 85 AND 86 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 79; THENCE N 00°12'41" W 201.36 FEET (RECORDED), N 00°17'54" W 201.36 FEET (MEASURED) ALONG THE WEST LINE OF SAID LOT 79; THENCE DUE EAST 254.93 FEET (RECORDED), N 89°53'12" E 254.63 FEET (MEASURED) TO A POINT ON THE EAST LINE OF SAID LOT 82; THENCE N 00°15'27" W 15.24 FEET (RECORDED), N 00°18'49" W 15.39 FEET (MEASURED) ALONG SAID EAST LINE OF LOT 82; THENCE DUE EAST 314.35 FEET (RECORDED), N 89°53'12" E 313.88 FEET (MEASURED) TO A POINT ON THE WEST RIGHT OF WAY LINE OF ROCHESTER ROAD (1/2 = 43 FEET WIDE); THENCE S00°18'49"E 216.60 FEET (RECORDED & MEASURED) ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE SOUTH LINE OF SAID CRYSTAL SPRINGS SUBDIVISION NO. 1, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SAID LOT 83; AND THENCE DUE WEST 569.65 FEET (RECORDED), S 89°52'19" W 568.56 FEET (MEASURED) ALONG SAID SOUTH LINE TO SAID SOUTHWEST CORNER OF SAID LOT 79 AND THE POINT OF BEGINNING. CONTAINING 2.74 ACRES OF LAND, MORE OR LESS.

PROPOSED DETENTION BASIN DRIVE EASEMENT #1

PART OF LOTS 80 AND 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE SOUTHEAST CORNER OF SEC. 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN; THENCE N00°18'49"W 1083.92 FEET; THENCE S89°53'12"W 42.99 FEET; THENCE S89°52'19"W 382.37 FEET; THENCE NORTH 12.00 FEET TO THE POINT OF BEGINNING; THENCE S89°52'19"W 72.65 FEET; THENCE N63°34'32"W 27.01 FEET; THENCE N26°25'28"E 14.00 FEET; THENCE S63°34'32"E 23.71 FEET; THENCE N89°52'19"E 69.38 FEET; THENCE SOUTH 14.00 FEET TO THE POINT OF BEGINNING.

PROPOSED DETENTION BASIN DRIVE EASEMENT #2

PART OF LOT 81 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

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	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	SANDALWOOD CROSSING 5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN,	SCALE: NTS DATE: 01-26-16 DRAWN BY: S.H.T.
ACCESS DRIVES EASEMENT MAP		LDCS # 15-SP-01
MJC 5215 ROCHESTER LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203	PAGE NO. 2

PERMANENT EASEMENT

Sidwell # 88-20-10-476-066 (pt. of)
Resolution #

The Grantor, **MJC 5215 ROCHESTER, LLC**, a Michigan limited liability company, whose address is 46600 Romeo Plank Road, Suite 5, Macomb, MI 48044 for and in consideration of the sum of: One 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 traverse or use for emergency ingress/egress for police/fire protection** of the real property situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" & "B" ATTACHED HERETO & 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 his signature(s) this 9th day of JUNE A.D. 2016.

MJC 5215 ROCHESTER, LLC,
a Michigan limited liability company

By: [Signature]
*Michael A. Chirco, Manager

STATE OF MICHIGAN)
COUNTY OF MACOMB)

The foregoing instrument as acknowledged before me this 9th day of JUNE, 2016 by Michael A. Chirco, Manager of MJC 5215 Rochester, LLC, a Michigan limited liability company, on behalf of the company.

BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

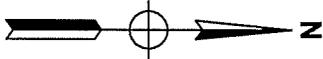
[Signature]

Notary Public, _____ County, MI
Acting in _____ County, MI
My Commission Expires _____

