



CITY COUNCIL ACTION REPORT

October 7, 2008

TO: Phillip L. Nelson, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Economic Development Services
 Steven J. Vandette, City Engineer *SV*
 Larysa Figol, Sr. Right-of-Way Representative *LF*

SUBJECT: Request for Acceptance of a Warranty Deed for Right-of-Way and Four Permanent Easements – RWT Building, LLC, Sidwell #88-20-15-380-026 & 024

Background:

- In connection with the second phase of the development of Crestwood Site Condominiums, located in Section 15 on the north side of Wattles Road, east of Livernois, the Real Estate Department has received a Warranty Deed for the extension of Tanner Drive, and four permanent easements for drainage, public utilities, sidewalk and a public walkway from property owner RWT Building, LLC.

Financial Considerations:

- The consideration amount on each document is \$1.00.

Legal Considerations:

- The format and content of the documents is consistent with right-of-way and easements previously accepted by City Council.

Policy Considerations:

- I. Troy has enhanced the health and safety of the community.
- II. Troy adds value to properties through maintenance or upgrades of infrastructure and quality of life venues.
- III. Troy is rebuilding for a healthy economy reflecting the values of a unique community in a changing and interconnected world.

Options:

- City Management recommends that City Council accept the attached Warranty Deed for right-of-way, and four Permanent Easements consistent with our policy of accepting right-of-way and easements for property development and improvements.

WARRANTY DEED

The Grantor(s); **RWT BUILDING, L.L.C, a Michigan Limited Liability Company**
whose address is 4535 Homesite, Lake Orion, MI 48359-2034

convey(s) and warrant(s) to **CITY OF TROY, a Michigan Municipal Corporation,** Grantee
whose address is 500 West Big Beaver Road, Troy, MI 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 and no/100 Dollars (\$1.00)

Also known as: Vacant Land, Wattles Road, Troy, MI
Sidwell #88-20-15-380-026 (pt of)

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

Dated this 10th day of September, 2008

RWT BUILDING, L.L.C., a Michigan
Limited Liability Company



Its: Member MURRAY D. DEAGLE

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 10th day of September, 2008,
by Murray D. Deagle, Member, of RWT BUILDING, L.L.C., a Michigan Limited Liability
Company.

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012



Public, _____ County, Michigan
My commission expires: _____
Acting in _____ County, Michigan

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

Tax Parcel #88-20-15-380-026 (pt of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES IN BLACK INK UNDER SIGNATURES

Exhibit A

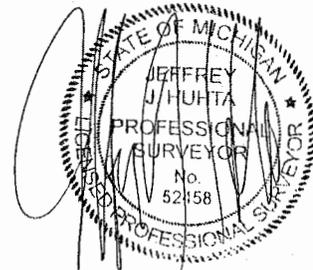
DESCRIPTIONS

LEGAL DESCRIPTION - Crestwood Condominium

A parcel of land described as lots 31-93 inclusive, part of lots 94-96 inclusive, lots 97 and 98, part of lots 159-161 inclusive, and part of lots 164-192 inclusive, of the Crestfield Subdivision, being part of the S.W. 1/4 of Section 15, T.2N., R.11E., also part of the S.E. 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, all being more particularly described as commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South line of said Section 15; thence Due North, 60.00 feet to the Point of Beginning; thence Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Hanover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 1411.12 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision" to a point on the North and South 1/4 line of said Section 15; thence S 89°38'15" E, 132.00 feet to a point on the South line of "Cypress Gardens Subdivision" as recorded in Liber 126, Page 7, Oakland County Records; thence S 00°34'40" W, 346.20 feet to a point on the North line of Wattles Road (width varies); thence N 89°38'15" W, 132.22 feet along the North line of said Wattles Road; thence N 89°38'00" W, 1197.40 feet along the North line of said Wattles Road to a point on the East line of Lot 163 of said "Crestfield Subdivision"; thence Due North, 135.64 feet along the East line of Lots 163 and 94 of said "Crestfield Subdivision"; thence N 89°38'00" W, 85.00 feet; thence Due South, 135.64 feet to a point on the North line of said Wattles Road; thence N 89°38'00" W, 125.00 feet along the North line of said Wattles Road to the Point of Beginning. Contains 11.985 acres or 522,050 square feet and subject to easements & restrictions of record. *CLOSES & AREA C.K.S.*

LEGAL DESCRIPTION - Right-of-Way Tanner Drive

Port of the Southwest 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:
Commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South Line of said Section 15; thence Due North, 60.00 feet to a point on the North line of Wattles Road (width varies); thence continuing Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Hanover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 776.99 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision"; thence S 00°21'50" W, 135.00 feet to a point on the north line of the existing Tanner Drive (60.00 feet wide); thence along said north line of Tanner Drive N 89°38'10" W, 55.09 feet to the Point of Beginning; thence continuing N 89°38'10" W, 23.80 feet to a point of curvature; thence 27.17 feet along the arc of a curve to the right, having a radius of 44.00 feet, a central angle of 35°22'39", and a chord which bears N 71°53'51" W, 26.74 feet, to a point of reverse curvature; thence 280.60 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 267°57'09", and a chord which bears S 08°14'06" E, 86.36 feet, to a point of reverse curvature; thence 40.37 feet along the arc of a curve to the right, having a radius of 44.00 feet, a central angle of 52°34'30", and a chord which bears N 64°04'35" E, 38.97 feet, to a point of tangency; thence S 89°38'10" E, 1.42 feet to a point on the west line of said Tanner Drive; thence along said west line of Tanner Drive N 00°21'50" E, 60.00 feet to the Point of Beginning. Contains 0.30 acres or 13,093 square feet and subject to easements and restrictions of record. *CLOSES & AREA C.K.S.*



