

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 Mondrian Properties , LLC – Section 20, Sidwell #88-20-20-226-101, 100 & 104

As part of the Stone Haven Woods East No. 2 development located in Section 20, on the south side of Wattles, west of Crooks, the Real Estate & Development Department has received the following three permanent easements and two right of way dedications.

PROPERTY OWNER	SIDWELL	DOCUMENT TYPE
Mondrian Properties, LLC	88-20-20-226-101, 100 & 104	Warranty Deed
Mondrian Properties, LLC	88-20-20-226-101	Warranty Deed
Mondrian Properties, LLC	88-20-20-226-101, 100 & 104	Storm Sewer Easement
Mondrian Properties, LLC	88-20-20-226-101, 100 & 104	Non-Access Greenbelt Easement
Mondrian Properties, LLC	88-20-20-226-101, 100 & 104	Sanitary Sewer & Public Utilities Easement

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

STONE HAVEN WOODS EAST NO. 2
SECTION 20
SIDWELL #88-20-20-226-101, 100 & 104



WARRANTY DEED

Sidwell # 88-20-20-226-101, 100 & 104 (part of)
Resolution #

The Grantor(s) Mondrian Properties, LLC, a Michigan Limited Liability Company, whose address is: 1111 West Long Lake Road, Suite 103, Troy, MI 48098 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 15 day of JUNE, 2005.

Signed in presence of:
(not required)

Signed by:
Mondrian Properties, LLC, a Michigan Limited
Liability Company

By [Signature]
Joseph Maniaci
Its: Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2005, by Joseph Maniaci, Member, of Mondrian Properties, LLC, a Michigan Limited Liability Company, on behalf of the Company.

[Signature]
*ELAINE M. SIMPSON

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

Notary Public, OAKLAND County, MI
My commission expires: DEC. 25, 2007
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 #88-20-20-226-101, 100 & 104 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

SKETCH OF RIGHT OF WAY
DEDICATION

LEGAL DESCRIPTION
OVERALL PARCEL

Part of the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 50.00 feet to the southerly line of Wattles Road (variable width) and the Point of Beginning; thence continuing S 00°00'28" W, 248.32 feet to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00 feet, thence N 00°00'35" E, 28.32 feet, thence S 89°42'41" W, 95.00 feet, thence N 00°00'35" E, 210.00 feet to the aforementioned southerly line of Wattles Road, thence along said southerly line the following three courses:

- N 89°42'41" E, 250.00 feet,
- N 00°00'30" E, 10.00 feet,
- and N 89°42'41" E, 125.00 feet

to the Point of Beginning, containing 2.019 acres more or less.

LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

A dedication of land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan for the purpose of public roadway; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 238.32 feet to the to the Point of Beginning; thence continuing S 00°00'28" W, 60.00 feet to the north line of "Stonehaven Woods East", (Liber 280, Pages 9-14), thence along said line S 89°42'41" W, 240.00 feet, thence N 00°00'28" E, 6.18 feet, thence 19.68 feet along a curve to the left, radius 45.00 feet, central angle 25°03'35", chord bearing N 12°31'19" W, 19.53 feet, thence 180.26 feet along a curve to the right, radius 60.83 feet, central angle 169°47'22", chord bearing N 59°50'34" E, 121.18 feet, thence 57.62 feet along a curve to the left, radius 60.00 feet, central angle 55°01'35", chord bearing S 62°46'32" E, 55.43 feet, thence N 89°42'41" E, 90.17 feet to the Point of Beginning, containing 19,628 square feet more or less.

