

June 21, 2005

TO: John Szerlag, City Manager

FROM: Brian P. Murphy, Assistant City Manager/Services
Douglas Smith, Real Estate & Development Director 

RE: AGENDA ITEM – Request for Acceptance of Permanent Easements and Warranty Deeds from Hidden Development , LLC – Section 22, Sidwell #88-20-22-101-023, 025 & 030

As part of the Hidden Forest development located in Section 22, on the south side of Wattles, between Livernois and Jennings, the Real Estate & Development Department has received the following three permanent easements and right of way dedication.

PROPERTY OWNER	SIDWELL	DOCUMENT TYPE
Hidden Development, LLC	88-20-22-101-023, 025 & 030	Warranty Deed
Hidden Development, LLC	88-20-22-101-023, 025 & 030	Storm Sewer Easement
Hidden Development, LLC	88-20-22-101-030	Water Main Easement
Hidden Development, LLC	88-20-22-101-025 & 023	Sanitary Sewer Easement

The consideration on each document is \$1.00. Management recommends that City Council accept these documents.

HIDDEN FOREST
SECTION 22
SIDWELL #88-20-22-101-023, 025 & 030



WARRANTY DEED

Sidwell # 88-20-22-101-023, 025 & 030 (part of)
Resolution #

The Grantor(s) Hidden Development, LLC, a Michigan Limited Liability Company, whose address is: 13440 Canal Road, Sterling Heights, MI 48313 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 15th day of June, 2005.

Signed in presence of:
(not required)

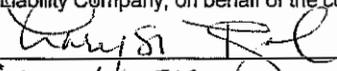
Signed by:
Hidden Development, LLC, a Michigan Limited
Liability Company

By 

Its: Gary Abitheria
Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 16th day of June, 2005, by Gary Abitheria, Managing Member, of Hidden Development, LLC, a Michigan Limited Liability Company, on behalf of the company.


* LARYSA FIGOL

Notary Public, OAKLAND County, MI
My commission expires: MARCH 2, 2006
Acting in 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 City of Troy 500 West Big Beaver Troy, MI 48084	

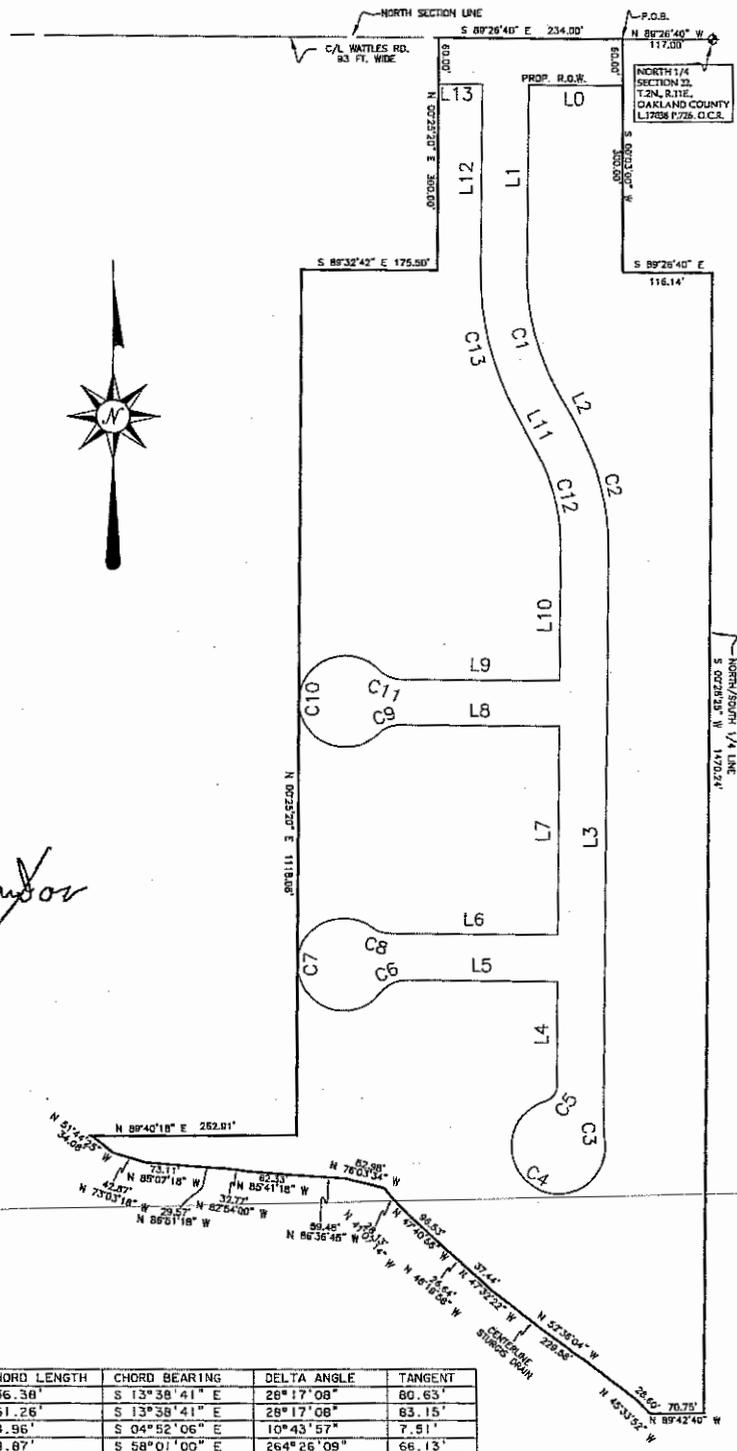
Tax Parcel #88-20-22-101-023, 025 & 030 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