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

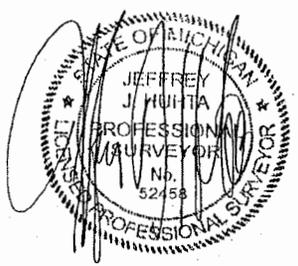
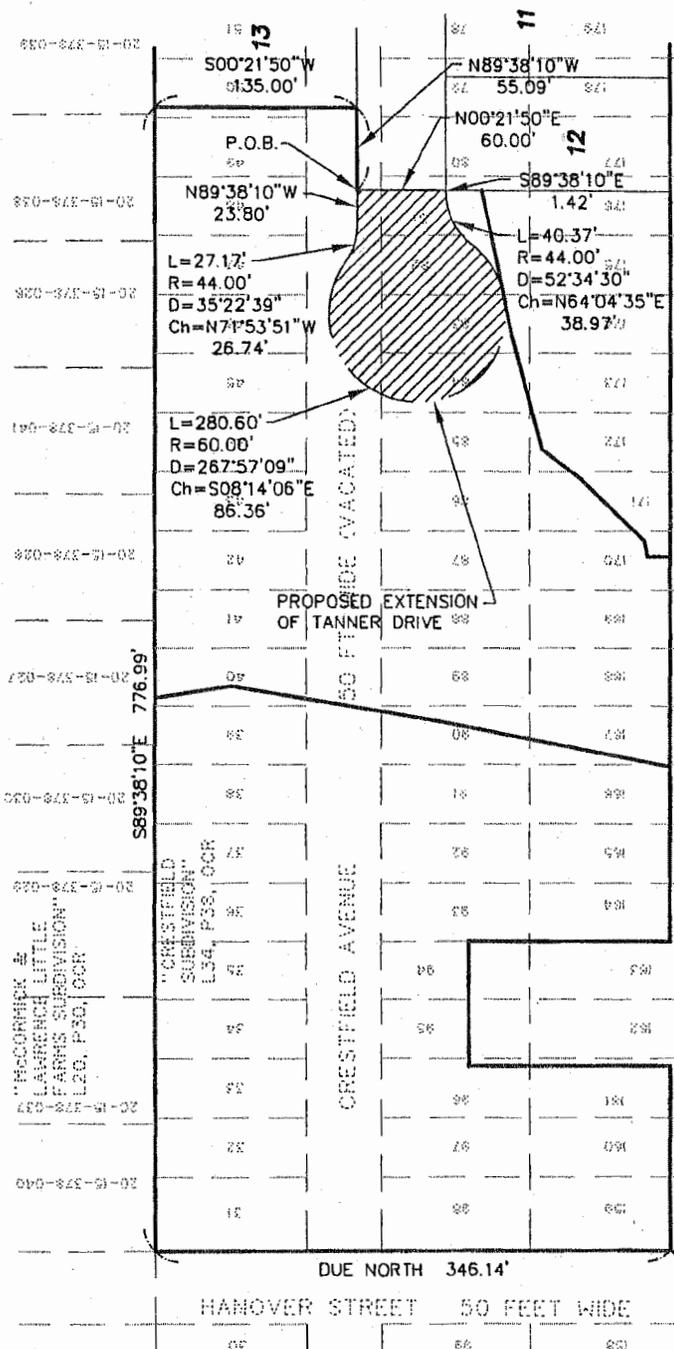
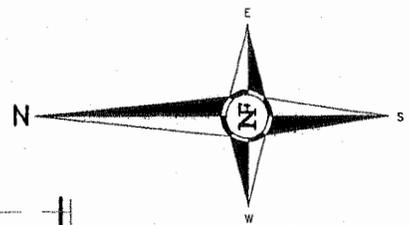
46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

SCALE	DATE	DRAWN	JOB No.	SHEET
No Scale	02-21-08	JAB	9-C311	3 of 3

Exhibit A

PROPOSED RIGHT-OF-WAY



SOUTHWEST CORNER
 SECTION 15
 T2N R11E
 CITY OF TROY

NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue
 Pontiac, Michigan 48342

Tel. (248) 332-7931
 Fax. (248) 332-8257

SCALE	DATE	DRAWN	JOB No.	SHEET
1" = 100'	02-21-08	JAB	9-C311	2 of 3

PERMANENT EASEMENT
DRAINAGE

Sidwell #88-20-15-380-026 (pt of)

RWT BUILDING, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is: 4535 Homesite, Lake Orion, 48359-2034 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, grants a non-exclusive easement to the Grantee for the right to construct, operate, maintain, repair and/or replace **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 his signature(s) this 10th day of September A.D. 2008.

RWT BUILDING, L.L.C. a Michigan limited liability company

By Murray D. Deagle (L.S.)

Its: Member MURRAY D. DEAGLE

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 10th day of September, 2008, by Murray D. Deagle, Member on behalf of RWT BUILDING, L.L.C., a Michigan limited liability company.

