



## CITY COUNCIL AGENDA ITEM

---

Date: October 27, 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 a Warranty Deed and Six Permanent Easements from Forest Run, LLC – Forest Run Site Condominium, Sidwell #88-20-12-351-014

---

### **History**

The Planning Commission granted preliminary site plan approval for Forest Run, a 13-unit site condominium on June 28, 2016. The development is located in the southwest  $\frac{1}{4}$  of Section 12, on Long Lake Road east of John R.

As part of the proposed development, the City of Troy received a warranty deed for detention purposes and six permanent easements for emergency access & ingress/egress, clear vision, sanitary sewers, sidewalks, storm sewers and water mains. The grantor of these property rights is Forest Run, LLC, owner of the property having Sidwell #88-20-12-351-014.

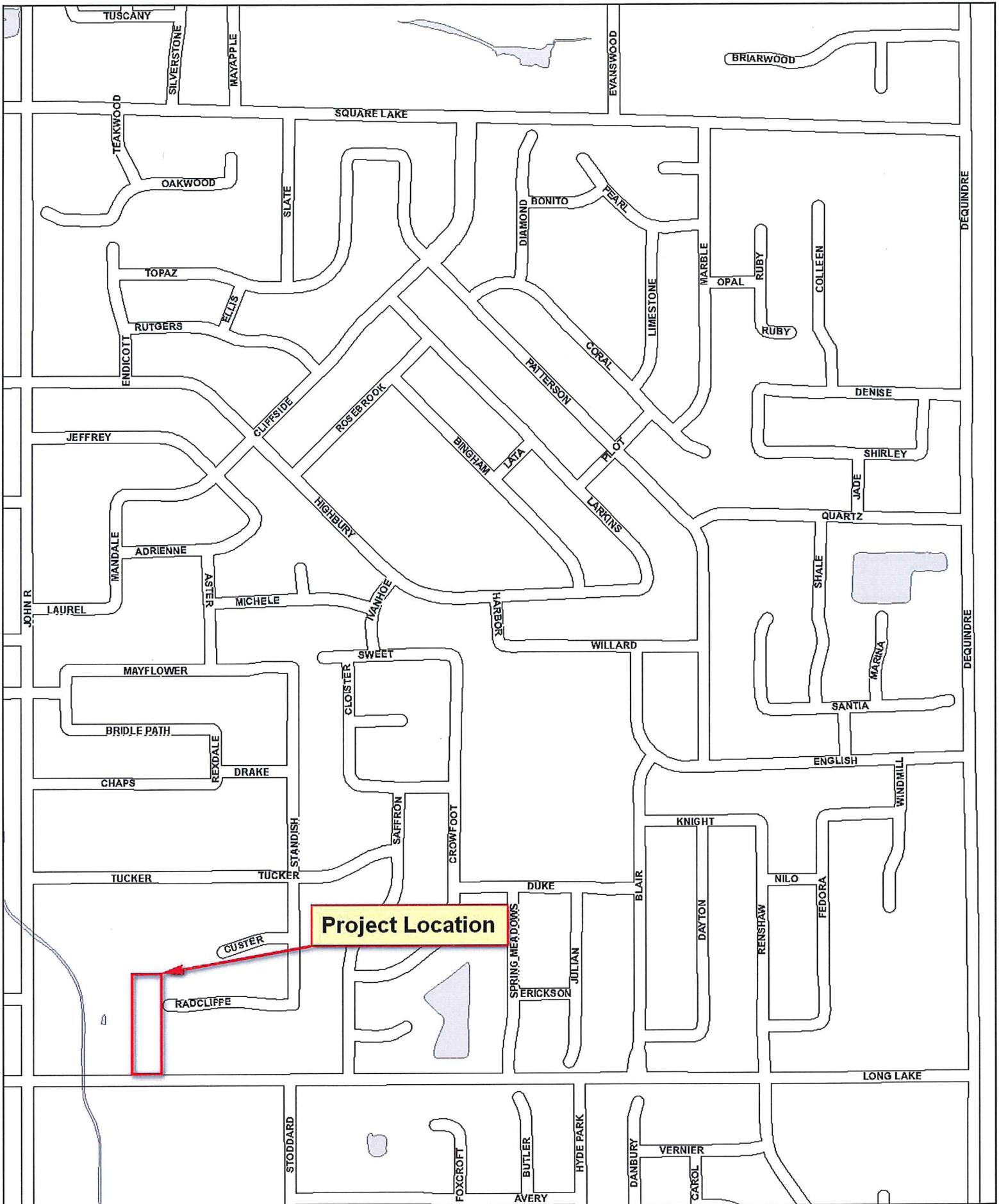
The format and content of this warranty deed and permanent easements is consistent with conveyance documents previously accepted by City Council.