LEGAL DESCRIPTION OF INTERIOR RIGHT OF WAY

A PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE CENTERLINE OF WATTLES ROAD 93 FT. WIDE AS NOW ESTABLISHED, AND BEING N89°26'40"W 117.00 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE S00°03'00"W 60.00 FEET TO THE SOUTH LINE OF SAID WATTLES ROAD; THENCE ALONG SAID LINE N89°26'40"W 118.12 FEET; THENCE S00°29'53"W 241.83 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 157.98 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF S13°38'41"E, A CHORD LENGTH OF 156.38 FEET, THENCE S27°47'15"E 57.80 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 162.91 FEET, A RADIUS OF 330.00 FEET, A CHORD BEARING OF S13°38'41"E, A CHORD LENGTH OF 161.26 FEET, THENCE S00°29'53"W 743.28 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 14.99 FEET, A RADIUS OF 80.00 FEET, A CHORD BEARING OF S04°52'06"E, A CHORD LENGTH OF 14.96 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 276.92 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N58°01'00"W, A CHORD LENGTH OF 88.87 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 25.73 FEET, A RADIUS OF 20.00 FEET, A CHORD BEARING OF N37°20'59"E, A CHORD LENGTH OF 23.99 FEET, THENCE N00°29'53"E 133.65 FEET; THENCE N89°28'09"W 194.27 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 38.53 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF S64°14'52"W, A CHORD LENGTH OF 37.20 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 281.76 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N07°30'19"W, A CHORD LENGTH OF 85.55 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 26.75 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF S71°13'20"E, A CHORD LENGTH OF 26.30 FEET, THENCE S89°28'09"E 214.57 FEET; THENCE N00°29'53"E 270.00 FEET; THENCE N89°28'11"W 203.48 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 33.06 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF S67°58'53"W, A CHORD LENGTH OF 32.21 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 282.95 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N00°31'51"E, A CHORD LENGTH OF 84.71 FEET, THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 33.06 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF S66°55'10"E, A CHORD LENGTH OF 32.21 FEET, THENCE S89°28'11"E 203.44 FEET; THENCE N00°29'53"E 168.91 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 133.29 FEET, A RADIUS OF 270.00 FEET, A CHORD BEARING OF N13°38'41"W, A CHORD LENGTH OF 131.94 FEET, THENCE N27°47'15"W 57.80 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 187.60 FEET, A RADIUS OF 380.00 FEET, A CHORD BEARING OF N13°38'41"W, A CHORD LENGTH OF 185.70 FEET, THENCE N00°29'53"E 241.89 FEET TO THE SOUTHLINE OF SAID WATTLES ROAD; THENCE ALONG THE SOUTH LINE N89°26'40"W 56.27 FEET; THENCE N00°25'20"E 60.00 FEET TO THE CENTERLINE OF SAID WATTLES ROAD AND THE NORTH LINE OF SAID SECTION 22; THENCE ALONG SAID LINE S89°26'40"E 234.00 FEET TO THE POINT OF BEGINNING.