Larysa Figol
*
Notary Public, _____ County, Michigan

LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
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

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

Exhibit A
DESCRIPTIONS

LEGAL DESCRIPTION – Crestwood Condominium

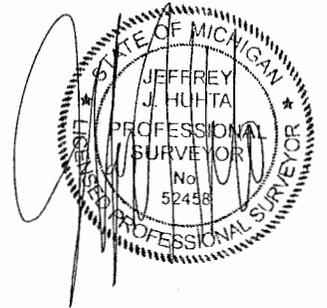
A parcel of land described as lots 31–93 inclusive, part of lots 94–96 inclusive, lots 97 and 98, part of lots 159–161 inclusive, and part of lots 164–192 inclusive, of the Crestfield Subdivision, being part of the S.W. 1/4 of Section 15, T.2N., R.11E., also part of the S.E. 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, all being more particularly described as commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South line of said Section 15; thence Due North, 60.00 feet to the Point of Beginning; thence Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Honover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 1411.12 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision" to a point on the North and South 1/4 line of said Section 15; thence S 89°38'15" E, 132.00 feet to a point on the South line of "Cypress Gardens Subdivision" as recorded in Liber 126, Page 7, Oakland County Records; thence S 00°34'40" W, 346.20 feet to a point on the North line of Wattles Road (width varies); thence N 89°38'15" W, 132.22 feet along the North line of said Wattles Road; thence N 89°38'00" W, 1197.40 feet along the North line of said Wattles Road to a point on the East line of Lot 163 of said "Crestfield Subdivision"; thence Due North, 135.64 feet along the East line of Lots 163 and 94 of said "Crestfield Subdivision"; thence N 89°38'00" W, 85.00 feet; thence Due South, 135.64 feet to a point on the North line of said Wattles Road; thence N 89°38'00" W, 125.00 feet along the North line of said Wattles Road to the Point of Beginning. Contains 11.985 acres or 522,050 square feet and subject to easements & restrictions of record.

OK

LEGAL DESCRIPTION – Easement for Drainage Purposes

Port of the Southwest 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:
Commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South Line of said Section 15; thence Due North, 60.00 feet to a point on the North line of Wattles Road (width varies); thence continuing Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Honover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 527.76 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision" to the Point of Beginning; thence continuing along said line S 89°38'10" E, 249.22 feet; thence S 00°21'50" W, 20.00 feet; thence N 89°38'10" W, 261.02 feet; thence N 30°53'52" E, 23.22 feet to the Point of Beginning. Contains 0.12 acres or 5,102 square feet.

CLOSES & AREA CR'S



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

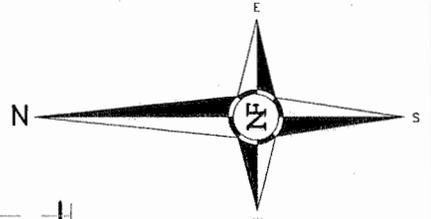
46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

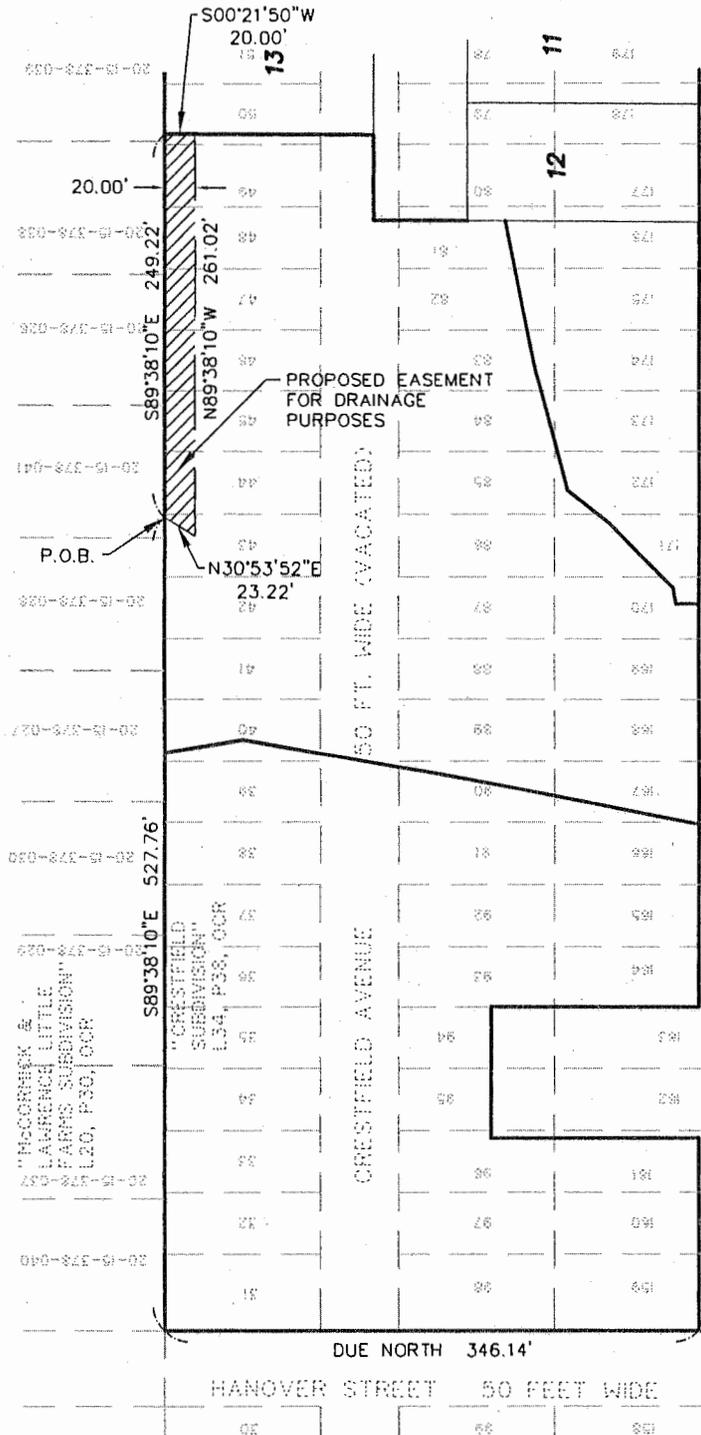
SCALE	DATE	DRAWN	JOB No.	SHEET
No Scale	02-21-08	JAB	9-C311	3 of 3

