



CITY COUNCIL AGENDA ITEM

Date: July 5, 2016

To: Brian Kischnick, City Manager

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

Subject: Request for Acceptance of Two Warranty Deeds and Three Permanent Easements for Estates at Willowbrook Site Condominium, Section 24, Sidwell #88-20-24-100-005 to 012

History

As part of the proposed Estates at Willowbrook Site Condominium development located in Section 24 on the east side of John R Road, south of Wattles Road, the City of Troy received two warranty deeds for public roads and detention purposes, and three permanent easements for public utilities, storm sewer & surface drainage, and sidewalk from Langham Investments, LLC, owner of the properties having Sidwell #88-20-24-100-005 to 012.

Estates at Willowbrook is a 28-unit detached condominium project that received preliminary site plan approval from the Planning Commission on February 23, 2016.

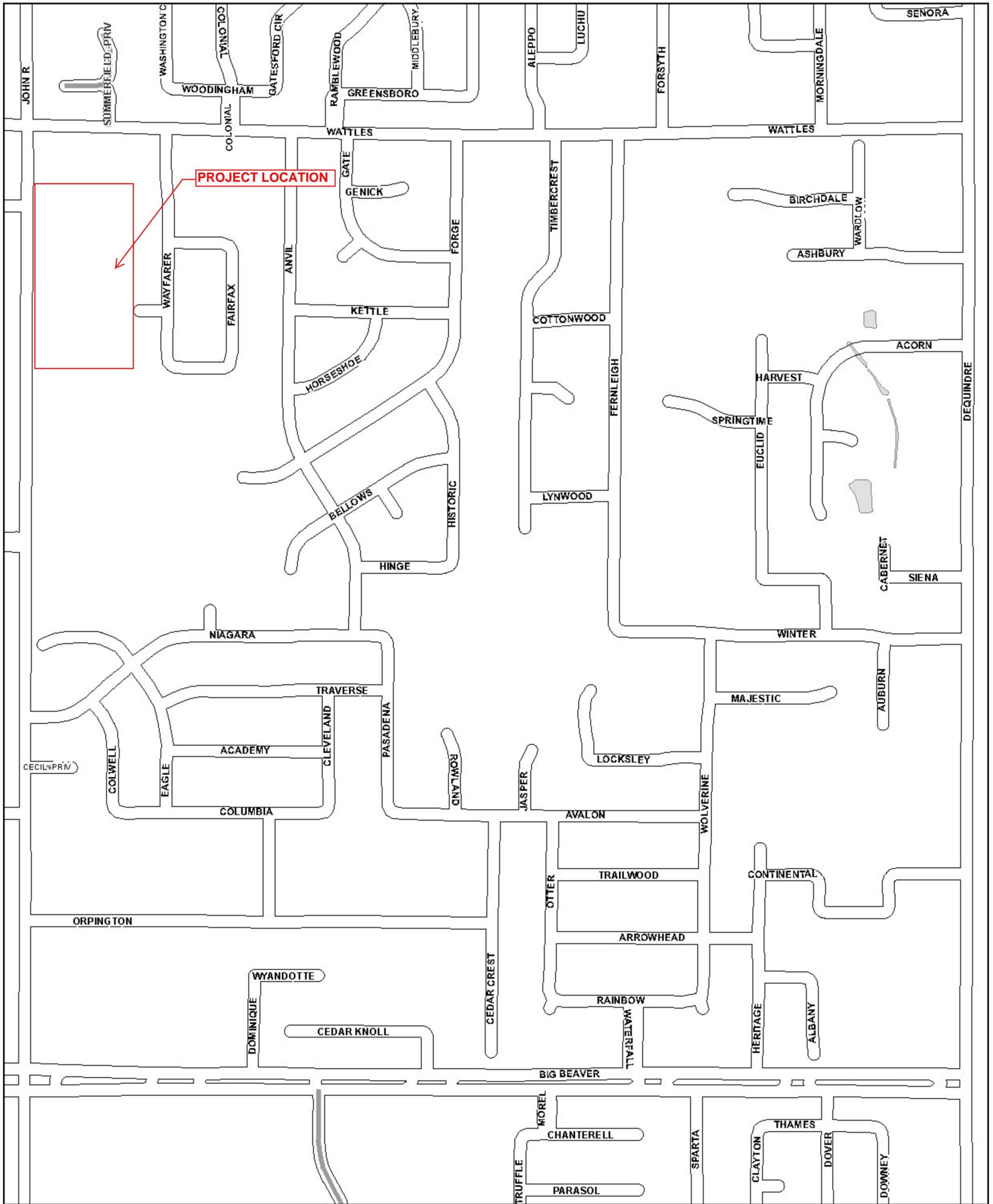
The format and content of the warranty deeds and permanent easements is consistent with conveyance documents previously accepted by City Council.

Financial

The consideration amount on each document is \$1.00.

Recommendation

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



PROJECT LOCATION

Legend

-  Private
-  Do Not Salt

Street Map

Section 24



Date: 10/28/2015

WARRANTY DEED

Sidwell # 88-20-24-100-005 to 012 (part of)
Resolution #

The Grantor(s) **LANGHAM INVESTMENTS, 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:

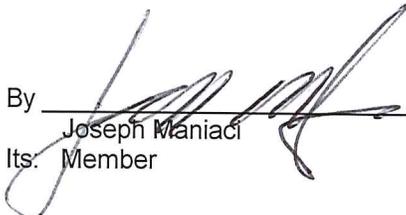
SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF

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 12th day of July, 2016.