Clive Cantor

LINE	BEARING	DISTANCE
L0	N 89°26'40" W	118.12'
L1	N 00°29'53" E	241.83'
L2	N 27°47'15" W	57.80'
L3	N 00°29'53" E	743.28'
L4	N 00°29'53" E	133.65'
L5	S 89°28'09" E	194.27'
L6	S 89°28'09" E	214.57'
L7	S 00°29'53" W	270.00'
L8	S 89°28'11" E	203.48'
L9	S 89°28'11" E	203.44'
L10	N 00°29'53" E	168.91'
L11	S 27°47'15" E	57.80'
L12	S 00°29'53" W	241.89'
L13	N 89°26'40" W	56.27'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	320.00'	157.98'	156.36'	S 13°38'41" E	28°17'08"	80.63'
C2	330.00'	162.91'	161.26'	S 13°38'41" E	28°17'08"	83.15'
C3	80.00'	14.99'	14.96'	S 04°52'06" E	10°43'57"	7.51'
C4	60.00'	276.92'	88.87'	S 58°01'00" E	264°26'09"	66.13'
C5	20.00'	25.73'	23.99'	N 37°20'59" E	73°42'12"	14.99'
C6	42.00'	38.53'	37.20'	N 64°14'52" E	52°33'59"	20.74'
C7	60.00'	281.76'	85.55'	S 07°30'19" E	269°03'36"	60.99'
C8	42.00'	26.75'	26.30'	S 71°13'20" E	36°29'38"	13.85'
C9	42.00'	33.06'	32.21'	N 67°58'53" E	45°05'57"	17.44'
C10	60.00'	282.95'	84.71'	N 00°31'51" E	270°11'54"	59.79'
C11	42.00'	33.06'	32.21'	S 66°55'10" E	45°05'57"	17.44'
C12	270.00'	133.29'	131.94'	S 13°38'41" E	28°17'08"	68.03'
C13	380.00'	187.60'	185.70'	S 13°38'41" E	28°17'08"	95.75'

REVISED PER CITY REVIEW: 04/25/05

HENNESSEY



ENGINEERING THE FUTURE

2674 WEST JEFFERSON AVE.
SUITE 200
TRENTON, MI 48183
(734) 692-3300
FAX (734) 692-3203

TITLE
RIGHT OF WAY
HIDDEN FOREST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

FILE NAME: RIGHT OF WAY FILE # D.1

DRAWN DMH APPROVED

PERMANENT EASEMENT

Sidwell #88-20-22-101-023, 025 & 030
Resolution #

Hidden Development, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 13440 Canal Road, Sterling Height, MI 48313 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 to the Grantee the right to construct, operate, maintain, repair and/or replace storm sewer, 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 15th day of June A.D. 2005.

In presence of:
WITNESS

By [Signature] (L.S.)
*Gary Abitheria
Its Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of June, 2005, by Gary Abitheria, Managing Member, on behalf of Hidden Development, L.L.C., a Michigan Limited Liability Company.

[Signature]
*LARYSA FIGOL
Notary Public, OAKLAND County, Michigan

My Commission Expires MARCH 2, 2006
Acting in Oakland County, MI

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"

LEGAL DESCRIPTION OF STORM SEWER EASEMENT

EASEMENT "A"

A 20 FT. WIDE STORM SEWER EASEMENT LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF WATTLES RD. 93 FT. WIDE AS NOW ESTABLISHED, AND BEING N89°26'40"W 304.35 FEET AND S00°33'20"W 300.00 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 194.46 FEET, A RADIUS OF 390.00 FEET, A CHORD BEARING OF S13°30'12"E, A CHORD LENGTH OF 192.45 FEET, THENCE S27°47'15"E 57.80 FEET; THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 128.36 FEET, A RADIUS OF 260.00 FEET, A CHORD BEARING OF S13°38'41"E, A CHORD LENGTH OF 127.06 FEET, THENCE S00°29'53"W 49.58 FEET TO POINT "A"; THENCE S00°29'53"W 119.31 FEET TO POINT OF ENDING BEING POINT "B", THENCE BEGINNING AT POINT "A" AND PROCEEDING THENCE N89°18'08"W 264.59 FEET TO THE POINT OF ENDING.