Exhibit A

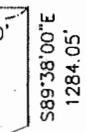
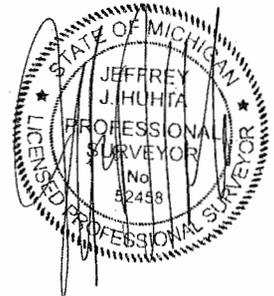
PROPOSED EASEMENT FOR DRAINAGE PURPOSES



OK L.M.O
3-12-08



WIDTH VARIES
WATTLE ROAD



SOUTHWEST CORNER
SECTION 15
T2N R11E
CITY OF TROY

NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

SCALE 1" = 100' DATE 02-21-08 DRAWN JAB JOB No. 9-C311 SHEET 2 of 3

**PERMANENT EASEMENT
PUBLIC UTILITIES**

Sidwell #88-20-15-380-026 (pt of)

RWT BUILDING, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is: 4535 Homesite, Lake Orion, 48359-2034 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, grants a non-exclusive easement to the Grantee for 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 his signature(s) this 10th day of September A.D. 2008.

RWT BUILDING, L.L.C. a Michigan
limited liability company

By Murray D. Deagle (L.S.)
*Murray D. Deagle
Its: Member

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 10th day of September, 2008, by Murray D. Deagle, Member on behalf of RWT BUILDING, L.L.C., a Michigan limited liability company.

Larysa Figol
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
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

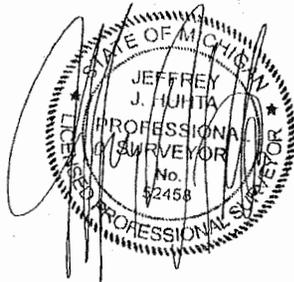
PLEASE SIGN IN BLUE INK AND PRINT OR TYPE NAMES IN BLACK INK UNDER SIGNATURES

Exhibit A

DESCRIPTIONS

LEGAL DESCRIPTION - Public Utility Easement

Part of the Southwest 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:
Commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South Line of said Section 15; thence Due North, 60.00 feet to a point on the North line of Wattles Road (width varies); thence continuing Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Honover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 776.99 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision"; thence S 00°21'50" W, 125.00 feet to the Point of Beginning; thence N 89°38'10" W, 78.89 feet to a point of curvature; thence 20.99 feet along the arc of a curve to the right, having a radius of 34.00 feet and a chord which bears N 71°56'51" W, 20.66 feet, to a point of reverse curvature; thence 240.64 feet along the arc of a curve to the left, having a radius of 70.00 feet, and a chord which bears S 27°15'28" W, 138.47 feet; thence N 75°32'02" E, 9.15 feet; thence N 78°32'35" E, 99.38 feet; thence N 00°21'50" E, 24.51 feet to a point on the south line of Tanner Drive (60.00 feet wide); thence N 89°38'10" W, 1.42 feet to a point of curvature; thence 40.37 feet along the arc of a curve to the left, having a radius of 44.00 feet, a central angle of 52°34'30", and a chord which bears S 64°04'35" W, 38.97 feet, to a point of reverse curvature; thence 280.60 feet along the arc of a curve to the right, having a radius of 60.00 feet, a central angle of 267°57'09", and a chord which bears N 08°14'06" W, 86.36 feet, to a point of reverse curvature; thence 27.17 feet along the arc of a curve to the left, having a radius of 44.00 feet, a central angle of 35°22'39", and a chord which bears S 71°53'51" E, 26.74 feet, to a point of tangency, thence S 89°38'10" E, 78.89 feet along the north line of said Tanner Drive; thence N 00°21'50" E, 10.00 feet to the Point of Beginning. Contains 0.10 acres or 4,371 square feet.



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

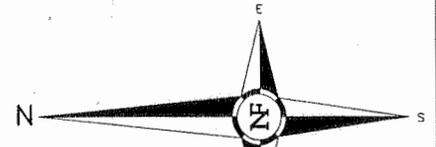
46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