LANGHAM INVESTMENTS, 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 12th day of July, 2016, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company, on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland


Notary Public, Oakland County, MI
My commission expires: 10-14-16
Acting Oakland County, MI

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

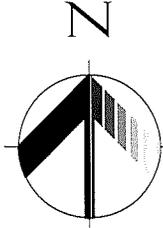
Tax Parcel #88-20-24-100-005 to 012 (pt. of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

Exhibit A

Page 1 of 2

SCALE:
1" = 100'

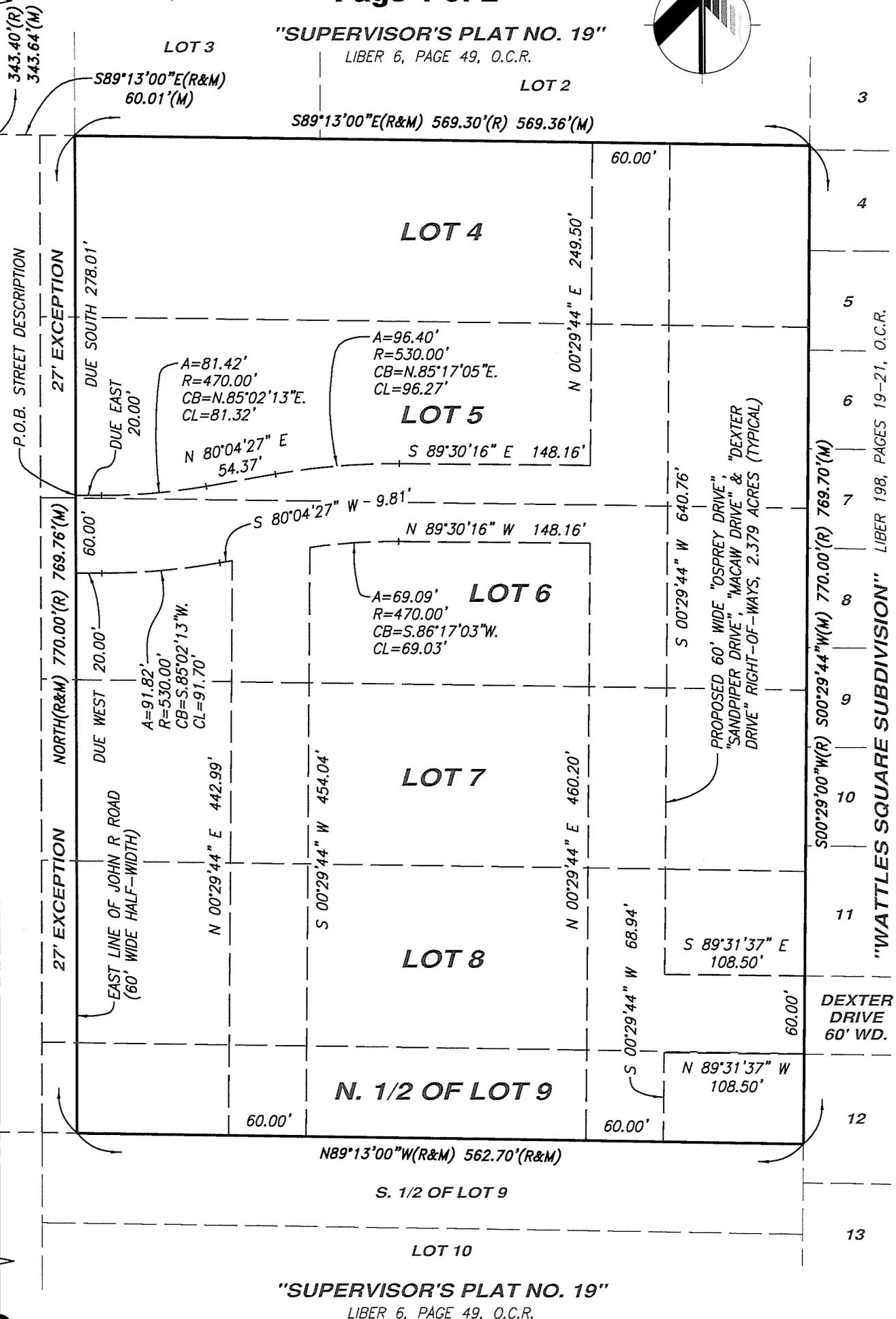


N.W. CORNER
SECTION 24
T.2N., R.11E.

"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, O.C.R.

JOHN R ROAD
120' WIDE RIGHT OF WAY

WEST LINE OF SECTION 24
NORTH(R&M) 2638.42'(M)
P.O.B. STREET DESCRIPTION
27' EXCEPTION
DUE SOUTH 278.01'
DUE EAST 20.00'DUE WEST 20.00'EAST LINE OF JOHN R ROAD
(60' WIDE HALF-WIDTH)
27' EXCEPTION
NORTH(R&M) 770.00'(R) 769.76'(M)



"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, O.C.R.

W. 1/4 COR.
SECTION 24
T.2N., R.11E.

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 Street
Right-of-Ways for
"Estates at Willowbrook"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 2 NORTH, RANGE 11 EAST,
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: 15-073
DATE: 6-15-16
REVISED:
DRAWN BY: N.P.R.