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: N/A

JOB No: 2004247

DATE: 2-25-05

DWG. No: 2 of 2

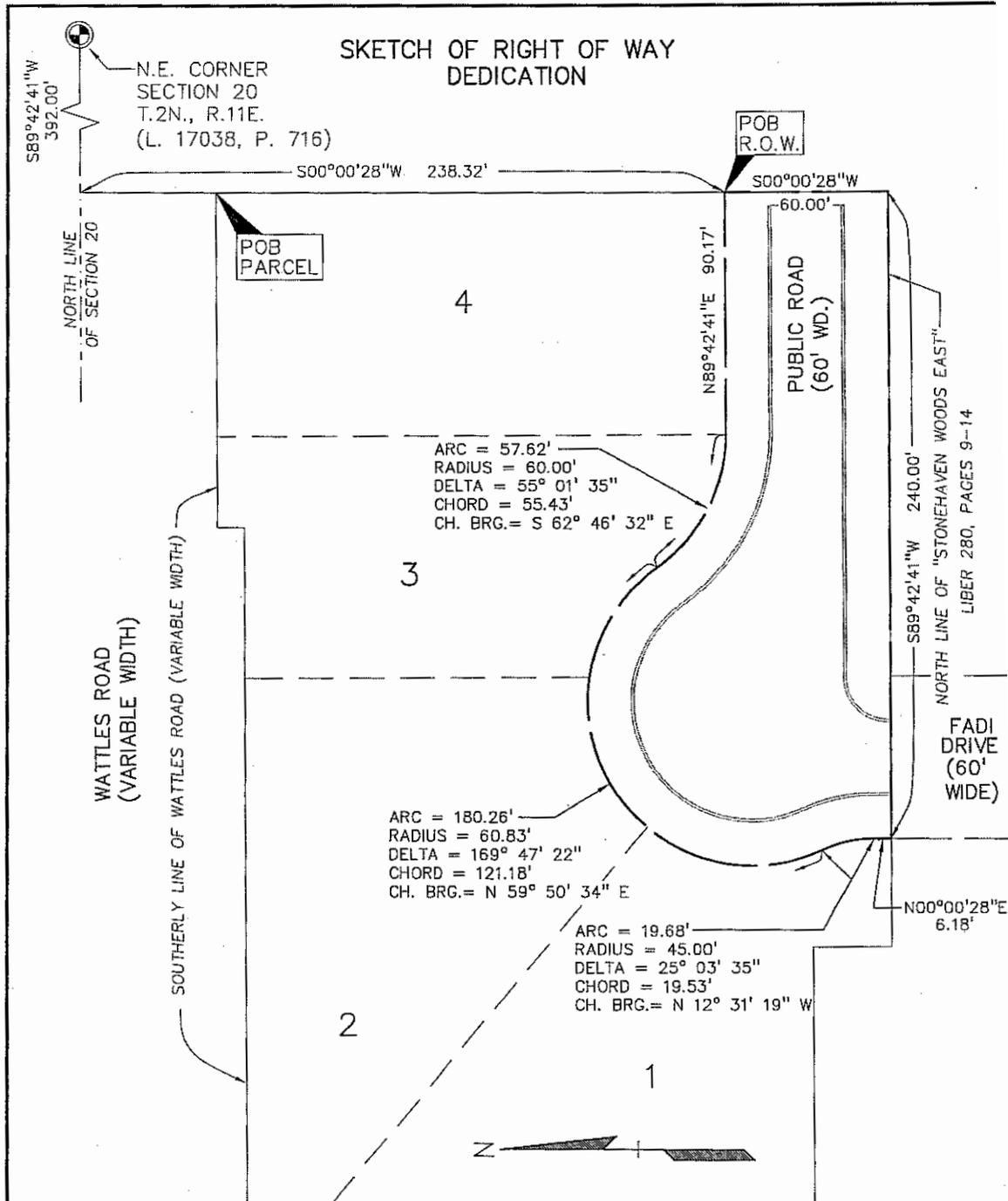
PROFESSIONAL
ENGINEERING
ASSOCIATES

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

RECEIVED

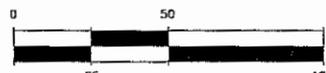
MAY 18 2005

ENGINEERING



LEGEND

SECTION CORNER



1" = 50'

PROFESSIONAL ENGINEERING ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
 1111 WEST LONG LAKE RD., SUITE 103
 TROY, MICHIGAN 48098

SCALE: 1" = 50'

DATE: 2-25-05

JOB No: 2004247

DWG. No: 1 of 2

2430 Rochester Ct. Suite 100
 Troy, MI 48083-1872
 (248) 689-9090

WARRANTY DEED

Sidwell # 88-20-20-226-101 (part of)
Resolution #

The Grantor(s) Mondrian Properties, LLC, a Michigan Limited Liability Company, whose address is: 1111 West Long Lake Road, Suite 103, Troy, MI 48098 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 15 day of JUNE, 2005.

Signed in presence of:
(not required)

Signed by:
Mondrian Properties, LLC, a Michigan Limited
Liability Company

By [Signature]
Joseph Maniaci
Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2005, by Joseph Maniaci, Member, of Mondrian Properties, LLC, a Michigan Limited Liability Company, on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

[Signature]
* ELAINE M. SIMPSON
Notary Public, OAKLAND County, MI
My commission expires: DEC. 25, 2007
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 #88-20-20-226-101 (part of) Recording Fee _____ Transfer Tax _____

*TYPE OR PRINT NAMES UNDER SIGNATURES

EXHIBIT "A"

SKETCH OF RIGHT OF WAY
DEDICATION

LEGAL DESCRIPTION
PROPOSED OVERALL PARCEL (AFTER WATTLES DEDICATION)

Part of the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 60.00 feet to the proposed southerly line of Wattles Road (Variable width) and the Point of Beginning; thence continuing S 00°00'28" W, 248.32 feet to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00 feet, thence N 00°00'35" E, 28.32 feet, thence S 89°42'41" W, 95.00 feet, thence N 00°00'35" E, 210.00 feet to the aforementioned southerly line of Wattles Road, thence along said southerly line N 89°42'41" E, 375.00 feet to the Point of Beginning, containing 1.990 acres more or less.