### **Financial**

The consideration amount on each document is \$1.00.

### **Recommendation**

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



**Project Location**

**Legend**

-  Private
-  Do Not Salt

**Street Map**  
Section 12



Date: 10/28/2015

WARRANTY DEED

Sidwell # 88-20-12-351-014 (part of)  
Resolution #

The Grantor(s) **FOREST RUN, LLC**, a Michigan limited liability company, whose address is: 4405 Tumeric, Sterling Heights, MI 48314 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 1 day of November, 2016.

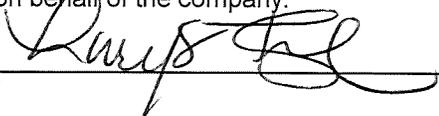
FOREST RUN, LLC  
a Michigan limited liability company

By   
Tyler Tadian  
Its: Member

STATE OF MICHIGAN)  
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November 2016, by Tyler Tadian, Member, of FOREST RUN, 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 #88-20-12-351-014 (part of) Recording Fee \_\_\_\_\_ Transfer Tax \_\_\_\_\_

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTION

LEGAL DESCRIPTION – DETENTION POND EASEMENT:

An easement for a detention pond being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
 thence N90°00'00"W, 152.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:

- 1) continuing N90°00'00"W, 112.50 feet to the West line of said Lot 6;
- 2) along said West line, N00°02'31"E, 165.00 feet;
- 3) S90°00'00"E, 112.50 feet and;
- 4) S00°02'31"W, 165.00 feet to the aforementioned South line of Lot 6 and the POINT OF BEGINNING.

Containing ±18,563 square feet or ±0.426 acres 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: <b>LANDAUR, LLC</b> 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE: –	JOB No: 2016-124
	REV: 10-14-16 DATE: 09-30-16	DWG. No: 2 of 2

# EXHIBIT "A"

## SKETCH OF DETENTION POND EASEMENT

TAX PARCEL No.  
20-12-351-029

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

LOT 15

TAX PARCEL No.  
20-12-351-037

TAX PARCEL No.  
20-12-351-004

LOT 14



N00°02'00"E 762.00'(R) N00°02'31"E 761.78'(M)

WEST LINE OF LOT 6

PART OF LOT 6  
EYSTER'S JOHN  
R ACRES  
(L.1538, P.22, O.C.R.)

TAX PARCEL No.  
20-12-351-014

S00°02'31"W 761.78'(M) 762.00'(R)

TAX PARCEL No.  
20-12-380-011

RADCLIFFE DR.  
(60' WIDE)

LOT 5

TAX PARCEL No.  
20-12-376-028

S90°00'00"E  
112.50'

PROPOSED  
DETENTION  
POND  
EASEMENT

N00°02'31"E  
165.00'

S00°02'31"W  
165.00'

N90°00'00"W  
112.50'

N90°00'00"W  
152.50'

LOT 7

TAX PARCEL No.  
20-12-376-046

NORTH LINE OF  
LONG LAKE ROAD

SOUTH LINE  
OF LOT 6

POB

N90°00'00"W 265.00'

SOUTHEAST  
CORNER OF  
LOT 6

LONG LAKE ROAD  
(120' WIDE - PUBLIC)



PEA, Inc.