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION

LOTS 4, 5, 6, 7, 8, AND THE NORTH 1/2 OF LOT 9, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

60' WIDE RIGHT-OF-WAY FOR PROPOSED "OSPREY DRIVE", "SANDPIPER DRIVE", "MACAW DRIVE", AND "DEXTER DRIVE"

A SIXTY (60) FEET WIDE RIGHT-OF-WAY FOR PROPOSED "OSPREY DRIVE", "SANDPIPER DRIVE", "MACAW DRIVE", AND "DEXTER DRIVE", BEING PART OF LOTS 4 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH 278.01 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST, 20.00 FEET; THENCE 81.42 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 470.00 FEET WHOSE CHORD BEARS N.85°02'13"E., 81.32 FEET; THENCE N.80°04'27"E., 54.37 FEET; THENCE 96.40 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 530.00 FEET WHOSE CHORD BEARS N.85°17'05"E., 96.27 FEET; THENCE S.89°30'16"E., 148.16 FEET; THENCE N.00°29'44"E., 249.50 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE ALONG SAID NORTH LINE OF LOT 4 S.89°13'00"E., 60.00 FEET; THENCE S.00°29'44"W., 640.76 FEET; THENCE S.89°31'37"E., 108.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 8; THENCE ALONG THE EAST LINES OF SAID LOTS 8 AND 9 S.00°29'44"W., 60.00 FEET; THENCE N.89°31'37"W., 108.50 FEET; THENCE S.00°29'44"W., 68.94 FEET; THENCE N.89°13'00"W., 60.00 FEET; THENCE N.00°29'44"E., 460.20 FEET; THENCE N.89°30'16"W., 148.16 FEET; THENCE 69.09 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 470.00 FEET WHOSE CHORD BEARS S.86°17'03"W., 69.03 FEET; THENCE S.00°29'44"W., 454.04 FEET; THENCE N.89°13'00"W., 60.00 FEET; THENCE N.00°29'44"E., 442.99 FEET; THENCE S.80°04'27"W., 9.81 FEET; THENCE 91.82 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 530.00 FEET WHOSE CHORD BEARS S.85°02'13"W., 91.70 FEET; THENCE DUE WEST, 20.00 FEET TO A POINT ON SAID EAST LINE OF JOHN R ROAD; THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 60.00 FEET TO THE POINT OF BEGINNING. CONTAINING 103,615 SQUARE FEET, OR 2.379 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

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CLIENT:

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MONDRIAN PROPERTIES, LLC
50215 SCHOENHERR RD.
SHELBY TWP., MI 48315
(586) 726-7340

JOB NO: 15-073
DATE: 6-15-16
REVISED:
DRAWN BY: N.P.R.

WARRANTY DEED

Sidwell # 88-20-24-100-005 (part of)
Resolution #

The Grantor(s) **LANGHAM INVESTMENTS, 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 12th day of July, 2016.

LANGHAM INVESTMENTS, 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 12th day of July, 2016, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company, on behalf of the company.

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

[Signature]
Notary Public, Oakland County, MI
My commission expires: 10-14-16
Acting Oakland County, MI

County Treasurer's Certificate		City Treasurer's Certificate
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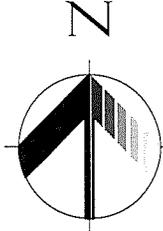
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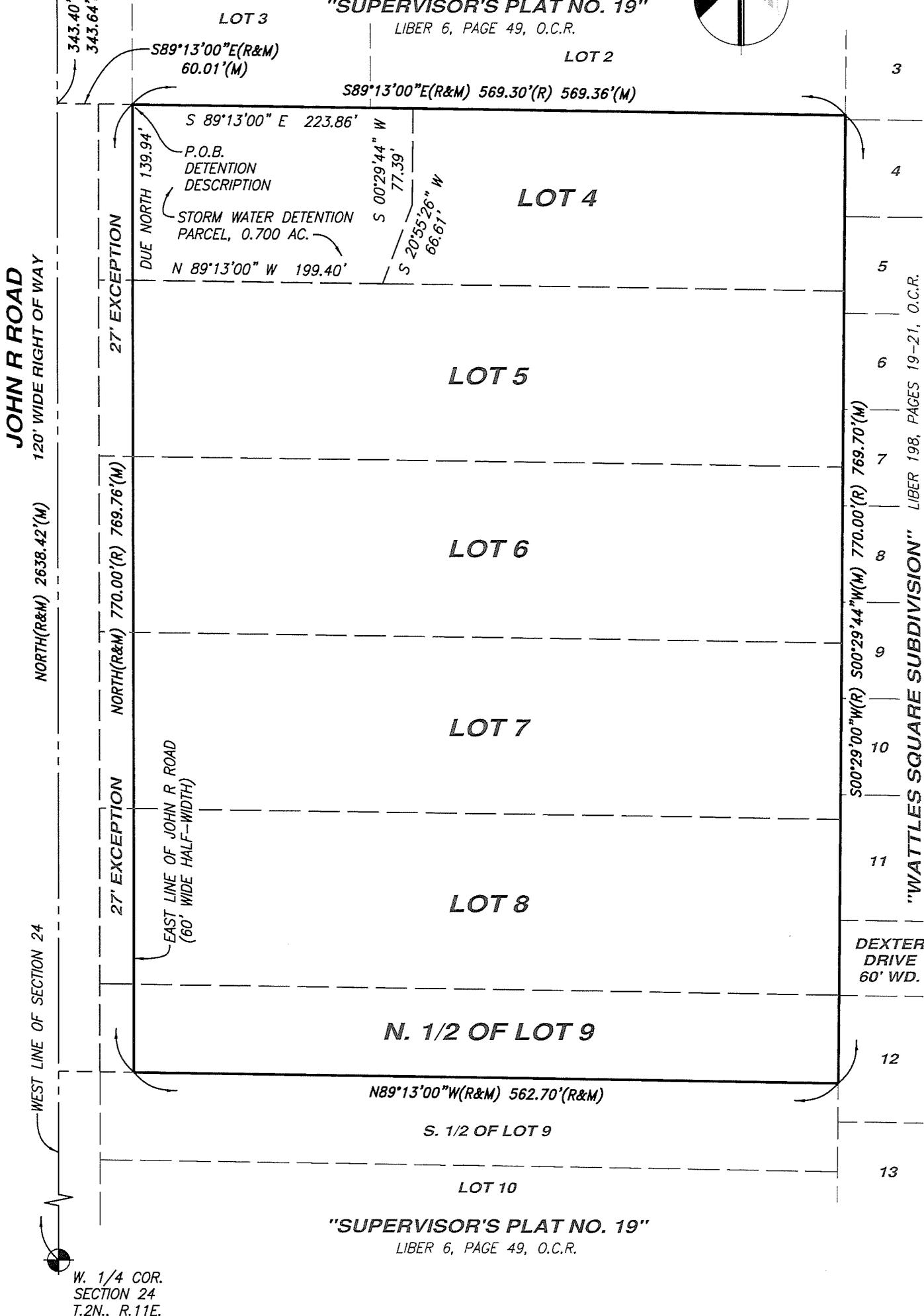
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1" = 100'