LEGAL DESCRIPTION
RIGHT OF WAY DEDICATION

A dedication of land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan for the purpose of public roadway; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 60.00 feet to the Point of Beginning; thence S 89°42'41" W, 125.00 feet, thence N 00°00'30" E, 10.00 feet, thence N 89°42'41" E, 125.00 feet, thence S 00°00'28" W, 10.00 to the Point of Beginning, containing 1,250 square feet more or less.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: N/A

JOB No: 2004247

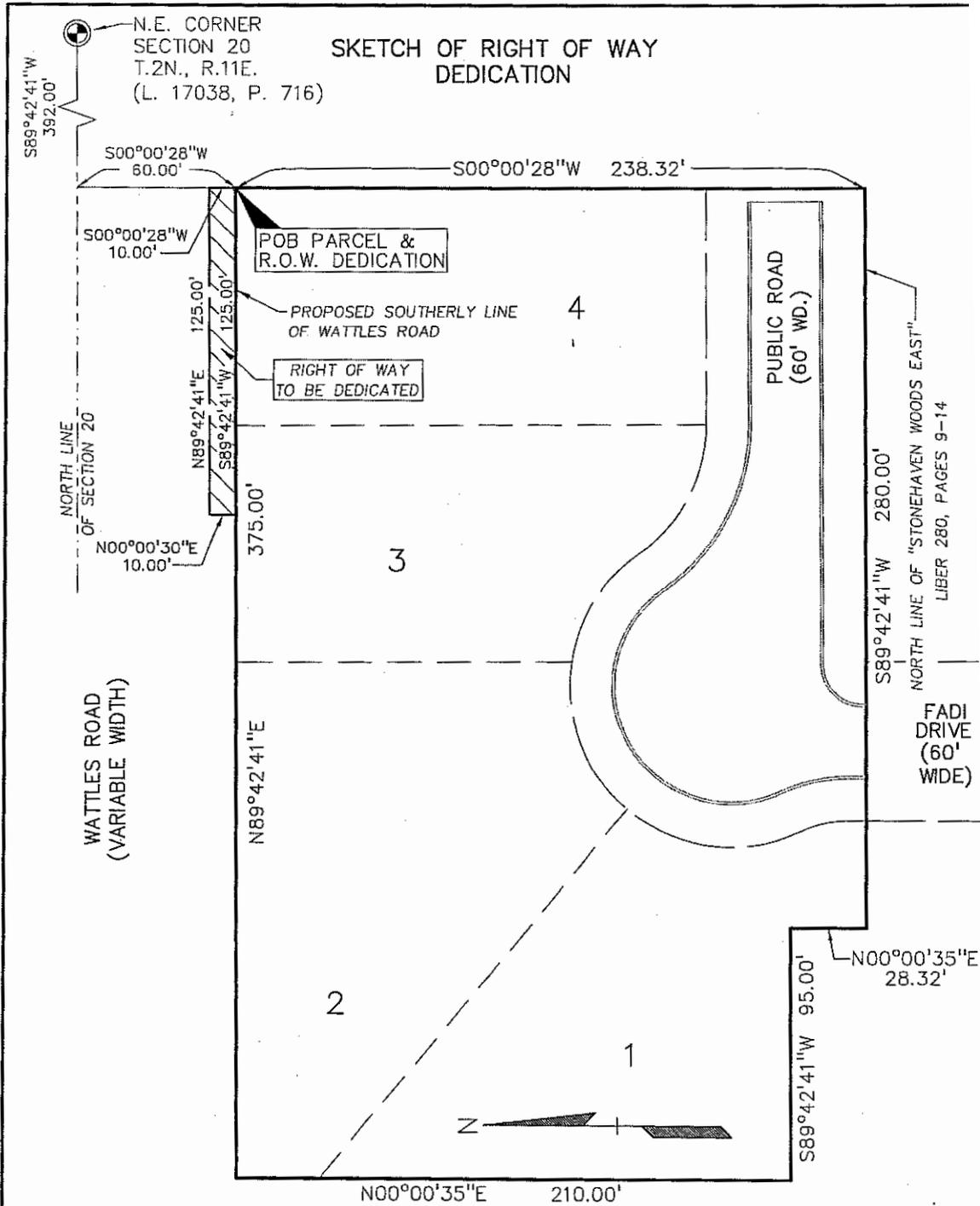
DATE: 5-13-05

DWG. No: 2 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48083-1872
(248) 689-9090

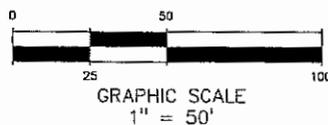
SKETCH OF RIGHT OF WAY DEDICATION

N.E. CORNER
SECTION 20
T.2N., R.11E.
(L. 17038, P. 716)



LEGEND

SECTION CORNER



PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 50'

JOB No: 2004247

DATE: 5-13-05

DWG. No: 1 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

PERMANENT EASEMENT

Sidwell #88-20-20-226-101, 100 & 104 (pt of)
Resolution #

Mondrian Properties, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, Suite 103, Troy, MI 48098 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 (1) signature(s) this 15 day of June A.D. 2005.

In presence of:
WITNESS

By [Signature] (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2005, by Joseph Maniaci, Member, of Mondrian Properties, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
Commission Expires Dec. 25, 2007

[Signature]
* ELAINE M. SIMPSON
Notary Public, OAKLAND County, Michigan

My Commission Expires DEC. 25, 2007
Acting in the County of OAKLAND, 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

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

EXHIBIT "A"

SKETCH OF EASEMENT

LEGAL DESCRIPTION

OVERALL PARCEL

Part of the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the north line of said Section 20, 392.00 feet, thence S 00°00'28" W, 50.00 feet to the southerly line of Watties Road (variable width) and the Point of Beginning; thence continuing S 00°00'28" W, 248.32 feet to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00 feet, thence N 00°00'35" E, 28.32 feet, thence S 89°42'41" W, 95.00 feet, thence N 00°00'35" E, 210.00 feet to the aforementioned southerly line of Watties Road, thence along said southerly line the following three courses:

- N 89°42'41" E, 250.00 feet,
- N 00°00'30" E, 10.00 feet,
- and N 89°42'41" E, 125.00 feet

to the Point of Beginning, containing 2.019 acres more or less.