ALSO CONTINUING S00°29'53"W 60.00 FEET FROM POINT "B"; THENCE S00°29'53"W 143.01 FEET TO POINT "C" AND PROCEEDING S00°29'53"W 127.00 FEET TO POINT OF ENDING BEING POINT "D", THENCE BEGINNING AT POINT "C" AND PROCEEDING THENCE N89°28'09"W 249.00 FEET TO POINT OF ENDING.

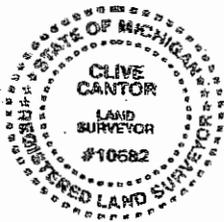
ALSO CONTINUING S00°29'53"W 60.00 FEET FROM POINT "D" AND PROCEEDING THENCE S00°29'53"W 140.00 FEET TO THE POINT OF ENDING.

EASEMENT "B"

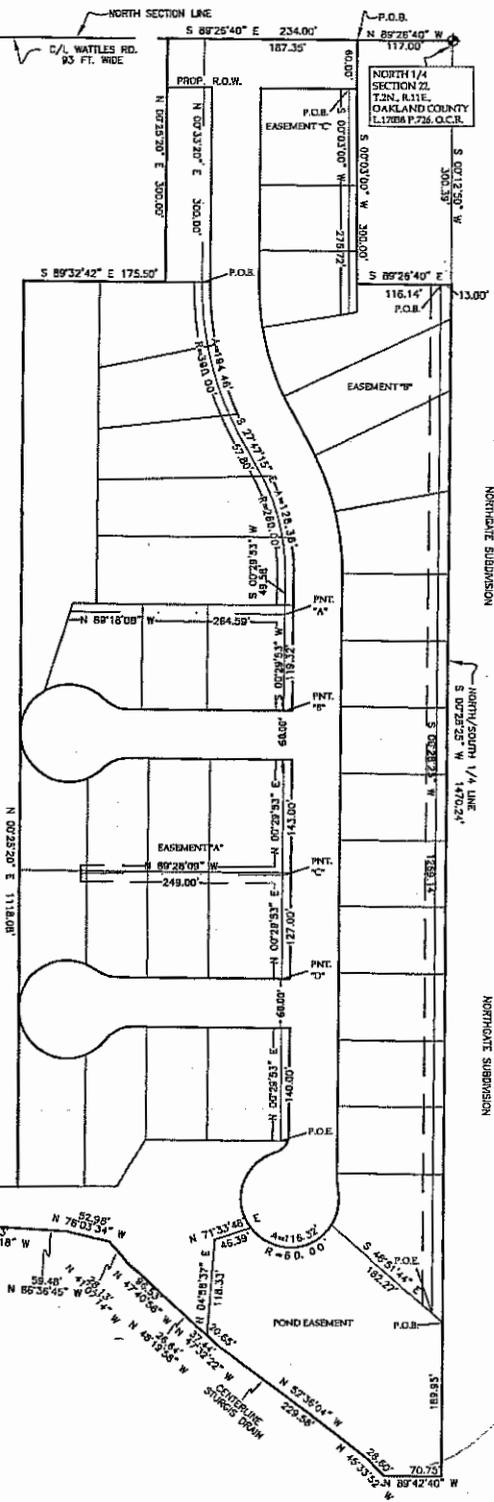
A 26 FT. WIDE STORM SEWER EASEMENT LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT BEING S00°12'50"W 300.39 FEET AND N89°26'40"W 13.00 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE S00°28'25"W 1269.14 FEET TO THE POINT OF ENDING.

EASEMENT "C"

A 20 FT. WIDE STORM SEWER EASEMENT LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, CENTERLINE DESCRIBED AS BEGINNING AT A POINT ON THE SOUTH LINE OF WATTLES RD. 93.00 FEET WIDE AND THE NORTH LINE OF SAID SECTION 22 AND BEING N89°26'40"W 117.00 FEET AND S00°03'00"W 60.00 FEET AND N89°26'40"W 10.00 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE S00°03'00"W 276.72 FEET TO THE POINT OF ENDING.



Clive Cantor



REVISED PER CITY REVIEW: 04/25/05

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2674 WEST JEFFERSON AVE.
SUITE 200
TRENTON, MI 48183
(734) 692-3300
FAX (734) 692-3303

TITLE
STORM SEWER EASEMENT
HIDDEN FOREST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

FILE NAME: **STORM ESMT** FILE # **D.1**

DRAWN **DMH** APPROVED

PERMANENT EASEMENT

Sidwell #88-20-22-101-030
Resolution #

Hidden Development, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 13440 Canal Road, Sterling Height, MI 48313 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 to the Grantee the right to construct, operate, maintain, repair and/or replace water main, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" 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 15th day of June A.D. 2005.