N.W. CORNER
SECTION 24
T.2N., R.11E.



"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, O.C.R.



JOHN R ROAD
120' WIDE RIGHT OF WAY

NORTH(R&M) 2638.42'(M)

WEST LINE OF SECTION 24

27' EXCEPTION

NORTH(R&M) 770.00'(R) 769.76'(M)

27' EXCEPTION

EAST LINE OF JOHN R ROAD
(60' WIDE HALF-WIDTH)

S00°29'44\"W(M) 769.70'(M)

DEXTER DRIVE
60' WD.

"WATTLES SQUARE SUBDIVISION" LIBER 198, PAGES 19-21, O.C.R.

W. 1/4 COR.
SECTION 24
T.2N., R.11E.

"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, 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:
**Storm Water Detention Area
for "Estates at Willowbrook"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 2 NORTH, RANGE 11 EAST,
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: 15-073
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DRAWN BY: N.P.R.

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STORM WATER DETENTION PARCEL

A PARCEL FOR STORM WATER DETENTION, BEING PART OF LOT 4 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH) AND THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE OF LOT 4 S.89°13'00"E., 223.86 FEET; THENCE S.00°29'44"W., 77.39 FEET; THENCE S.20°55'26"W., 66.61 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 4; THENCE ALONG SAID SOUTH LINE OF LOT 4 N.89°13'00"W., 199.40 FEET TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 139.94 FEET TO THE POINT OF BEGINNING. CONTAINING 30,512 SQUARE FEET, OR 0.700 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:

Storm Water Detention Area for "Estates at Willowbrook"

PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 2 NORTH, RANGE 11 EAST,
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: 15-073
DATE: 6-15-16
REVISED:
DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-24-100-005 to 012 (part of)
Resolution #

LANGHAM INVESTMENTS, LLC, 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

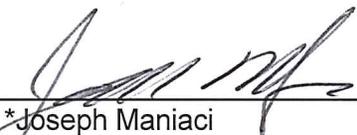
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 day of July A.D. 2016.

LANGHAM INVESTMENTS, 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 12th day July, 2016, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the company.


*
Notary Public, Oakland County, Michigan

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires: 2016
Acting in the County of: Oakland

My Commission Expires on 10-14-16
Acting in the County of Oakland, Michigan

Prepared by:
Larysa Figol, SR/WA,
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