LEGAL DESCRIPTION

STORM UTILITY EASEMENT A

A 12 foot wide Storm Utility Easement over land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the north line of said Section 20, 392.00 feet, thence S 00°00'28" W, 84.32 feet to the Point of Beginning; thence continuing S 00°00'28" W, 154.00 feet, thence S 89°42'41" W, 12.00 feet, thence N 00°00'28" E, 154.00 feet, thence N 89°42'41" E, 12.00 feet to the Point of Beginning, containing 1,848 square feet more or less.

LEGAL DESCRIPTION

STORM UTILITY EASEMENT B

A 12 foot wide Storm Utility Easement over land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the north line of said Section 20, 392.00 feet, thence S 00°00'28" W, 238.32, thence S 89°42'41" W, 84.17 feet to the Point of Beginning; thence continuing S 89°42'41" W, 6.00 feet, thence 6.01 feet along a curve to the right, radius 60.00 feet, central angle 05°44'21", chord bearing N 87°25'08" W, 6.01 feet, thence N 00°17'19" W, 91.53 feet, thence N 89°42'41" E, 12.00 feet, thence S 00°17'19" E, 91.83 feet to the Point of Beginning, containing 1,101 square feet more or less.

LEGAL DESCRIPTION

STORM UTILITY EASEMENT C

A variable width Storm Utility Easement over land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 298.32 to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00, thence N 00°00'35" E, 27.32 feet to the Point of Beginning; thence continuing N 00°00'35" E, 1.00 feet, thence S 89°42'41" W, 88.86 feet, thence N 00°17'19" W, 11.00 feet, thence N 89°42'41" E, 106.55 feet, thence S 79°32'44" E, 14.38 feet, thence 12.06 feet along a non-tangent curve to the left, radius 60.83 feet, central angle 11°21'21", chord bearing S 19°22'26" E, 12.04 feet, thence 1.89 feet along a non-tangent curve to the right, radius 45.00 feet, central angle 02°24'08", chord bearing S 23°51'03" E, 1.89 feet, thence N 79°32'44" W, 20.29 feet, thence S 89°42'41" W, 16.58 feet to the Point of Beginning, containing 1,388 square feet more or less.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: N/A