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

CLIENT:

LANDAUR, LLC  
4405 TURMERIC DRIVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

DATE: 09-30-16

DWG. No: 1 of 2

PERMANENT EASEMENT

Sidwell #88-20-12-351-014  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantors, whose address is 4405 Tumeric, Sterling Heights, MI 48314 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 **emergency ingress/egress, and police/fire protection** over, under & across the real property situated in the City of Troy , Oakland County, Michigan described as:

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

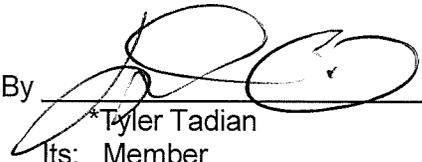
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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   1   day of November A.D. 2016.

FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its: Member

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2016, by Tyler Tadian, Member, of FOREST RUN, LLC, a Michigan limited liability company, on behalf of said 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 \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

Return to: City Clerk  
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"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION – 40 FOOT WIDE PRIVATE ROAD EASEMENT:

A 40 foot wide private road easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 132.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said centerline N00°02'31"E, 736.80 feet to the POINT OF ENDING.  
Containing ±29,471 square feet or ±0.677 acres 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:

LANDAUR, LLC  
4405 TURMERIC DRVE  
STERLING HEIGHTS, MI 48314

SCALE: –

JOB No: 2016-124

REV: 10-14-16  
DATE: 09-30-16

DWG. No: 2 of 2

# EXHIBIT "A"

## SKETCH OF PRIVATE ROAD EASEMENT

TAX PARCEL No.  
20-12-351-029

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

LOT 15

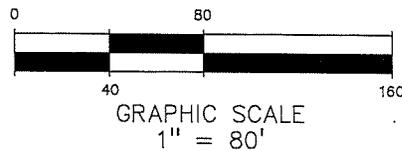
TAX PARCEL No.  
20-12-351-037

TAX PARCEL No.  
20-12-351-014

PART OF LOT 6  
EYSTER'S JOHN  
R ACRES  
(L.1538, P.22, O.C.R.)

TAX PARCEL No.  
20-12-351-004

LOT 14



N00°02'31"E 761.78'(M)

PROPOSED  
40' WIDE  
PRIVATE ROAD  
EASEMENT

40'

TAX PARCEL No.  
20-12-380-011

RADCLIFFE DR.  
(60' WIDE)

TAX PARCEL No.  
20-12-376-028

LOT 5

PRIVATE ROAD EASEMENT

N00°02'31"E 736.80'

S00°02'31"W 761.78'(M)

TAX PARCEL No.  
20-12-376-046

LOT 7

SOUTH LINE  
OF LOT 6

N90°00'00"W  
132.50'

NORTH LINE OF  
LONG LAKE ROAD

N90°00'00"W

265.00'

POB

SOUTHEAST  
CORNER OF  
LOT 6

LONG LAKE ROAD  
(120' WIDE - PUBLIC)



**PEA, Inc.**

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

CLIENT:

LANDAUR, LLC  
4405 TURMERIC DRIVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

DATE: 09-30-16

DWG. No: 1 of 2

**PERMANENT EASEMENT**

Sidwell #88-20-12-351-014 (pt of)  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4405 Tumeric, Sterling Heights, MI 48314, 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, and/or repair **clear vision** easement, 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

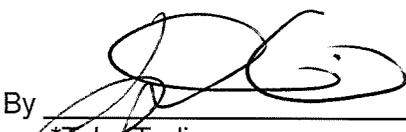
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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   1   day of November A.D. 2016.

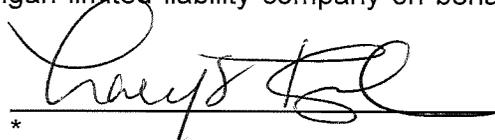
FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 1st day of November 2016, by Tyler Tadian, Member, of FOREST RUN, 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, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# EXHIBIT "A"

## SKETCH OF CLEAR VISION EASEMENTS

TAX PARCEL No.  
20-12-351-029

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

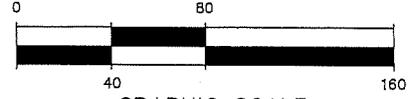
S90°00'00"E 265.00'

LOT 15

TAX PARCEL No.  
20-12-351-037

TAX PARCEL No.  
20-12-351-004

LOT 14



TAX PARCEL No.  
20-12-380-011

PART OF LOT 6  
EYSTER'S JOHN  
R ACRES  
(L.1538, P.22, O.C.R.)