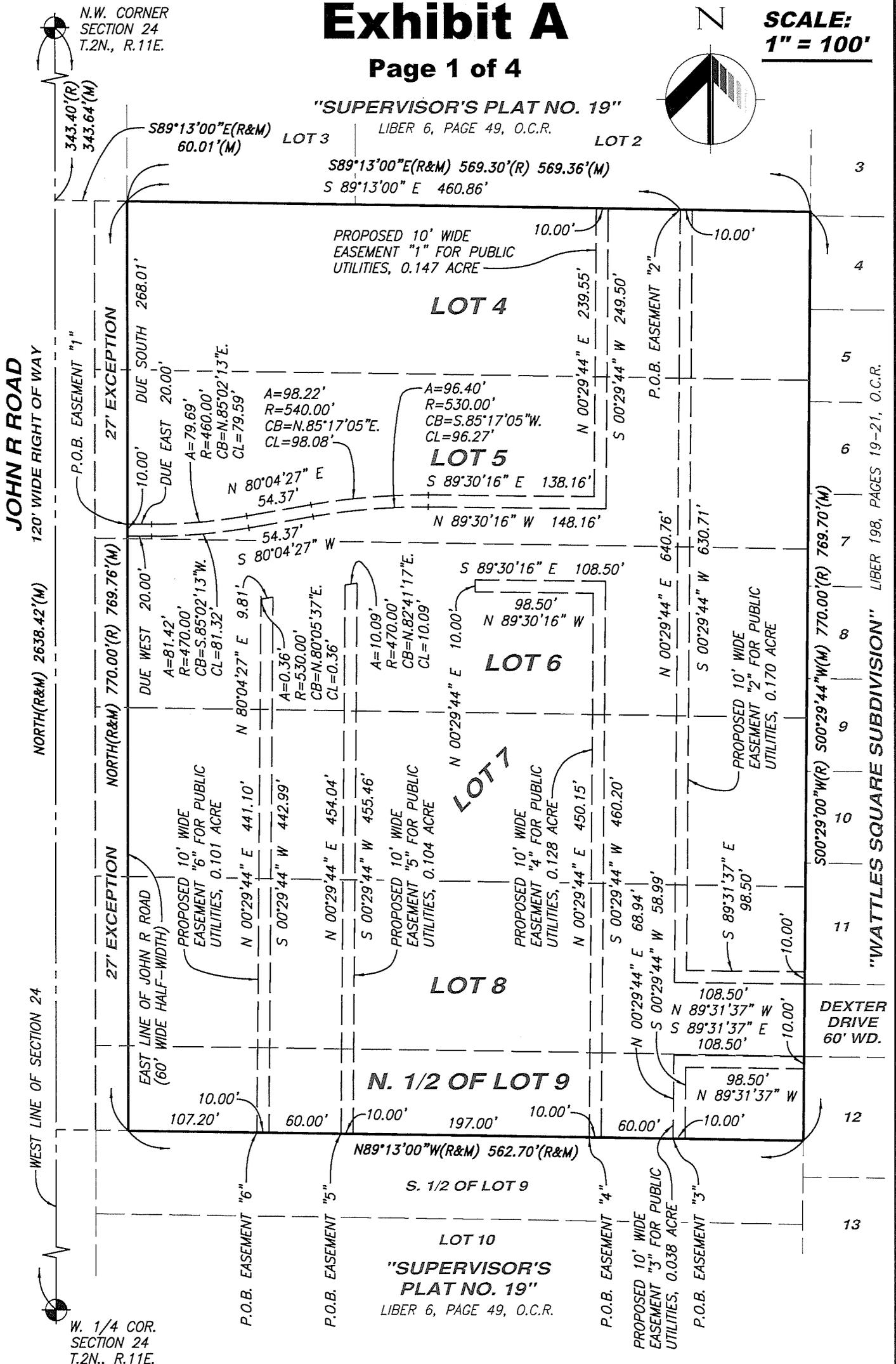
When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

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

Exhibit A

Page 1 of 4

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:

Proposed Public Utility Easements for "Estates at Willowbrook"

PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, 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: 15-073

DATE: 6-15-16

REVISED:

DRAWN BY: N.P.R.

Exhibit A

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PROPERTY DESCRIPTION

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EASEMENT "1" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 4 AND 5 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH, 268.01 FEET TO THE POINT OF BEGINNING; THENCE DUE EAST, 20.00 FEET; THENCE 79.69 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 460.00 FEET WHOSE CHORD BEARS N.85°02'13"E., 79.59 FEET; THENCE N.80°04'27"E., 54.37 FEET; THENCE 98.22 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 540.00 FEET WHOSE CHORD BEARS N.85°17'05"E., 98.08 FEET; THENCE S.89°30'16"E., 138.16 FEET; THENCE N.00°29'44"E., 239.55 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE ALONG SAID NORTH LINE OF LOT 4 S.89°13'00"E., 10.00 FEET; THENCE S.00°29'44"W., 249.50 FEET; THENCE N.89°30'16"W., 148.16 FEET; THENCE 96.40 FEET ALONG A CURVE CONCAVE TO THE SOUTH OF RADIUS 530.00 FEET WHOSE CHORD BEARS S.85°17'05"W., 96.27 FEET; THENCE S.80°04'27"W., 54.37 FEET; THENCE 81.42 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 470.00 FEET WHOSE CHORD BEARS S.85°02'13"W., 81.32 FEET; THENCE DUE WEST, 20.00 FEET TO A POINT ON SAID EAST LINE OF JOHN R ROAD; THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6,399 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 4 THROUGH 8, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 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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Phone 586.453.8097 Fax 586.580.0053

PROJECT:

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"Estates at Willowbrook"**

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CLIENT:

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Exhibit A

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EASEMENT "3" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOT 9 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH, 769.76 FEET (RECORDED AS 770.00 FEET); THENCE S.89°13'00"E., 454.20 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'44"E., 68.94 FEET; THENCE S.89°31'37"E., 108.50 FEET TO A POINT ON THE EAST LINE OF SAID LOT 9; THENCE ALONG SAID EAST LINE OF LOT 9 S.00°29'44"W., 10.00 FEET; THENCE N.89°31'37"W., 98.50 FEET; THENCE S.00°29'44"W., 58.99 FEET; THENCE N.89°13'00"W., 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1,675 SQUARE FEET, OR 0.038 OF AN ACRE, MORE OR LESS.

EASEMENT "4" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 6 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH, 769.76 FEET (RECORDED AS 770.00 FEET); THENCE S.89°13'00"E., 384.20 FEET TO THE POINT OF BEGINNING; THENCE N.00°29'44"E., 450.15 FEET; THENCE N.89°30'16"W., 98.50 FEET; THENCE N.00°29'44"E., 10.00 FEET; THENCE S.89°30'16"E., 108.50 FEET; THENCE S.00°29'44"W., 460.20 FEET; THENCE N.89°13'00"W., 10.00 FEET TO THE POINT OF BEGINNING. CONTAINING 5,587 SQUARE FEET, OR 0.128 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
"Estates at Willowbrook"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 2 NORTH, RANGE 11 EAST,
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: 15-073
DATE: 6-15-16
REVISED:
DRAWN BY: N.P.R.

