

# **Uptown Ann Arbor LLC**

31731 Northwestern Highway, Suite 250W, Farmington Hills, MI 48334

July 20, 2022

Mr. Eric Humesky - Engineer  
Pittsfield Charter Township  
6201 West Michigan Avenue  
Ann Arbor, MI 48108

RE: Uptown Ann Arbor – Mixed Use Development  
Revised Public Utility Easements

Dear Mr. Humesky,

Attached please find 2 sets each of our revised Public Easement for Sanitary Sewer and Public Easement for Water Main. We hope these easements and Exhibits are acceptable, and we look forward to the Township's approval.

Feel free to call or email me with any questions you may have, or if you need additional copies.

Thank you,



Mark Highlen  
Land Development Project Manager  
The Beztak Companies  
248-737-6175 (direct), 248-506-9398 (mobile)  
[mhighlen@beztak.com](mailto:mhighlen@beztak.com) (email)

Copy: File

**PITTSFIELD CHARTER TOWNSHIP**  
**PUBLIC EASEMENT FOR SANITARY SEWER**

This Easement Agreement is made this 20th day of July, 2022 between Uptown Ann Arbor LLC, a Michigan limited liability company whose address is 31731 Northwestern Hwy., Suite 250 W, Farmington Hills, Michigan 48334, (Grantor) and Pittsfield Charter Township, a Michigan municipal corporation, whose address is 6201 W. Michigan Ave., Ann Arbor, Michigan 48108 (Grantee).

1. Grantor, for and in consideration of the promises contained in this agreement and no monetary consideration, grants unto Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time and to install, construct, operate, inspect, repair, replace, and maintain sewer lines, manhole structures, connections, and equipment, including replacements thereof, (the "Facilities") in, onto, and upon that certain piece of land (the "Property") situated in Pittsfield Charter Township, Washtenaw County, Michigan, to-wit:  
See attached legal description Exhibit A.
2. Grantor grants and conveys to Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time to operate, inspect, repair, replace, and maintain sewer lines, manhole structures, connections, and equipment (the "Facilities") in and upon the Premises. The Easement Area is described in the attached Exhibit A.
3. The granting of this Easement does not vest in the Grantee authority to use any portion of the Property for any other purposes.
4. Grantor also grants to Grantee perpetual rights of entry upon, passage over, through or under, deposit of excavated earth, and temporary storage of material and equipment on or adjacent to the Easement Area as may be necessary or useful for the inspection, operation, replacement, maintenance, and repair of the Facilities.
5. In the event of excavation or other work in the easement by Grantee, Grantee agrees to reasonably restore the property to substantially the same condition which existed immediately prior to the excavation, installation, inspection, construction, repair, replacement, or maintenance of the Facilities and to pay all costs and expenses associated with any excavation, construction, installation, inspection, operation, replacement, maintenance, and repair of the Facilities, except that in the event replacement, maintenance, or repair is necessary due to the negligent or willful acts of Grantor or Grantor's agent or contractor, Grantor shall bear the costs and expenses of replacement, maintenance or repair.
6. Grantor affirms that Grantor is lawfully seized and possessed of the Property described in Exhibit A, that it has good and lawful right to convey it or any part thereof, and that it will forever warrant and defend the title thereto against the claims of all persons whomsoever.
7. Grantor retains all other property rights in the Property but agrees not to construct any new permanent or temporary buildings, structures, landscaping, or hardscaping within the easement area, except as depicted on the approved site plan.
8. The easement shall run with the land and be binding upon Grantor, Grantee, and their successors and assigns and shall be governed by the laws of the State of Michigan. This easement agreement may only be amended or modified by written instrument executed by Grantor and Grantee (or their respective successors or assigns).
9. Grantor agrees to pay applicable state and county transfer taxes necessary to record this easement.