TAX PARCEL No.  
20-12-351-014

RADCLIFFE DR.  
(60' WIDE)

LOT 7

N00°02'00"E 762.00'(R) N00°02'31"E 761.78'(M)

WEST LINE OF LOT 6

S00°02'31"W 761.78'(M) 762.00'(R)

TAX PARCEL No.  
20-12-376-028

Line Table		
Line #	Direction	Length
L1	N90°00'00"W	25.00'
L2	N00°02'31"E	25.00'
L3	S44°58'45"E	35.34'
L4	N90°00'00"W	25.00'
L5	N45°01'15"E	35.37'
L6	S00°02'31"W	25.00'
L7	N90°00'00"W	25.00'
L8	N00°02'31"E	25.00'
L9	S44°58'45"E	35.34'

LOT 5

PROPOSED  
CLEAR VISION  
EASEMENT C

PROPOSED  
CLEAR VISION  
EASEMENT B

PROPOSED  
CLEAR VISION  
EASEMENT A

POB A

TAX PARCEL No.  
20-12-376-046

NORTH LINE OF  
LONG LAKE ROAD

SOUTH LINE  
OF LOT 6

SOUTHEAST  
CORNER OF  
LOT 6

LONG LAKE ROAD  
(120' WIDE - PUBLIC)



**PEA, Inc.**

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

CLIENT:  
**LANDAUR, LLC**  
4405 TURMERIC DRVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

DATE: 09-30-16

DWG. No: 1 of 2

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION – CLEAR VISION EASEMENT A:

A clear vision easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 87.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said easement the following three (3) courses:

- 1) continuing along said South line, (L1) N90°00'00"W, 25.00 feet;
- 2) (L2) N00°02'31"E, 25.00 feet and;
- 3) (L3) S44°58'45"E, 35.34 feet to the aforementioned South line of Lot 6 and the POINT OF BEGINNING.

Containing ±312.5 square feet of land.

### LEGAL DESCRIPTION – CLEAR VISION EASEMENT B:

A clear vision easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 152.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said easement the following three (3) courses:

- 1) continuing along said South line, (L4) N90°00'00"W, 25.00 feet;
- 2) (L5) N45°01'15"E, 35.37 feet and;
- 3) (L6) S00°02'31"W, 25.00 feet to the aforementioned South line of Lot 6 and the POINT OF BEGINNING.

Containing ±312.5 square feet of land.

### LEGAL DESCRIPTION – CLEAR VISION EASEMENT C:

A clear vision easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 240.00 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said easement the following three (3) courses:

- 1) continuing along said South line, (L7) N90°00'00"W, 25.00 feet;
- 2) (L8) N00°02'31"E, 25.00 feet and;
- 3) (L9) S44°58'45"E, 35.34 feet to the aforementioned South line of Lot 6 and the POINT OF BEGINNING.

Containing ±312.5 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: <b>LANDAUR, LLC</b> 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE: –	JOB No: 2016-124
	REV: 10-14-16 DATE: 09-30-16	DWG. No: 2 of 2

**PERMANENT EASEMENT**

Sidwell #88-20-12-351-014 (pt of)  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4405 Tumeric, Sterling Heights, MI 48314, 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 **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 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 1 day of November A.D. 2016.

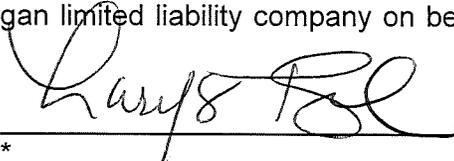
FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of November, 2016, by Tyler Tadian, Member, of FOREST RUN, 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, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larisa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION – 30 FOOT WIDE SANITARY SEWER EASEMENT:

A 30 foot wide sanitary sewer easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 110.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said centerline N00°02'31"E, 680.67 feet to the POINT OF ENDING.  
Containing ±20,420 square feet or ±0.469 acres 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: LANDAUR, LLC 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE: –	JOB No: 2016-124
	REV: 10-14-16 DATE: 09-30-16	DWG. No: 2 of 2

# EXHIBIT "A"

## SKETCH OF SANITARY SEWER EASEMENT

TAX PARCEL No.  
20-12-351-029

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

LOT 15

PART OF LOT 6  
EYSTER'S JOHN R ACRES  
(L.1538, P.22, O.C.R.)