JOB No: 2004247

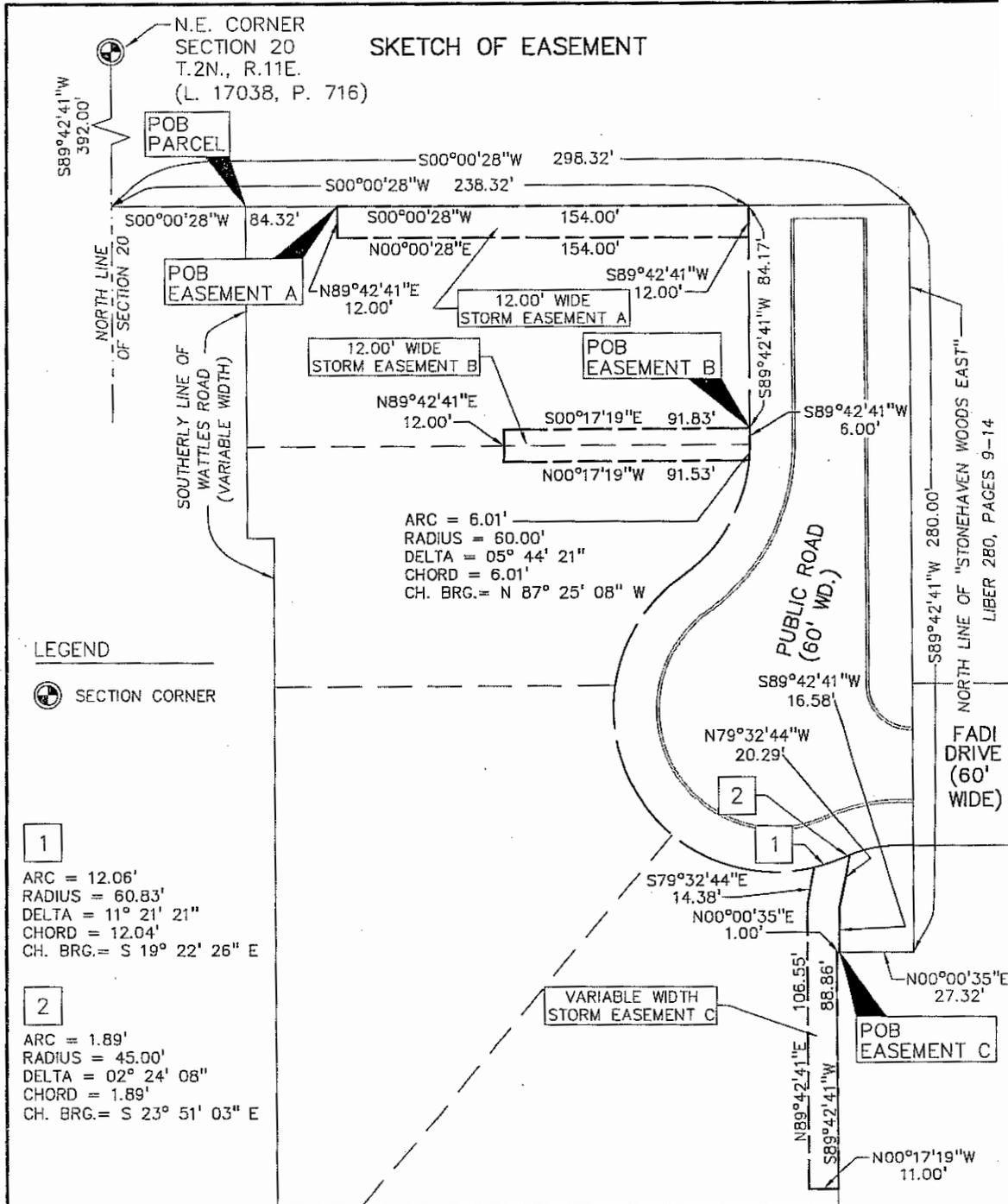
DATE: 2-24-05

DWG. No: 2 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

SKETCH OF EASEMENT

N.E. CORNER
SECTION 20
T.2N., R.11E.
(L. 17038, P. 716)



LEGEND

SECTION CORNER

1
ARC = 12.06'
RADIUS = 60.83'
DELTA = 11° 21' 21"
CHORD = 12.04'
CH. BRG. = S 19° 22' 26" E

2
ARC = 1.89'
RADIUS = 45.00'
DELTA = 02° 24' 08"
CHORD = 1.89'
CH. BRG. = S 23° 51' 03" E

N

GRAPHIC SCALE
1" = 50'

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 50'
DATE: 2-24-05

JOB No: 2004247
DWG. No: 1 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

PERMANENT EASEMENT

Sidwell #88-20-20-226-101, 100 & 104 (pt of)
Resolution #

Mondrian Properties, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, Suite 103, Troy, MI 48098 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 non-access greenbelt, 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 15 day of June A.D. 2005.

In presence of:
WITNESS

By [Signature] (L.S.)
*Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2005, by Joseph Maniaci, Member, of Mondrian Properties, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

[Signature]
* ELAINE M. SIMPSON
Notary Public, OAKLAND County, Michigan

My Commission Expires DEC. 25, 2007
Acting in the County of OAKLAND, 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

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

EXHIBIT "A"

SKETCH OF NON-ACCESS GREENBELT EASEMENT

LEGAL DESCRIPTION
OVERALL PARCEL

Part of the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said Section 20, 392.00 feet, thence S 00°00'28" W, 50.00 feet to the southerly line of Wattles Road (variable width) and the Point of Beginning; thence continuing S 00°00'28" W, 248.32 feet to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00 feet, thence N 00°00'35" E, 28.32 feet, thence S 89°42'41" W, 95.00 feet, thence N 00°00'35" E, 210.00 feet to the aforementioned southerly line of Wattles Road, thence along said southerly line the following three courses:

- N 89°42'41" E, 250.00 feet,
- N 00°00'30" E, 10.00 feet,
- and N 89°42'41" E, 125.00 feet

to the Point of Beginning, containing 2.019 acres more or less.