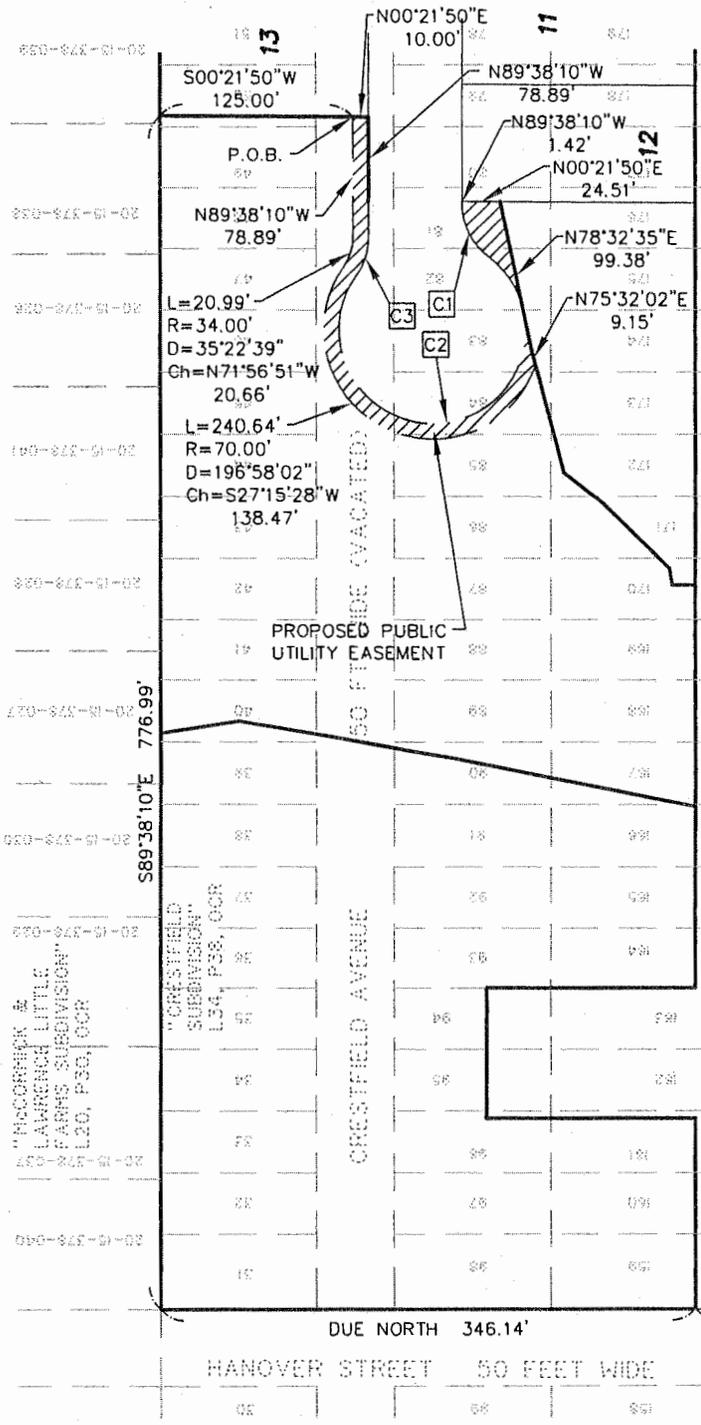
SCALE	DATE	DRAWN	JOB No.	SHEET
No Scale	02-21-08	JAB	9-C311	3 of 3

Exhibit A

PROPOSED PUBLIC UTILITY EASEMENT



OK L.M.O
3-12-08



- C1** L=40.37'
R=44.00'
D=52°34'30"
Ch=S64°04'35"W
38.97'
- C2** L=280.60'
R=60.00'
D=267°57'09"
Ch=N08°14'06"W
86.36'
- C3** L=27.17'
R=44.00'
D=35°22'39"
Ch=S71°56'51"E
26.74'

WATTLE'S ROAD WIDTH VARIES



S89°38'00"E
1284.05'

SOUTHWEST CORNER
SECTION 15
T2N R11E
CITY OF TROY

NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

**PERMANENT EASEMENT
PUBLIC SIDEWALK**

Sidwell #88-20-15-380-026 & 024(pt of)

RWT BUILDING, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is: 4535 Homesite, Lake Orion, 48359-2034 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, grants a non-exclusive easement to the Grantee for the right to construct, operate, maintain, repair and/or replace **public sidewalk**, 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 his signature(s) this 10th day of September 2008.

RWT BUILDING, L.L.C. a Michigan limited liability company

By Murray D. Deagle (L.S.)

Its: Member MURRAY D. DEAGLE

STATE OF MICHIGAN)
COUNTY OF Oakland)

The foregoing instrument was acknowledged before me this 10th day of September 2008, by Murray D. Deagle, Member on behalf of RWT BUILDING, L.L.C., a Michigan limited liability company.

Larysa Figol
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
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

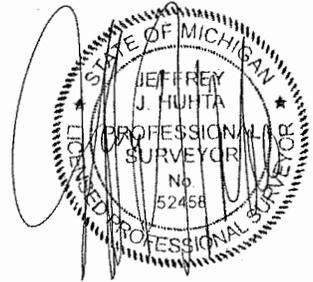
Exhibit A
DESCRIPTIONS

LEGAL DESCRIPTION – Public Sidewalk

Part of the Southwest 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South Line of said Section 15; thence Due North, 60.00 feet to a point on the North line of Wattles Road (width varies); S 89°38'00" E, 210.01 feet to the Point of Beginning, said point also being a point of curvature; thence 14.46 feet along the arc of a curve to the left, having a radius of 22.07 feet, a central angle of 37°32'42", and a chord which bears N 69°19'13" E, 14.21 feet, to a point of tangency; thence N 50°32'52" E, 16.76 feet to a point of curvature; thence 33.42 feet along the arc of a curve to the right, having a radius of 58.99 feet, a central angle of 32°27'44", and a chord which bears N 74°08'37" E, 32.97 feet to a point of tangency; thence S 89°37'31" E, 41.96 feet to a point of curvature; thence 35.57 feet along the arc of a curve to the right, having a radius of 45.32 feet, a central angle of 44°58'07", and a chord which bears S 72°17'14" E, 34.66 feet, to a point of tangency; thence S 49°48'11" E, 14.61 feet to a point of curvature; thence 14.84 feet along the arc of a curve to the left, having a radius of 20.24 feet, a central angle of 41°59'43", and a chord which bears S 68°01'00" E, 14.50 feet to a point on the said North line of Wattles Road; thence N 89°38'00" W, 157.54 feet to the Point of Beginning. Containing 0.06 acres, or 2,780 square feet.