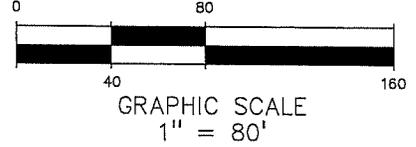
TAX PARCEL No.  
20-12-351-004

LOT 14



TAX PARCEL No.  
20-12-351-037

TAX PARCEL No.  
20-12-351-014



PROPOSED  
30' WIDE  
SANITARY SEWER  
EASEMENT

30'

TAX PARCEL No.  
20-12-380-011

RADCLIFFE DR.  
(60' WIDE)

N00°02'00"E 762.00'(R)  
N00°02'31"E 761.78'(M)

N00°02'31"E 680.67'  
☉ SANITARY SEWER EASEMENT

S00°02'31"W 761.78'(M) 762.00'(R)

TAX PARCEL No.  
20-12-376-028

LOT 5

LOT 7

TAX PARCEL No.  
20-12-376-046

NORTH LINE OF  
LONG LAKE ROAD

SOUTH LINE  
OF LOT 6

N90°00'00"W  
110.50'

N90°00'00"W 265.00'

POB

SOUTHEAST  
CORNER OF  
LOT 6

LONG LAKE ROAD  
(120' WIDE - PUBLIC)



**PEA, Inc.**

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

CLIENT:

LANDAUR, LLC  
4405 TURMERIC DRIVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

DATE: 09-30-16

DWG. No: 1 of 2

**PERMANENT EASEMENT**

Sidwell #88-20-12-351-014 (pt of)  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4405 Tumeric, Sterling Heights, MI 48314, 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 1 day of November A.D. 2016.

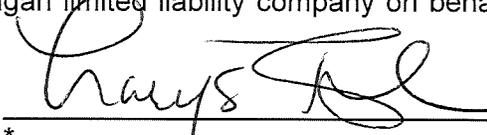
FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 1st day of November, 2016, by Tyler Tadian, Member, of FOREST RUN, 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, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larysta Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION – 5 FOOT WIDE SIDEWALK EASEMENT:

A 5 foot wide sidewalk easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
thence N90°00'00"W, 106.00 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said centerline the following two (2) courses:

- 1) N00°02'31"E, 734.28 feet and;
- 2) N90°00'00"W, 6.50 feet to the East line of Proposed Forest View Drive (40 feet wide – private) and a Point of Ending.

thence continuing N90°00'00"W, 40.00 feet to a Point of Beginning;

thence along said centerline the following five (5) courses:

- 1) continuing N90°00'00"W, 6.50 feet;
- 2) S00°02'31"W, 554.42 feet;
- 3) 13.72 feet along the arc of a curve to the left, having a radius of 62.50 feet, a central angle of 12°34'41", and a chord bearing S06°14'50"E, 13.69 feet;
- 4) 13.72 feet along the arc of a curve to the right, having a radius of 62.50 feet, a central angle of 12°34'41", and a chord bearing S06°14'50"E, 13.69 feet and;
- 5) S00°02'31"W, 152.64 feet to the aforementioned South line of Lot 6 and the POINT OF ENDING.

Altogether containing ±7,409 square feet or ±0.170 acres 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: <b>LANDAUR, LLC</b> 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE: –	JOB No: 2016–124
	REV: 10–14–16 DATE: 09–30–16	DWG. No: 2 of 2



**PERMANENT EASEMENT**

Sidwell #88-20-12-351-014 (pt of)  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4405 Tumeric, Sterling Heights, MI 48314, 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

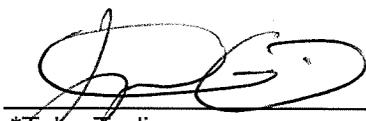
and to enter upon sufficient land adjacent to said improvement(s) for the purpose of the construction, operation, maintenance, repair and/or replacement thereof.

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 1 day of November A.D. 2016.