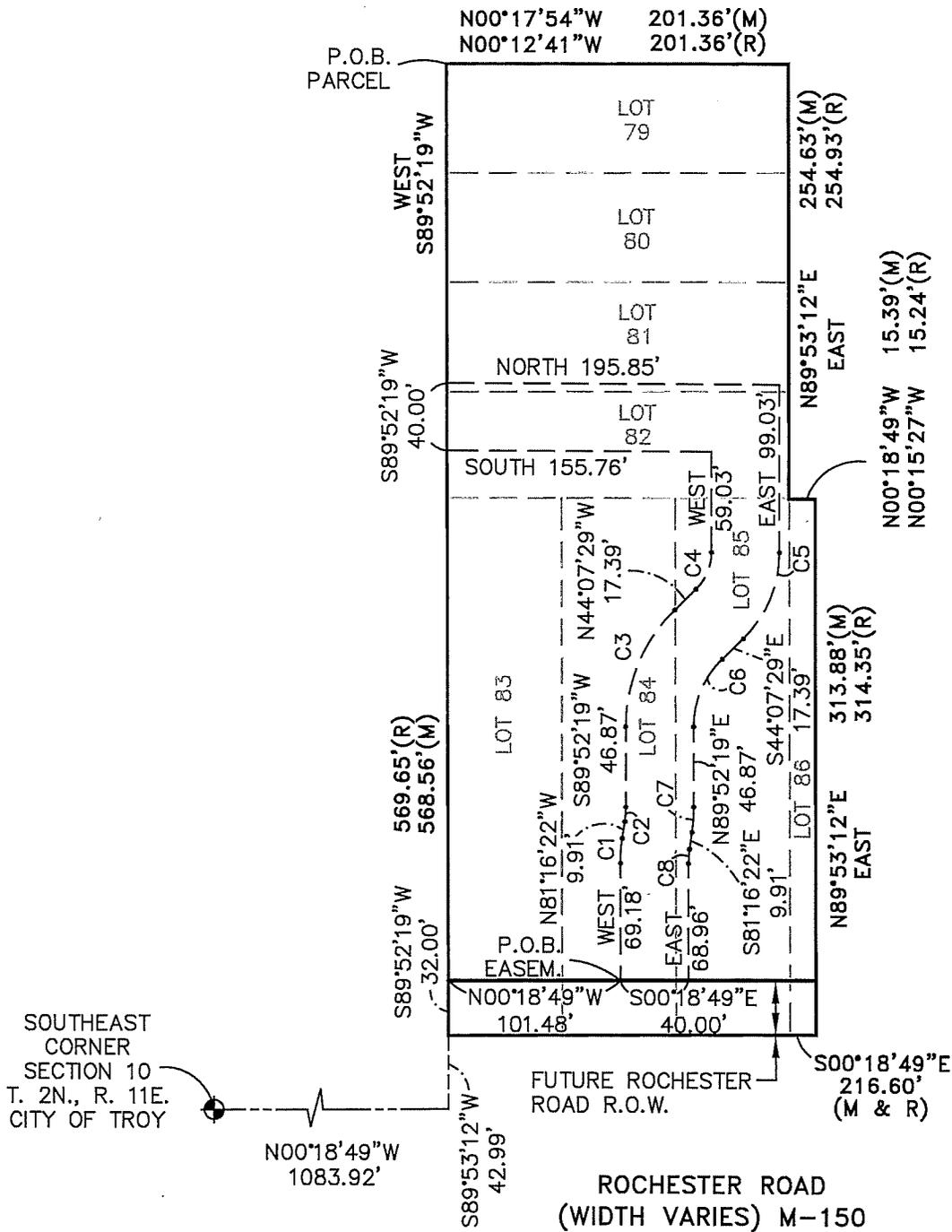
Prepared by:
Larysa Figol
City of Troy
500 West Big Beaver
Troy, Michigan 48084

Return to:
City Clerk
City of Troy
500 West Big Beaver Road
Troy, Michigan 48084

EXHIBIT "A"



SCALE 1" = 100'



CURVE TABLE

CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA
C1	14.47	95.00	N85°38'11"W	14.46	08°43'38"
C2	8.50	55.00	N85°42'01"W	8.49	08°51'19"
C3	76.28	95.00	N67°07'35"W	74.24	46°00'11"
C4	24.02	30.00	N67°03'45"W	23.38	45°52'31"
C5	56.05	70.00	S67°03'45"E	54.56	45°52'31"
C6	44.16	55.00	S67°07'35"E	42.98	46°00'11"
C7	14.68	95.00	S85°42'01"E	14.67	08°51'19"
C8	8.38	55.00	S85°38'11"E	8.37	08°43'38"



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SANDALWOOD CROSSING

5215 ROCHESTER ROAD, TROY, MI 48085. PART OF THE
 SOUTHEAST 1/4 OF SEC. 10, T.2N., R.11E., CITY OF TROY,
 OAKLAND COUNTY, MICHIGAN,

SCALE: 1" = 100'

DATE: 01-15-16

DRAWN BY: S.H.T.

ROAD RIGHT-OF-WAY EASEMENT MAP

LDCS # 15-SP-01

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PROPOSED ROW EASEMENT:

PART OF LOTS 81, 82, 84, AND 85 OF "CRYSTAL SPRINGS SUBDIVISION NO. 1", AS RECORDED IN LIBER 29 OF PLATS, PAGE 32, OAKLAND COUNTY RECORDS. PART OF THE SOUTHEAST 1/4 OF SECTION 10, T. 2N., R. 11E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN. MORE PARTICULARLY DESCRIBED AS:

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