CLOSES + AREA CK'S



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

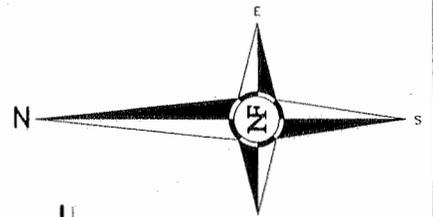
46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

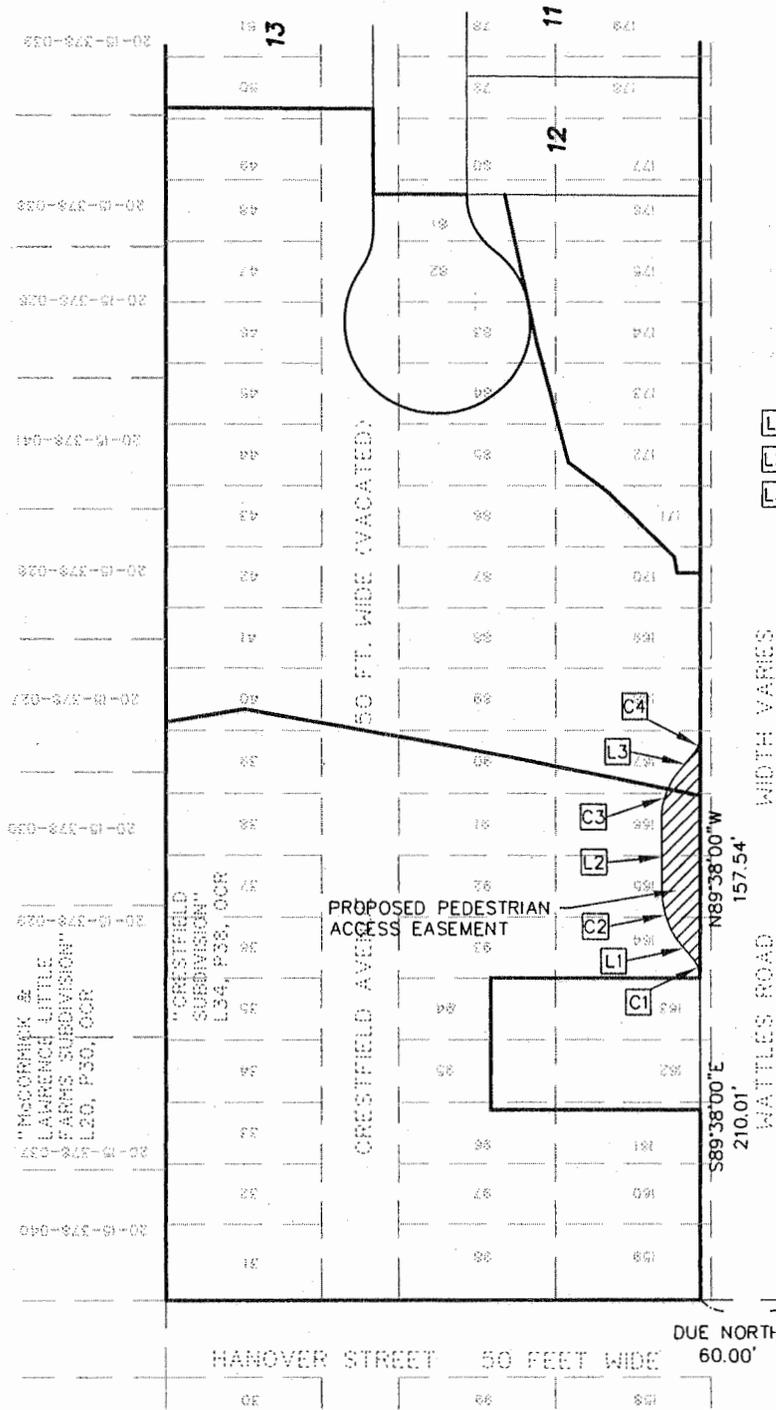
SCALE	DATE	DRAWN	JOB No.	SHEET
No Scale	02-21-08	JAB	9-C311	3 of 3

Exhibit A

PROPOSED PUBLIC WALK EASEMENT



OK L.M.D.
3-12-08



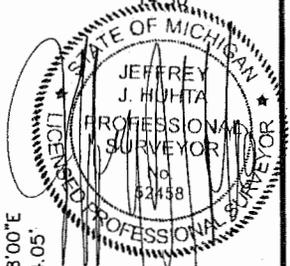
- L1** N50°32'52"E 16.76'
- L2** S89°37'31"E 41.96'
- L3** S49°48'11"E 14.61'

- C1** L=14.46'
R=22.07'
D=37°32'42"
Ch=N69°19'13"E
14.21'

- C2** L=33.42'
R=58.99'
D=32°27'44"
Ch=N74°08'37"E
32.97'

- C3** L=35.57'
R=45.32'
D=44°58'07"
Ch=S72°17'14"E
34.66'

- C4** L=14.84'
R=20.24'
D=41°59'43"
Ch=S68°01'00"E
14.50'



S89°38'00"E
1284.05'
DUE NORTH
60.00'
SOUTHWEST CORNER
SECTION 15
T2N R11E
CITY OF TROY

NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

PERMANENT EASEMENT
PUBLIC WALKWAY

Sidwell #88-20-15-380-026 (pt of)

RWT BUILDING, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is: 4535 Homesite, Lake Orion, 48359-2034 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, grants a non-exclusive easement to the Grantee for the right to construct, operate, maintain, repair and/or replace **public walkway**, 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 his signature(s) this 10th day of September, A.D. 2008.

RWT BUILDING, L.L.C. a Michigan limited liability company

By *Murray D. Deagle* (L.S.)