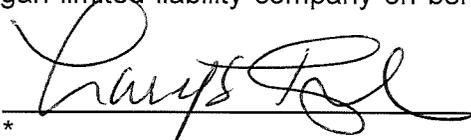
FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 1st day of November, 2016, by Tyler Tadian, Member, of FOREST RUN, 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, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

Prepared by: Larisa Figol  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION – 12 FOOT WIDE STORM SEWER EASEMENT A:

A 12 foot wide storm sewer easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southeast Corner of said Lot 6;  
 thence (L1) N00°02'31"E, 71.00 feet along the East line of said Lot 6;  
 thence (L2) N90°00'00"W, 15.39 feet to the POINT OF BEGINNING;

thence along said centerline the following thirteen (13) courses:

- 1) continuing (L3) N90°00'00"W, 104.11 feet to POINT A;
- 2) (L15) continuing N90°00'00"W, 33.00 feet;
- 3) (L4) S90°00'00"E, 7.00 feet;
- 4) (L5) N00°02'31"E, 189.09 feet;
- 5) (L6) S89°57'29"E, 129.98 feet;
- 6) (L7) N89°57'29"W, 129.98 feet;
- 7) (L8) N00°02'31"E, 190.00 feet;
- 8) (L9) S89°57'29"E, 125.82 feet;
- 9) (L10) N89°57'29"W, 237.26 feet;
- 10) (L11) S89°57'29"E, 111.44 feet;
- 11) (L12) N00°02'31"E, 190.00 feet;
- 12) (L13) N89°57'29"W, 113.50 feet;
- 13) (L14) S89°57'29"E, 243.20 feet to the POINT OF ENDING;

TOGETHER WITH a 12 foot wide storm sewer easement the centerline of said easement described as BEGINNING at the aforementioned POINT A;

thence along said centerline the following two (2) courses:

- 1) (L16) S23°46'12"E, 71.03 feet;
- 2) (L17) S90°00'00"E 71.82 feet to the POINT OF ENDING;

Altogether containing ±17,076 square feet or ±0.392 acres 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: <b>LANDAUR, LLC</b> 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE: –	JOB No: 2016-124
	REV: 10-14-16 DATE: 09-30-16	DWG. No: 2 of 2