In presence of:
WITNESS

By [Signature] (L.S.)
*Gary Abitheria
Its Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of June, 2005, by Gary Abitheria, Managing Member, on behalf of Hidden Development, L.L.C., a Michigan Limited Liability Company.

[Signature]
*
Notary Public, Oakland County, Michigan

My Commission Expires MARCH 2, 2006
Acting in Oakland County, MI

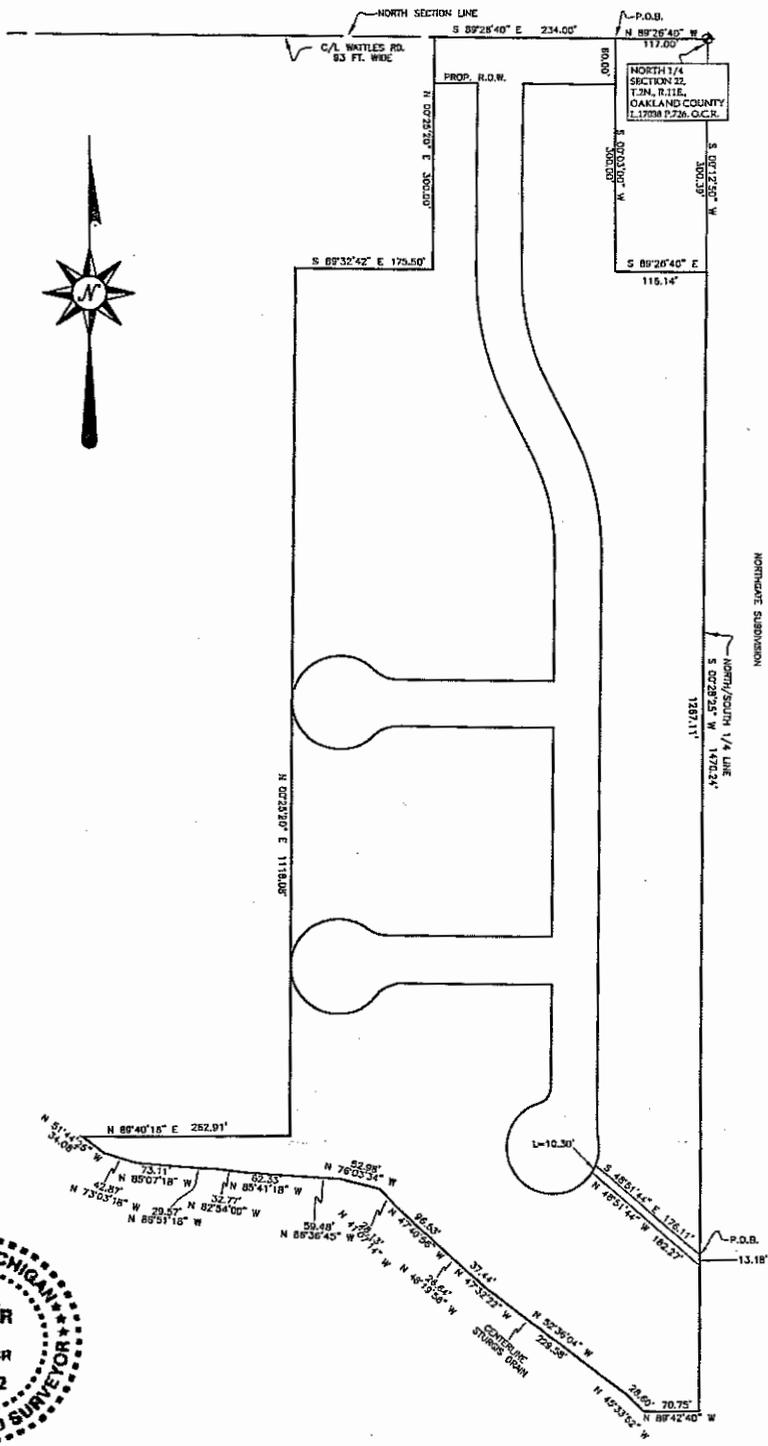
Prepared by: Larysa Figol
City of Troy
500 W. Big Beaver Road
Troy, MI 48084