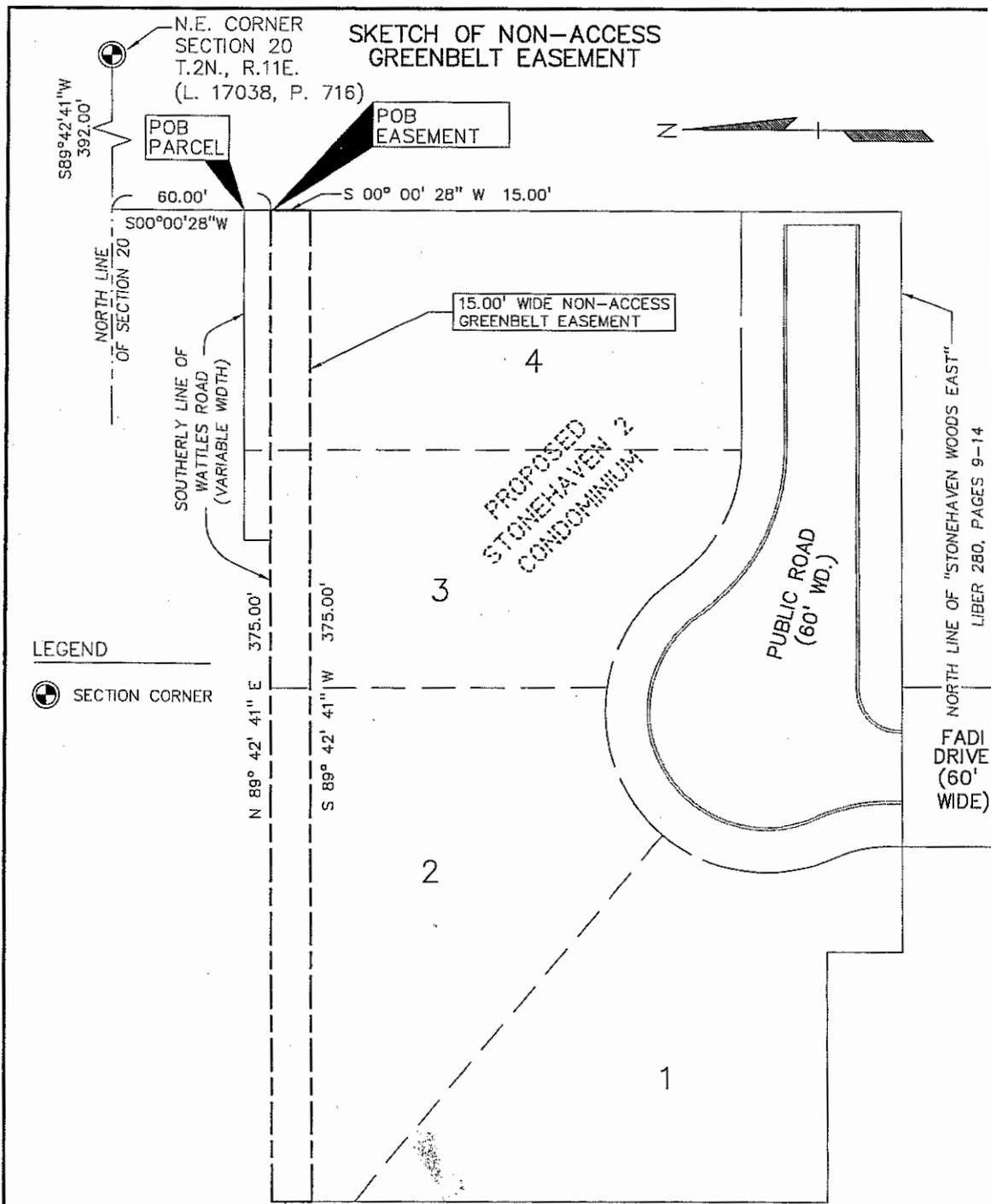
LEGAL DESCRIPTION
NON-ACCESS GREENBELT EASEMENT

A 15 foot wide Non-Access Greenbelt Easement over land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said Section 20, 392.00 feet, thence S 00°00'28" W, 60.00 feet to the Point of Beginning; thence continuing S 00°00'28" W, 15.00 feet, thence S 89°42'41" W, 375.00 feet, thence N 00°00'35" W, 15.00 feet, thence N 89°42'41" E, 375.00 feet to the Point of Beginning, containing 5,625 square feet more or less.

PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT: MONDRIAN PROPERTIES 1111 WEST LONG LAKE RD., SUITE 103 TROY, MICHIGAN 48098	SCALE: N/A	JOB No: 2004247	2430 Rochester Ct. Suite 100 Troy, MI 48083-1872 (248) 689-9090
	DATE: 5-2-05	DWG. No: 2 of 2	

SKETCH OF NON-ACCESS GREENBELT EASEMENT



N.E. CORNER
SECTION 20
T.2N., R.11E.
(L. 17038, P. 716)

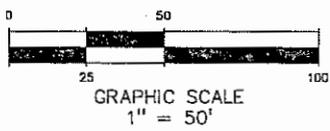
POB
PARCEL

POB
EASEMENT



LEGEND
 SECTION CORNER

N 00° 00' 35" E 15.00'



CLIENT:
MONDRIAN PROPERTIES
 1111 WEST LONG LAKE RD., SUITE 103
 TROY, MICHIGAN 48098

SCALE: 1" = 50'
 DATE: 5-2-05

JOB No: 2004247
 DWG. No: 1 of 2

PROFESSIONAL
 ENGINEERING
 ASSOCIATES

2430 Rochester Ct. Suite 100
 Troy, MI 48063-1872
 (248) 689-9090

NORTH LINE OF "STONEHAVEN WOODS EAST"
 LIBER 280, PAGES 9-14
 FADI DRIVE (60' WIDE)

NORTH LINE
OF SECTION 20

SOUTHERLY LINE OF
WATTLES ROAD
(VARIABLE WIDTH)

PROPOSED
STONEHAVEN 2
CONDOMINIUM

15.00' WIDE NON-ACCESS
GREENBELT EASEMENT

PUBLIC ROAD
(60' WD.)

60.00'

S 00° 00' 28" W

15.00'

S 00° 00' 28" W

S 89° 42' 41" W
392.00'

375.00'

375.00'

N 89° 42' 41" E

S 89° 42' 41" W

2

3

4

1

PERMANENT EASEMENT

Sidwell #88-20-20-226-101, 100 & 104 (pt of)
Resolution #

Mondrian Properties, L.L.C., a Michigan Limited Liability Company, Grantor(s), whose address is 1111 West Long Lake Road, Suite 103, Troy, MI 48098 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 and public utilities, said easement for land situated in the City of Troy, Oakland County, Michigan described as:

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

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

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

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

IN WITNESS WHEREOF, the undersigned hereunto affixed 1 signature(s) this 15 day of JUNE A.D. 2005.