# EXHIBIT "A"

## SKETCH OF STORM SEWER EASEMENT

TAX PARCEL No.  
20-12-351-029

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

TAX PARCEL No.  
20-12-351-004

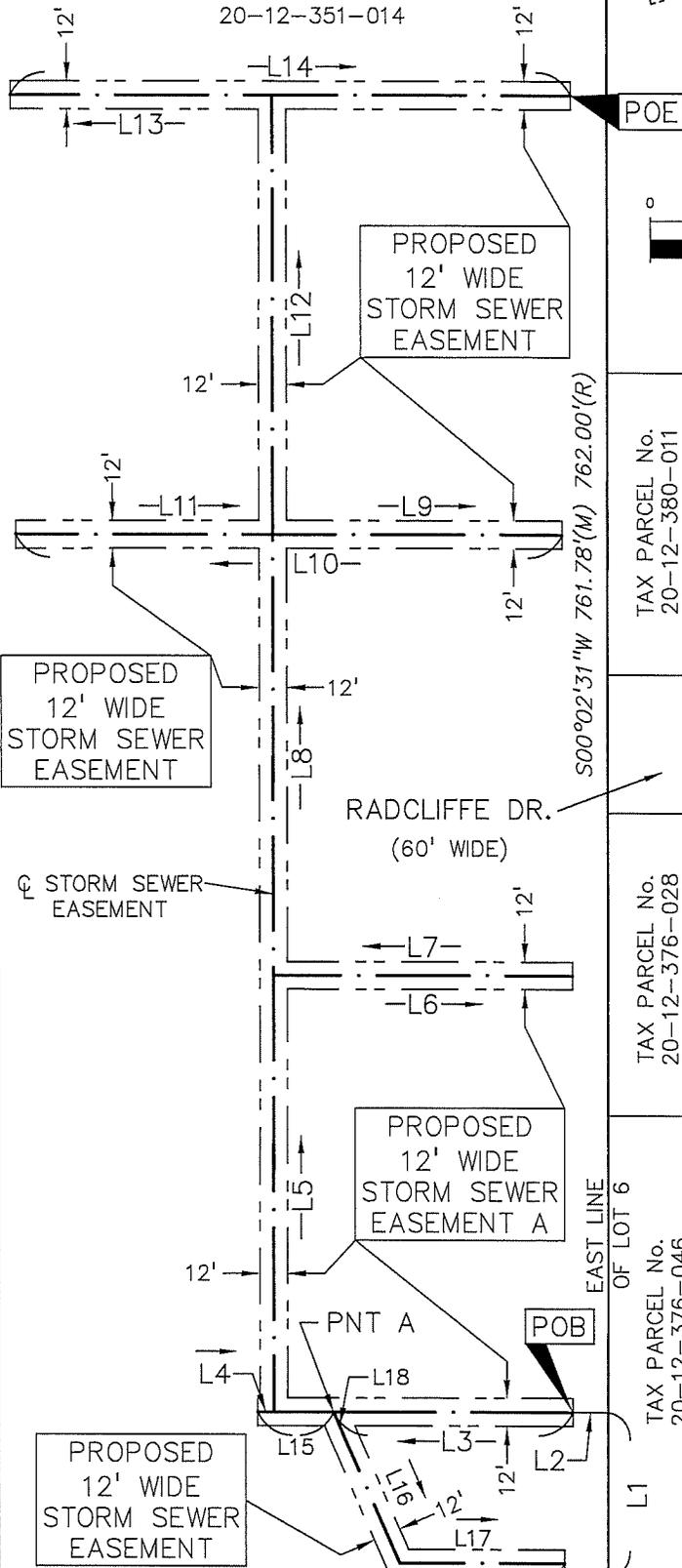
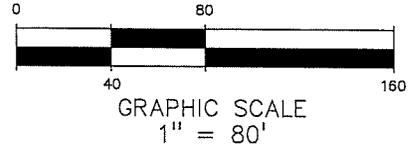
$S90^{\circ}00'00''E$  265.00'  
PART OF LOT 6  
EYSTER'S JOHN R ACRES  
(L.1538, P.22, O.C.R.)

TAX PARCEL No.  
20-12-351-014

LOT 15

LOT 14

TAX PARCEL No.  
20-12-351-037



TAX PARCEL No.  
20-12-380-011

TAX PARCEL No.  
20-12-376-028

TAX PARCEL No.  
20-12-376-046

Line Table		
Line #	Direction	Length
L1	N00°02'31"E	71.00'
L2	N90°00'00"W	15.39'
L3	N90°00'00"W	104.11'
L4	S90°00'00"E	7.00'
L5	N00°02'31"E	189.09'
L6	S89°57'29"E	129.98'
L7	N89°57'29"W	129.98'
L8	N00°02'31"E	190.00'
L9	S89°57'29"E	125.82'
L10	N89°57'29"W	237.26'
L11	S89°57'29"E	111.44'
L12	N00°02'31"E	190.00'
L13	N89°57'29"W	113.50'
L14	S89°57'29"E	243.20'
L15	N90°00'00"W	33.00'
L16	S23°46'12"E	71.03'
L17	S90°00'00"E	71.82'

LOT 5

LOT 7

15' WIDE STORM SEWER EASEMENT (L.\_\_\_\_, P.\_\_\_\_)

NORTH LINE OF LONG LAKE ROAD  $N90^{\circ}00'00''W$  265.00'

LONG LAKE ROAD  
(120' WIDE - PUBLIC)

SOUTHEAST CORNER OF LOT 6



**PEA, Inc.**

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

CLIENT:  
**LANDAUR, LLC**  
4405 TURMERIC DRIVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

DATE: 10-11-16

DWG. No: 1 of 2

**PERMANENT EASEMENT**

Sidwell #88-20-12-351-014 (pt of)  
Resolution #

**FOREST RUN, LLC**, a Michigan limited liability company, Grantor(s), whose address is 4405 Tumeric, Sterling Heights, MI 48314, 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 1 day of November A.D. 2016.