Grantor

Uptown Ann Arbor LLC, a Michigan limited liability company

By: Oakland Management Corp. LLC  
Its: Manager

By: Samuel Beznos  
Its: President

STATE OF MICHIGAN                     )  
   ) ss:  
COUNTY OF WASHTENAW             )

Acknowledged before me this 20th day of July, 2022 by Samuel Beznos who stated under oath that he is the President of Oakland Management Corp. LLC, the Manager of Uptown Ann Arbor LLC, that this Easement Agreement was signed on behalf of the company, and that the granting of this Easement is the free act and deed of the company.



Teri Ann Staples  
Teri Staples, Notary Public  
Oakland County, Michigan  
Acting in Washtenaw County  
My commission expires: January 18, 2027

Grantee

\_\_\_\_\_  
Mandy Grewal, Supervisor

\_\_\_\_\_  
Michelle L. Anzaldi, Clerk

STATE OF MICHIGAN                     )  
   )ss:  
COUNTY OF WASHTENAW             )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2022 by Mandy Grewal and Michelle L. Anzaldi, the Supervisor and Clerk, respectively, of Pittsfield Charter Township on behalf of the Township.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in Washtenaw County  
My commission expires: \_\_\_\_\_

INSTRUMENT DRAFTED BY:  
James A. Fink (P40386)  
Fink & Fink, PLLC  
320 N. Main St., Ste. 420  
Ann Arbor, MI 48104

WHEN RECORDED RETURN TO:  
Pittsfield Charter Township  
Attn: Michelle L. Anzaldi, Clerk  
6201 W. Michigan Avenue  
Ann Arbor, MI 48108