Its: Member *MURRAY D. DEAGLE*

STATE OF MICHIGAN)
COUNTY OF *Oakland*)

The foregoing instrument was acknowledged before me this 10th day of September, 2008, by *Murray D. Deagle*, Member on behalf of RWT BUILDING, L.L.C., a Michigan limited liability company

Larysa Figol
LARYSA FIGOL
Notary Public, Oakland County, Michigan
Acting in Oakland County, Michigan
My Commission Expires 03/02/2012
Notary Public, _____ County, Michigan
My Commission Expires _____
Acting in _____ County, Michigan

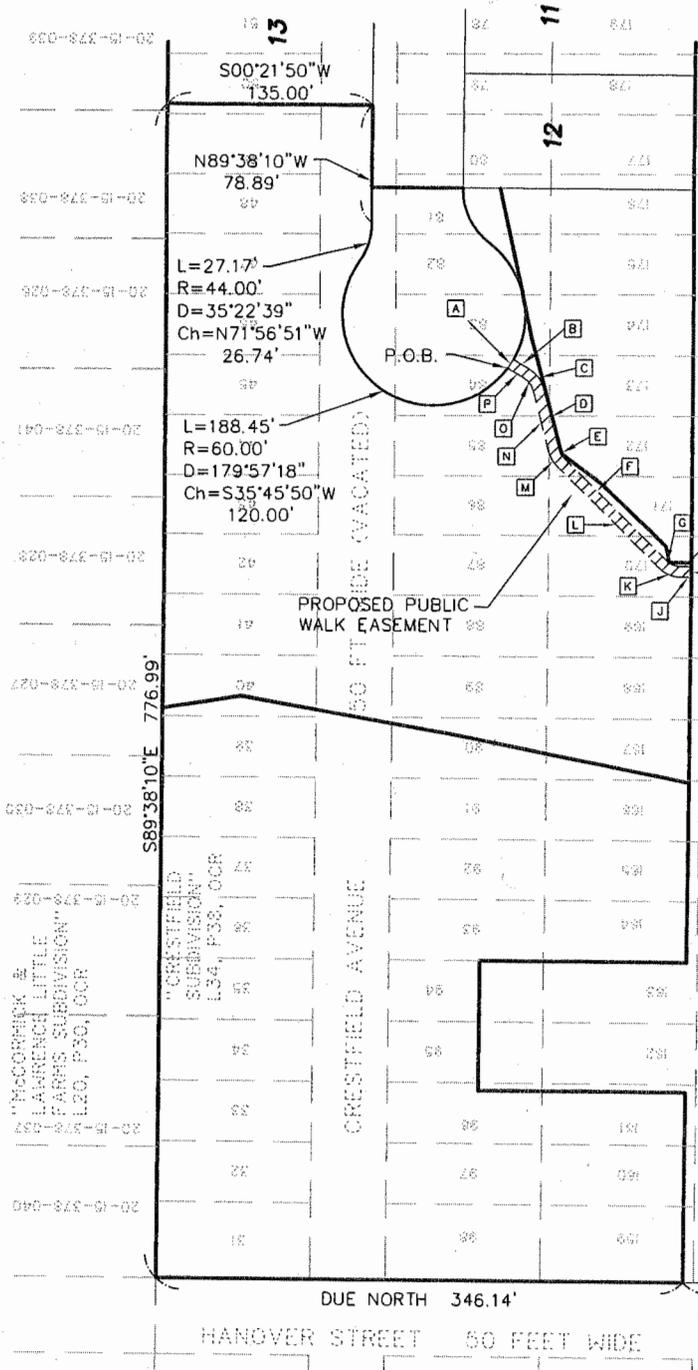
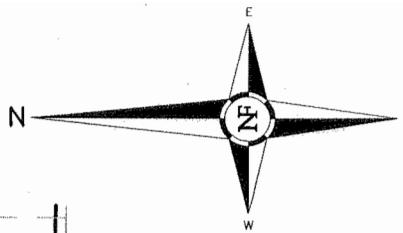
Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

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

Exhibit A

PROPOSED PUBLIC WALK EASEMENT



- [A] L=7.00'
R=60.00'
D=06°41'18"
Ch=S57°33'28"E
7.00'
- [B] S32°26'32"W 12.59'
- [C] L=15.89'
R=21.00'
D=43°21'44"
Ch=S54°07'24"W
15.52'
- [D] S75°48'14"W 41.26'
- [E] L=7.37'
R=14.00'
D=30°10'42"
Ch=S60°42'55"W
7.29'
- [F] S45°37'34"W 94.91'
- [G] L=11.06'
R=14.00'
D=45°15'34"
Ch=S22°59'47"W
10.77'
- [H] S00°22'00"W 7.18'
- [I] N89°38'00"W 7.00'
- [J] N00°22'00"E 7.18'
- [K] L=16.59'
R=21.00'
D=45°15'34"
Ch=N22°59'47"E
16.16'
- [L] N45°37'34"E 94.91'
- [M] L=11.06'
R=21.00'
D=30°10'39"
Ch=N60°42'55"E
10.93'
- [N] N75°48'14"E 41.26'
- [O] L=10.60'
R=14.00'
D=43°21'44"
Ch=N54°07'24"E
10.34'
- [P] N32°26'32"E 12.59'

WATTLES ROAD WIDTH VARIES

S89°38'10"E 776.99'

50 FT. WIDE (VACATED)
CRESTFIELD AVENUE

DUE NORTH 346.14'
HANOVER STREET 50 FEET WIDE

S89°38'00"E
1284.05'

SOUTHWEST CORNER
SECTION 15
T2N R11E
CITY OF TROY



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue Tel. (248) 332-7931
Pontiac, Michigan 48342 Fax. (248) 332-8257

SCALE DATE DRAWN JOB No. SHEET
1" = 100' 02-21-08 SWS 9-C311 2 of 3
REV. 09-09-08

Exhibit A

DESCRIPTIONS

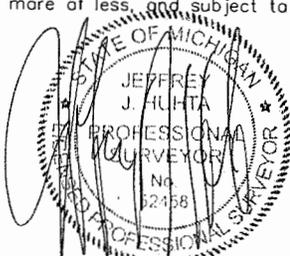
LEGAL DESCRIPTION – Crestwood Condominium