Exhibit A

Page 4 of 4

EASEMENT "5" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 6 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "6" FOR PUBLIC UTILITIES

A TEN (10) FEET WIDE EASEMENT FOR PUBLIC UTILITIES, BEING PART OF LOTS 6 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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REVISED:
DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-24-100-005 to 012 (part of)
Resolution #

LANGHAM INVESTMENTS, LLC, 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 and surface drainage**, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this day of July A.D. 2016.

LANGHAM INVESTMENTS, 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 12th day July, 2016, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the company.


*
Notary Public, Oakland County, Michigan

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

My Commission Expires on 10-14-16
Acting in the County of Oakland, Michigan

Prepared by:
Larysa Figol, SR/WA,
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

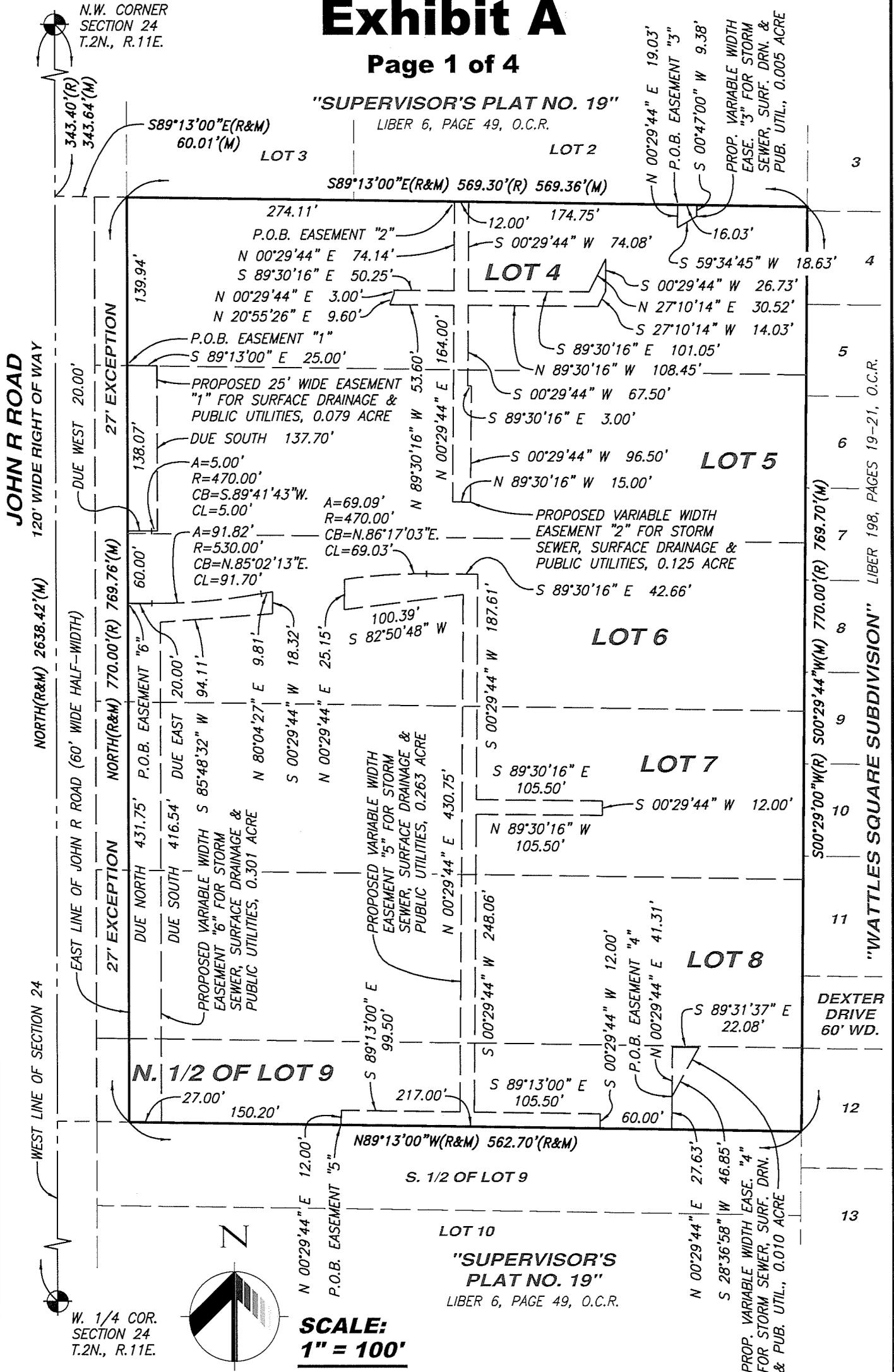
When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

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

Exhibit A

Page 1 of 4

"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, O.C.R.



N.W. CORNER
SECTION 24
T.2N., R.11E.

JOHN R ROAD
120' WIDE RIGHT OF WAY

NORTH(R&M) 2638.42'(M)

WEST LINE OF SECTION 24

EAST LINE OF JOHN R ROAD (60' WIDE HALF-WIDTH)

DUE WEST 20.00'

27' EXCEPTION

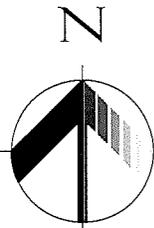
NORTH(R&M) 770.00'(R) 769.76'(M)

27' EXCEPTION

DUE NORTH 431.75'

DUE SOUTH 416.54'

W. 1/4 COR.
SECTION 24
T.2N., R.11E.



SCALE:
1" = 100'

N 00°29'44" E 19.03'
P.O.B. EASEMENT "3"
S 00°47'00" W 9.38'
PROP. VARIABLE WIDTH
EASE. "3" FOR STORM
SEWER, SURF. DRN. &
PUB. UTIL., 0.005 ACRE

3

4

5

6

7

8

9

10

11

12

13

"WATTLES SQUARE SUBDIVISION" LIBER 198, PAGES 19-21, O.C.R.