State Transfer Tax: Exempt MCL 207.526a

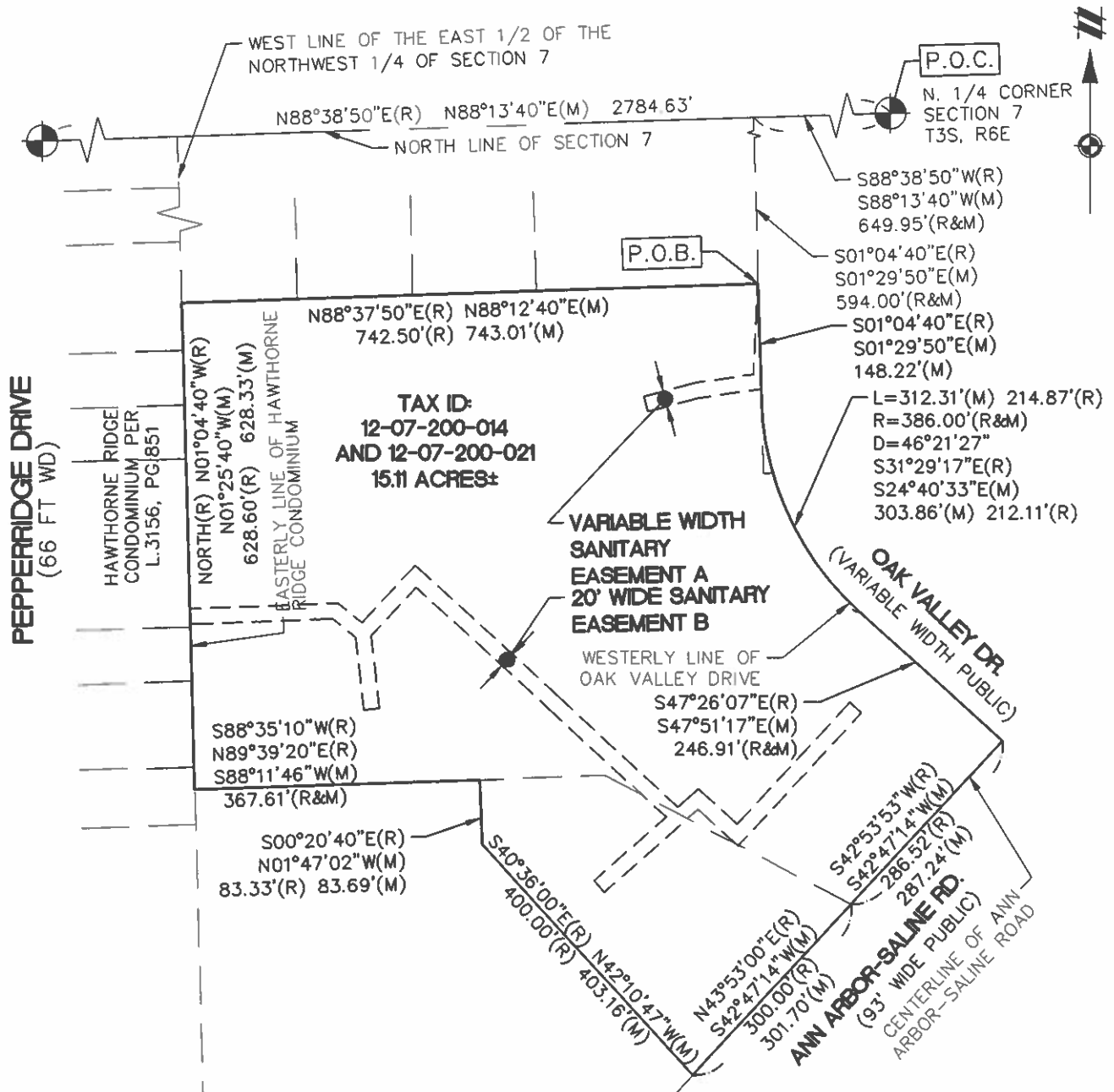
Recording Fee: \$30.00

County Transfer Tax: Exempt MCL 207.505a

Tax parcel # L-12-07-200-025

**EXHIBIT A**

**PARCEL DESCRIPTION and EASEMENT DESCRIPTION**



**LEGEND**

SECTION CORNER

POB PLACE OF BEGINNING

POC POINT OF COMMENCEMENT

(R&M) RECORDED & MEASURED

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>	JOB: 16000137	CAD EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 01 OF 04	DATE: 04/23/2018
	FILE CODE: 16000137EA-05	
SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN	<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET		