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

EXHIBIT "A"

LEGAL DESCRIPTION OF 10 FT. WD. WATERMAIN EASEMENT

A PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT BEING S00°12'50"W 300.39 FEET AND S00°28'25"W 1267.11 FEET ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 22 AND THE WEST LINE OF NORTHGATE SUBDIVISION AS REC. IN LIBER 44, PAGE 56, OAKLAND COUNTY RECORDS, FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE S00°28'32"W 13.18 FEET; THENCE N48°51'44"W 182.27 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 10.30 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF N27°29'29"E, A CHORD LENGTH OF 10.29 FEET, THENCE S48°51'44"E 176.11 FEET TO THE POINT OF BEGINNING.



Clive Cantor

REVISED: 04/25/05

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2674 WEST JEFFERSON AVE.
SUITE 200
TRENTON, MI 48183
(734) 692-3300
FAX (734) 692-3203

TITLE WATERMAIN EASEMENT
HIDDEN FOREST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

FILE NAME: **WAT ESMT** FILE # **D.1**

DRAWN **DMH** APPROVED

PERMANENT EASEMENT

Sidwell #88-20-22-101-025 & 023
Resolution #

Hidden Development, L.L.C., a Michigan Limited Liability Company, Grantors, whose address is 13440 Canal Road, Sterling Height, MI 48313 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 to the Grantee the right to construct, operate, maintain, repair and/or replace sanitary sewer, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

SEE EXHIBIT "A" 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.

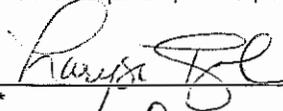
IN WITNESS WHEREOF, the undersigned hereunto affixed his signature(s) this 15th day of June A.D. 2005.

In presence of:
WITNESS

By  (L.S.)
*Gary Abitheria
Its Managing Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15th day of June, 2005, by Gary Abitheria, Managing Member, on behalf of Hidden Development, L.L.C., a Michigan Limited Liability Company.


*
Notary Public, Oakland County, Michigan

My Commission Expires MARCH 2, 2006
Acting in Oakland County, MI

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"

LEGAL DESCRIPTION OF SANITARY SEWER EASEMENT

EASEMENT "A"

A PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT BEING S00°12'50"W 300.39 FEET AND S00°28'25"W 189.27 FEET ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 22 AND THE WEST LINE OF NORTHGATE SUBDIVISION AS REC. IN LIBER 44, PAGE 56, OAKLAND COUNTY RECORDS, AND N89°30'07"W 178.63 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE N22°24'58"W 128.34 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 87.96 FEET, A RADIUS OF 320.00 FEET, A CHORD BEARING OF S19°54'45"E, A CHORD LENGTH OF 87.69 FEET, THENCE S27°47'15"E 40.91 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.01 ACRES.

EASEMENT "B"

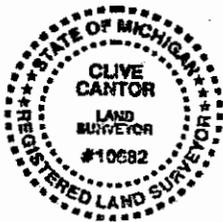
A 20 FT. WIDE SANITARY SEWER EASEMENT LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT BEING S00°12'50"W 300.39 FEET AND S00°28'25"W 589.42 FEET ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 22 AND THE WEST LINE OF NORTHGATE SUBDIVISION AS REC. IN LIBER 44, PAGE 56, OAKLAND COUNTY RECORDS, AND N89°30'07"W 191.39 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE S00°29'53"W 20.00 FEET; THENCE N89°28'11"W 203.49 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 17.32 FEET, A RADIUS OF 22.00 FEET, A CHORD BEARING OF S67°58'54"W, A CHORD LENGTH OF 16.87 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 130.66 FEET, A RADIUS OF 80.00 FEET, A CHORD BEARING OF N87°46'41"W, A CHORD LENGTH OF 116.62 FEET, THENCE N00°25'20"E 53.03 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 141.48 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF S67°01'07"E, A CHORD LENGTH OF 110.91 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 33.06 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF N67°58'53"E, A CHORD LENGTH OF 32.21 FEET, THENCE S89°28'11"E 203.48 FEET TO THE POINT OF BEGINNING, HAVING AN AREA OF 0.16 ACRES.