In presence of:
WITNESS

By [Signature] (L.S.)
* Joseph Maniaci
Its Member

STATE OF MICHIGAN)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me this 15 day of JUNE, 2005, by Joseph Maniaci, Member, of Mondrian Properties, L.L.C., a Michigan Limited Liability Company on behalf of the Company.

ELAINE M. SIMPSON
Notary Public, Oakland County, MI
My Commission Expires Dec. 25, 2007

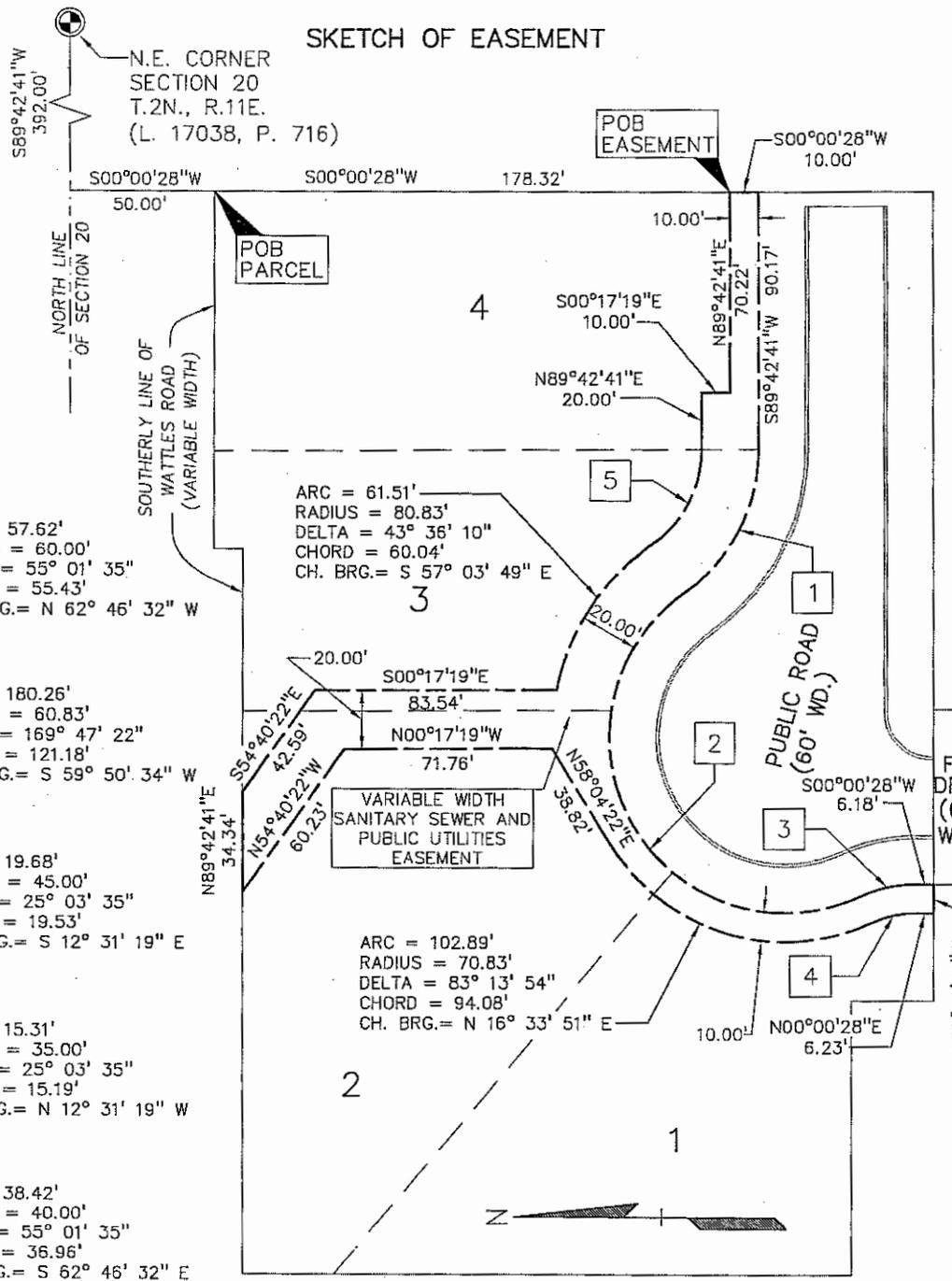
[Signature]
* ELAINE M. SIMPSON
Notary Public, OAKLAND County, Michigan

My Commission Expires DEC. 25, 2007
Acting in the County of OAKLAND, 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

SKETCH OF EASEMENT



N.E. CORNER
SECTION 20
T.2N., R.11E.
(L. 17038, P. 716)