S00°29'00"W(R) 500°29'44"W(M) 770.00(R) 769.70(M)

DEXTER DRIVE
60' WD.

PROP. VARIABLE WIDTH EASE. "4"
FOR STORM SEWER, SURF. DRN.
& PUB. UTIL., 0.010 ACRE

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Page 2 of 4

PROPERTY DESCRIPTION

LOTS 4, 5, 6, 7, 8, AND THE NORTH 1/2 OF LOT 9, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

EASEMENT "1" FOR SURFACE DRAINAGE, AND PUBLIC UTILITIES

A TWENTY FIVE (25) FEET WIDE EASEMENT FOR SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOT 5 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH, 139.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE OF LOT 5 S.89°13'00"E., 25.00 FEET; THENCE DUE SOUTH, 137.70 FEET; THENCE 5.00 FEET ALONG A CURVE CONCAVE TO THE NORTH OF RADIUS 470.00 FEET WHOSE CHORD BEARS S.89°41'43"W., 5.00 FEET; THENCE DUE WEST, 20.00 FEET TO A POINT ON SAID EAST LINE OF JOHN R ROAD; THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE NORTH, 138.07 FEET TO THE POINT OF BEGINNING. CONTAINING 3,447 SQUARE FEET, OR 0.079 OF AN ACRE, MORE OR LESS.

EASEMENT "2" FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOTS 4 AND 5 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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HORIZON
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DRAWN BY: N.P.R.

Exhibit A

Page 3 of 4

EASEMENT "3" FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOT 4 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "4" FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOT 9 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "5" FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOTS 6 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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EASEMENT "6" FOR STORM SEWER, SURFACE DRAINAGE, AND PUBLIC UTILITIES

A VARIABLE-WIDTH EASEMENT FOR STORM SEWER, SURFACE DRAINAGE AND PUBLIC UTILITIES, BEING PART OF LOTS 6 THROUGH 9, INCLUSIVE, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

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DRAWN BY: N.P.R.

PERMANENT EASEMENT

Sidwell #88-20-24-100-005 to 012 (part of)
Resolution #

LANGHAM INVESTMENTS, LLC, 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 **sidewalks**, 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.

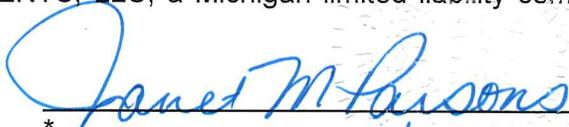
IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this day of July A.D. 2016.

LANGHAM INVESTMENTS, 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 12th day July, 2016, by Joseph Maniaci, Member, of LANGHAM INVESTMENTS, LLC, a Michigan limited liability company on behalf of the company.


*
Notary Public, Oakland County, Michigan

JANET M PARSONS
Notary Public, State of Michigan
County of Oakland
My Commission Expires 10-14-2016
Acting in the County of Oakland

My Commission Expires on 10-14-16
Acting in the County of Oakland, Michigan

Prepared by:
Larysa Figol, SR/WA,
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

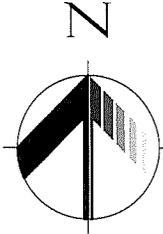
When recorded return to:
City Clerk
City of Troy
500 West Big Beaver
Troy, MI 48084

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

Exhibit A

Page 1 of 2

SCALE:
1" = 100'



N.W. CORNER
SECTION 24
T.2N., R.11E.