A parcel of land described as lots 31-93 inclusive, part of lots 94-96 inclusive, lots 97 and 98, part of lots 159-161 inclusive, and part of lots 164-192 inclusive, of the Crestfield Subdivision, being part of the S.W. 1/4 of Section 15, T.2N., R.11E., also part of the S.E. 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, all being more particularly described as commencing at the S.W. corner Section 15; thence S 89°38'00" E, 1284.05 feet along the South line of said Section 15; thence Due North, 60.00 feet to the Point of Beginning; thence Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Hanover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S 89°38'10" E, 1411.12 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision" to a point on the North and South 1/4 line of said Section 15; thence S 89°38'15" E, 132.00 feet to a point on the South line of "Cypress Gardens Subdivision" as recorded in Liber 126, Page 7, Oakland County Records; thence S 00°34'40" W, 346.20 feet to a point on the North line of Wattles Road (width varies); thence N 89°38'15" W, 132.22 feet along the North line of said Wattles Road; thence N 89°38'00" W, 1197.40 feet along the North line of said Wattles Road to a point on the East line of Lot 163 of said "Crestfield Subdivision"; thence Due North, 135.64 feet along the East line of Lots 163 and 94 of said "Crestfield Subdivision"; thence N 89°38'00" W, 85.00 feet; thence Due South, 135.64 feet to a point on the North line of said Wattles Road; thence N 89°38'00" W, 125.00 feet along the North line of said Wattles Road to the Point of Beginning. Contains 11.985 acres or 522,050 square feet and subject to easements & restrictions of record.

LEGAL DESCRIPTION – Public Walk Easement

Part of the Southwest 1/4 of Section 15, T.2N., R.11E., City of Troy, Oakland County, Michigan, being described as follows:

Commencing at the S.W. corner Section 15; thence S.89°38'00"E., 1,284.05 feet along the South Line of Said Section 15; thence Due North, 60.00 feet to a point on the North line of Wattles Road (width varies); thence continuing Due North, 346.14 feet along the West line of Lots 159, 98, and 31 of "Crestfield Subdivision", as recorded in Liber 34, Page 38, Oakland County Records, also, the east line of Hanover Street (50 feet wide) to a point on the South line of "McCormick & Lawrence Little Farms Subdivision", as recorded in Liber 20, Page 30, Oakland County Records, said point also being the N.W. corner of said Lot 31, of "Crestfield Subdivision"; thence S.89°38'10"E., 776.99 feet along the North line of said "Crestfield Subdivision" and the South line of said "McCormick & Lawrence Little Farms Subdivision"; thence S.00°21'50"W., 135.00 feet to a point on the north line of Tanner Drive (60.00 feet wide); thence along said north line of Tanner Drive N.89°38'10"W., 78.89 feet to a point of curvature; thence 27.17 feet along the arc of a curve to the right, having a radius of 44.00 feet, a central angle of 35°22'39", and a chord which bears N.71°56'51"W., 26.74 feet, to a point of reverse curvature; thence 188.45 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 179°57'18", and a chord which bears S.35°45'50"W., 120.00 feet, to the Point of Beginning; thence 7.00 feet along the arc of a curve to the left, having a radius of 60.00 feet, a central angle of 06°41'18", and a chord which bears S.57°33'28"E., 7.00 feet; thence S.32°26'32"W., 12.59 feet to a point of curvature; thence 15.89 feet along the arc of a curve to the right, having a radius of 21.00 feet, a central angle of 43°21'44", and a chord which bears S.54°07'24"W., 15.52 feet; thence S.75°48'14"W., 41.26 feet to a point of curvature; thence 7.37 feet along the arc of a curve to the left, having a radius of 14.00 feet, a central angle of 30°10'42", and a chord which bears S.60°42'55"W., 7.29 feet; thence S.45°37'34"W., 94.91 feet to a point of curvature; thence 11.06 feet along a curve to the left, having a radius of 14.00 feet, a central angle of 45°15'34", and a chord which bears S.22°59'47"W., 10.77 feet; thence S.00°22'00"W., 7.18 feet to a point of said northerly line of Wattles Road (width varies); thence continuing along said northerly line N.89°38'00"W., 7.00 feet; thence N.00°22'00"E., 7.18 feet to a point of curvature; thence 16.59 feet along a curve to the right, having a radius of 21.00 feet, a central angle of 45°15'34", and a chord which bears N.22°59'47"E., 16.16 feet; thence N.45°37'34"E., 94.91 feet to a point of curvature; thence 11.06 feet along the arc of a curve to the right, having a radius of 21.00 feet, a central angle of 30°10'39", and a chord which bears N.60°42'55"E., 10.93 feet; thence N.75°48'14"E., 41.26 feet to a point of curvature; thence 10.60 feet along the arc of a curve to the left, having a radius of 14.00 feet, a central angle of 43°21'44", and a chord which bears N.54°07'24"E., 10.34 feet; thence N.32°26'32"E., 12.59 feet to the point of beginning. Containing 0.03 acres or 1,307 square feet, more or less, and subject to easements and restrictions of record.



NF NOWAK & FRAUS

Consulting Engineers • Land Surveyors • Land Planners

46777 Woodward Avenue
Pontiac, Michigan 48342

Tel. (248) 332-7931
Fax. (248) 332-8257

SCALE	DATE	DRAWN	JOB No.	SHEET
No Scale	02-21-08	SWS	9-C311	3 of 3
	REV. 09-09-08			