1
ARC = 57.62'
RADIUS = 60.00'
DELTA = 55° 01' 35"
CHORD = 55.43'
CH. BRG. = N 62° 46' 32" W

2
ARC = 180.26'
RADIUS = 60.83'
DELTA = 169° 47' 22"
CHORD = 121.18'
CH. BRG. = S 59° 50' 34" W

3
ARC = 19.68'
RADIUS = 45.00'
DELTA = 25° 03' 35"
CHORD = 19.53'
CH. BRG. = S 12° 31' 19" E

4
ARC = 15.31'
RADIUS = 35.00'
DELTA = 25° 03' 35"
CHORD = 15.19'
CH. BRG. = N 12° 31' 19" W

5
ARC = 38.42'
RADIUS = 40.00'
DELTA = 55° 01' 35"
CHORD = 36.96'
CH. BRG. = S 62° 46' 32" E

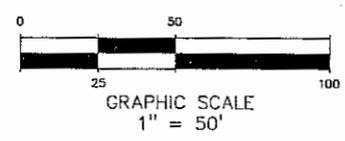
ARC = 61.51'
RADIUS = 80.83'
DELTA = 43° 36' 10"
CHORD = 60.04'
CH. BRG. = S 57° 03' 49" E

VARIABLE WIDTH
SANITARY SEWER AND
PUBLIC UTILITIES
EASEMENT

ARC = 102.89'
RADIUS = 70.83'
DELTA = 83° 13' 54"
CHORD = 94.08'
CH. BRG. = N 16° 33' 51" E

LEGEND

SECTION CORNER



PROFESSIONAL
ENGINEERING
ASSOCIATES

CLIENT:
MONDRIAN PROPERTIES
1111 WEST LONG LAKE RD., SUITE 103
TROY, MICHIGAN 48098

SCALE: 1" = 50'
DATE: 2-24-05

JOB No: 2004247
DWG. No: 1 of 2

2430 Rochester Ct. Suite 100
Troy, MI 48063-1872
(248) 689-9090

EXHIBIT "A"

SKETCH OF EASEMENT

LEGAL DESCRIPTION
OVERALL PARCEL

Part of the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 50.00 feet to the southerly line of Wattles Road (variable width) and the Point of Beginning; thence continuing S 00°00'28" W, 248.32 feet to the north line of "Stonehaven Woods East" (Liber 280, Pages 9-14), thence along said line and the extension thereof S 89°42'41" W, 280.00 feet, thence N 00°00'35" E, 28.32 feet, thence S 89°42'41" W, 95.00 feet, thence N 00°00'35" E, 210.00 feet to the aforementioned southerly line of Wattles Road, thence along said southerly line the following three courses:

- N 89°42'41" E, 250.00 feet,
- N 00°00'30" E, 10.00 feet,
- and N 89°42'41" E, 125.00 feet

to the Point of Beginning, containing 2.019 acres more or less.

LEGAL DESCRIPTION
SANITARY SEWER AND PUBLIC UTILITIES EASEMENT

A variable width Sanitary Sewer and Public Utilities Easement over land in the Northeast 1/4 of Section 20, Township 2 North, Range 11 East, City of Troy, Oakland County, Michigan; being more particularly described as commencing at the Northeast Corner of Section 20, thence S 89°42'41" W along the the north line of said section 20, 392.00 feet, thence S 00°00'28" W, 50.00 feet to the southerly line of Wattles Road (variable width), thence S 00°00'28" W, 178.32 feet to the Point of Beginning; thence continuing S 00°00'28" W, 10.00 feet, thence S 89°42'41" W, 90.17 feet, thence 57.62 feet along a curve to the right, radius 60.00 feet, central angle 55°01'35", chord bearing N 62°46'32" W, 55.43 feet, thence 180.26 feet along a curve to the left, radius 60.83 feet, central angle 169°47'22", chord bearing S 59°50'34" W, 121.18 feet, thence 19.68 feet along a curve to the right, radius 45.00 feet, central angle 25°03'35", chord bearing S 12°31'19" E, 19.53 feet, thence S 00°11'28" W, 6.18 feet, thence S 89°42'41" W, 10.00 feet, thence N 00°00'28" E, 6.23 feet, thence 15.31 feet along a curve to the left, radius 35.00 feet, central angle 25°03'35", chord bearing N 12°31'19" W, 15.19 feet, thence 102.89 feet along a curve to the right, radius 70.83 feet, central angle 83°13'54", chord bearing N 16°33'51" E, 94.08 feet, thence N 58°04'22" E, 38.82 feet, thence N 00°17'19" W, 71.76 feet, thence N 54°40'22" W, 60.23 feet, to the southerly line of Wattles Road (variable width), thence along said line N 89°42'41" E, 34.34 feet, thence S 54°40'22" E, 42.59 feet, thence S 00°17'19" E, 83.54 feet, thence 61.51 feet along a non-tangent curve to the right, radius 61.51 feet, central angle 43°36'10", chord bearing S 57°03'49" E, 60.04 feet, thence 38.42 feet along a curve to the left, radius 40.00 feet, central angle 55°01'35", chord bearing S 62°46'32" E, 36.96 feet, thence N 89°42'41" E, 20.00 feet, thence S 00°17'19" E, 10.00 feet, thence N 89°42'41" E, 70.22 feet to the Point of Beginning, containing 7.707 square feet more or less.

PROFESSIONAL
ENGINEERING
ASSOCIATES

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1111 WEST LONG LAKE RD., SUITE 103
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SCALE: 1"= 50'

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2430 Rochester Ct. Suite 100
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DWG. No: 2 of 2