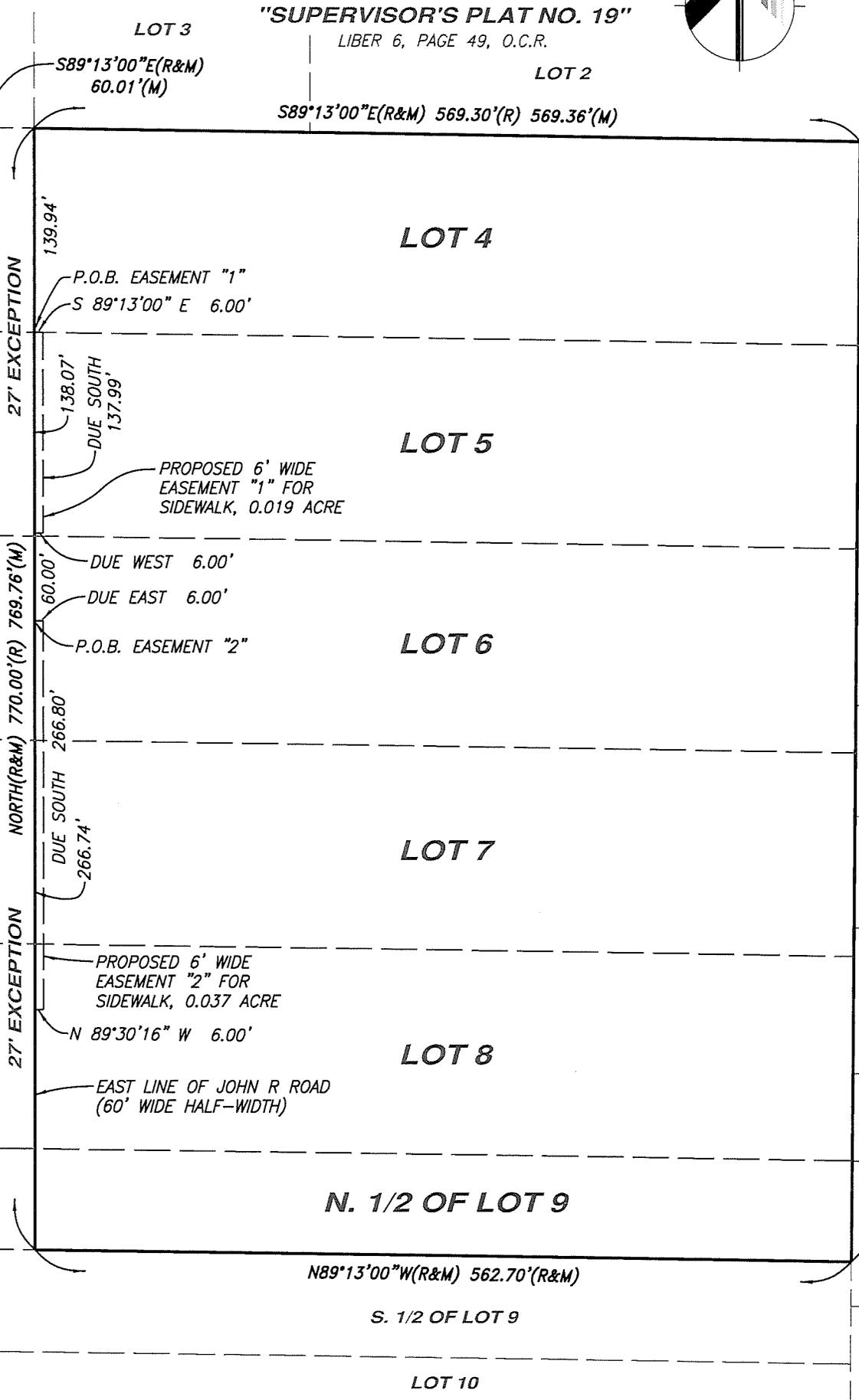
"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, O.C.R.

JOHN R ROAD
120' WIDE RIGHT OF WAY

NORTH(R&M) 2638.42'(M)

WEST LINE OF SECTION 24

343.40'(R)
343.64'(M)



27' EXCEPTION
P.O.B. EASEMENT "1"
S 89°13'00" E 6.00'

139.94'
138.07'
DUE SOUTH
137.99'

PROPOSED 6' WIDE
EASEMENT "1" FOR
SIDEWALK, 0.019 ACRE

60.00'
DUE WEST 6.00'
DUE EAST 6.00'

P.O.B. EASEMENT "2"

266.80'
DUE SOUTH
266.74'

27' EXCEPTION
PROPOSED 6' WIDE
EASEMENT "2" FOR
SIDEWALK, 0.037 ACRE
N 89°30'16" W 6.00'

EAST LINE OF JOHN R ROAD
(60' WIDE HALF-WIDTH)

W. 1/4 COR.
SECTION 24
T.2N., R.11E.

"SUPERVISOR'S PLAT NO. 19"
LIBER 6, PAGE 49, 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:
**Sidewalk Easements for
"Estates at Willowbrook"**

PART OF THE NORTHWEST 1/4 OF SECTION 24,
TOWN 2 NORTH, RANGE 11 EAST,
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: 15-073
DATE: 6-15-16
REVISED:
DRAWN BY: N.P.R.

Exhibit A

Page 2 of 2

PROPERTY DESCRIPTION

LOTS 4, 5, 6, 7, 8, AND THE NORTH 1/2 OF LOT 9, EXCEPT FOR THE WEST 27 FEET OF EACH LOT TAKEN FOR ROAD WIDENING, OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS.

6' WIDE EASEMENT "1" FOR SIDEWALK

A SIX (6) FEET WIDE EASEMENT FOR SIDEWALK, BEING PART OF LOT 5 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 OF OAKLAND COUNTY RECORDS, AND BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24; THENCE DUE SOUTH ALONG THE WEST LINE OF SAID SECTION 24 343.64 FEET (RECORDED AS 343.40 FEET); THENCE S.89°13'00"E., 60.01 FEET ALONG THE NORTH LINE OF SAID LOT 4 AND THE EXTENSION THEREOF TO A POINT ON THE EAST LINE OF JOHN R ROAD (60 FEET WIDE HALF-WIDTH); THENCE ALONG SAID EAST LINE OF JOHN R ROAD DUE SOUTH, 139.94 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 5 AND THE POINT OF BEGINNING; THENCE ALONG SAID NORTH LINE OF LOT 5 S.89°13'00"E., 6.00 FEET; THENCE DUE SOUTH, 137.99 FEET; THENCE DUE WEST, 6.00 FEET TO A POINT ON SAID EAST LINE OF JOHN R ROAD; THENCE DUE NORTH, 138.07 FEET TO THE POINT OF BEGINNING. CONTAINING 828 SQUARE FEET, OR 0.019 OF AN ACRE, MORE OR LESS.

6' WIDE EASEMENT "2" FOR SIDEWALK

A SIX (6) FEET WIDE EASEMENT FOR SIDEWALK, BEING PART OF LOTS 6, 7 AND 8 OF "SUPERVISOR'S PLAT NO. 19", PART OF THE NORTHWEST 1/4 OF SECTION 24, TOWN 2 NORTH, RANGE 11 EAST, TROY TOWNSHIP (NOW CITY OF TROY), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 6 OF PLATS, PAGE 49 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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