EASEMENT "C"

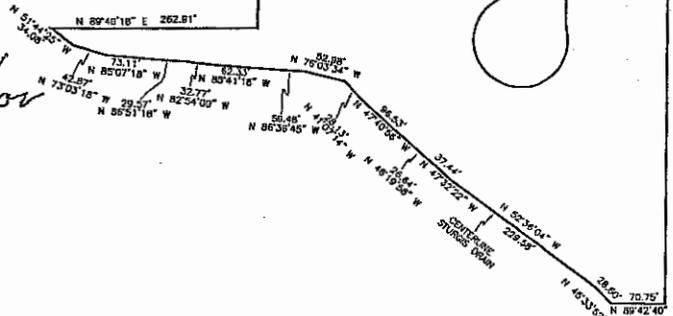
A 20 FT. WIDE SANITARY SEWER EASEMENT LOCATED IN PART OF NORTHWEST 1/4 OF SECTION 22, T. 2 N., R. 11 E., CITY OF TROY, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT BEING S00°12'50"W 300.39 FEET AND S00°28'25"W 939.35 FEET ALONG THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 22 AND THE WEST LINE OF NORTHGATE SUBDIVISION AS REC. IN LIBER 44, PAGE 56, OAKLAND COUNTY RECORDS, AND N89°30'07"W 191.38 FEET FROM THE NORTH ¼ CORNER OF SAID SECTION 22, AND PROCEEDING THENCE N89°28'09"W 194.29 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 20.18 FEET, A RADIUS OF 22.00 FEET, A CHORD BEARING OF S64°14'51"W, A CHORD LENGTH OF 19.48 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 141.07 FEET, A RADIUS OF 80.00 FEET, A CHORD BEARING OF S88°28'53"W, A CHORD LENGTH OF 123.49 FEET, THENCE N00°25'20"E 54.21 FEET; THENCE ALONG A CURVE TO THE LEFT AN ARC LENGTH OF 150.46 FEET, A RADIUS OF 60.00 FEET, A CHORD BEARING OF S70°11'52"E, A CHORD LENGTH OF 114.02 FEET, THENCE ALONG A CURVE TO THE RIGHT AN ARC LENGTH OF 38.53 FEET, A RADIUS OF 42.00 FEET, A CHORD BEARING OF N64°14'52"E, A CHORD LENGTH OF 37.20 FEET, THENCE S89°28'09"E 194.27 FEET; THENCE S00°29'53"W 20.00 FEET HAVING AN AREA OF 0.17 ACRES.



LINE	BEARING	DISTANCE
L1	N 22° 24' 58" W	129.34'
L2	S 27° 47' 15" E	40.91'
L3	S 00° 29' 53" W	20.00'
L4	N 89° 28' 11" W	203.49'
L5	N 00° 25' 20" E	53.03'
L6	S 89° 28' 11" E	203.48'
L9	N 89° 28' 09" W	194.29'
L10	N 00° 25' 20" E	54.21'
L11	S 89° 28' 09" E	194.27'
L12	S 00° 29' 53" W	20.00'



Clive Cantor



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	320.00'	87.96'	87.69'	S 19° 54' 45" E	15° 44' 59"	44.26'
C2	22.00'	17.32'	16.87'	N 67° 58' 54" E	45° 05' 59"	9.14'
C3	80.00'	130.66'	116.62'	S 87° 46' 41" E	93° 34' 50"	85.16'
C4	60.00'	141.48'	110.91'	S 67° 01' 07" E	138° 05' 57"	145.21'
C5	42.00'	33.06'	32.21'	N 67° 58' 53" E	45° 05' 57"	17.44'
C6	22.00'	20.18'	19.48'	N 64° 14' 51" E	52° 34' 00"	10.87'
C7	80.00'	141.07'	123.49'	N 88° 28' 53" E	101° 01' 59"	97.10'
C8	60.00'	150.46'	114.02'	S 70° 11' 52" E	143° 40' 31"	182.90'
C9	42.00'	38.53'	37.20'	N 64° 14' 52" E	52° 33' 59"	20.74'

REVISED PER CITY REVIEW: 04/25/05

HENNESSEY



ENGINEERING THE FUTURE

2674 WEST JEFFERSON AVE.
SUITE 200
TRENTON, MI 48183

TITLE
SANITARY SEWER EASEMENT
HIDDEN FOREST
CITY OF TROY
OAKLAND COUNTY, MICHIGAN

FILE NAME: SAN ESMT

FILE # D.1