FOREST RUN, LLC  
a Michigan limited liability company

By  (L.S.)  
\*Tyler Tadian  
Its Member

STATE OF MICHIGAN )  
COUNTY OF Oakland )

The foregoing instrument was acknowledged before me this 1st day of November, 2016, by Tyler Tadian, Member, of FOREST RUN, 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, Michigan  
My Commission Expires \_\_\_\_\_  
Acting in \_\_\_\_\_ County, Michigan

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

Return to: City Clerk  
City of Troy  
500 W. Big Beaver Road  
Troy, MI 48084

# EXHIBIT "A"

## EASEMENT LEGAL DESCRIPTION

### LEGAL DESCRIPTION – 20 FOOT WIDE WATER MAIN EASEMENT:

A 20 foot wide water main easement being part of Lot 6 of "Eyster's John R Acres Subdivision", as recorded in Liber 55 of Plats, Page 53, Oakland County Records, Part of the Southwest 1/4 of Section 12, Town 2 North, Range 11 East, City of Troy, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southeast corner of Lot 6;  
 thence N90°00'00"W, 154.50 feet along the South line of said Lot 6, also being the North line of Long Lake Road (120 foot wide – Public) to the POINT OF BEGINNING;

thence along said centerline the following five (5) courses:

- 1) N00°02'31"E, 761.78 feet;
- 2) S00°02'31"W, 406.78 feet;
- 3) N90°00'00"E, 136.78 feet;
- 4) N46°08'32"E, 22.39 feet and;
- 5) N90°00'00"E, 1.59 feet to the POINT OF ENDING;

Containing ±18,248 square feet or ±0.419 acres of land.

\*\*REVISED 11-4-16 PER  
FIELD MEASUREMENTS



**PEA, Inc.**

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

CLIENT: <b>LANDAUR, LLC</b> 4405 TURMERIC DRVE STERLING HEIGHTS, MI 48314	SCALE:    –	JOB No: 2016-124
	REV: <del>10-14-16</del> DATE: <del>09-30-16</del>	DWG. No: 2 of 2

TAX PARCEL No.  
20-12-351-029

# EXHIBIT "A"

## SKETCH OF AS-BUILT WATER MAIN EASEMENT

TAX PARCEL No. PART OF TAX PARCEL No.  
20-12-351-030 LOT 6 20-12-351-031

LOT 15

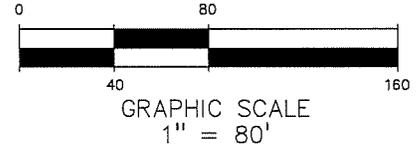
TAX PARCEL No.  
20-12-351-037

PART OF LOT 6  
EYSTER'S JOHN  
R ACRES  
(L.1538, P.22, O.C.R.)

TAX PARCEL No.  
20-12-351-014

TAX PARCEL No.  
20-12-351-004

LOT 14



WATER MAIN EASEMENT

TAX PARCEL No.  
20-12-380-011

N00°02'00"E 762.00'(R)  
N00°02'31"E 761.78'(M)

N00°02'31"E 761.78'

S90°00'00"E 265.00'

S00°02'31"W 406.78'

S00°02'31"W 761.78'(M)

N46°08'32"E 22.39'

N90°00'00"E 1.59'

RADCLIFFE DR.  
(60' WIDE)

POE

N90°00'00"E 136.78'

TAX PARCEL No.  
20-12-376-028

LOT 5

20' WIDE  
WATER MAIN  
EASEMENT

LOT 7

20'

TAX PARCEL No.  
20-12-376-046

NORTH LINE OF  
LONG LAKE ROAD

N90°00'00"W 154.50'

POB

N90°00'00"W 265.00'

SOUTHEAST  
CORNER OF  
LOT 6

LONG LAKE ROAD  
(120' WIDE - PUBLIC)

\*\*REVISED 11-4-16 PER  
FIELD MEASUREMENTS



PEA, Inc.

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

CLIENT:

LANDAUR, LLC  
4405 TURMERIC DRVE  
STERLING HEIGHTS, MI 48314

SCALE: 1" = 80'

JOB No: 2016-124

REV: ~~10-14-16~~  
DATE: ~~09-30-16~~

DWG. No: 1 of 2