PROFESSIONAL SURVEYOR  
NUMBER 56860

STATE OF MICHIGAN

MICHAEL D. EMBREE


License No. 4001056860

LICENSED PROFESSIONAL SURVEYOR

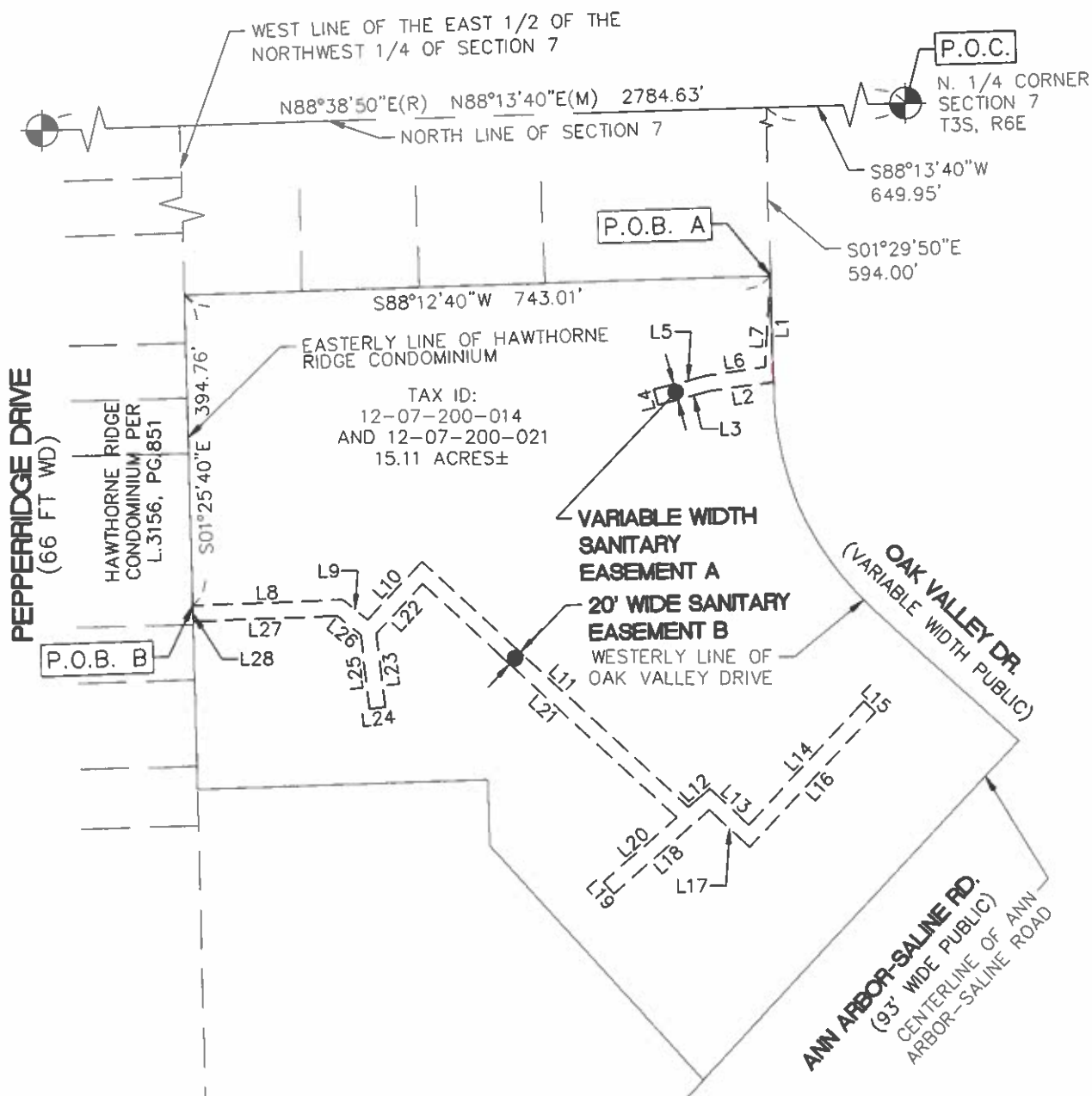
DESCRIPTION OF A 15.11 ACRE PARCEL LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W (RECORDED AS S88°38'50"W) 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E (RECORDED AS S01°04'40"E) 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID OAK VALLEY DRIVE THE FOLLOWING THREE (3) COURSES: S01°29'50"E (RECORDED AS S01°04'40"E) 148.22 FEET, 312.31 FEET (RECORDED AS 214.87 FEET) ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°40'33"E 303.86 FEET (RECORDED AS S31°29'17"E 212.11 FEET), AND S47°51'17"E (RECORDED AS S47°26'07"E) 246.91 FEET; THENCE S42°47'14"W 287.24 FEET (RECORDED AS S42°53'53"W 286.52 FEET) ALONG THE CENTERLINE OF ANN ARBOR-SALINE ROAD (93 FEET WIDE); THENCE S42°47'14"W 301.70 FEET (RECORDED AS N43°53'00"E 300.00 FEET) ALONG THE CENTERLINE OF SAID ANN ARBOR-SALINE ROAD; THENCE N42°10'47"W 403.16 FEET (RECORDED AS S40°36'00"E 400.00 FEET); THENCE N01°47'02"W 83.69 FEET (RECORDED AS S00°20'40"E 83.33 FEET); THENCE S88°11'46"W (RECORDED AS S88°35'10"W AND N89°39'20"E) 367.61 FEET; THENCE N01°25'40"W 628.33 FEET (RECORDED AS NORTH AND N01°04'40"W 628.60 FEET) ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS; THENCE N88°12'40"E 743.01 FEET (RECORDED AS N88°37'50"E 742.50 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, CONTAINING 15.11 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND EXCEPTIONS OF RECORD, IF ANY.





TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES  SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN  SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN  SCALE: NONE	JOB: 16000137	CAD EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 02 OF 04	DATE: 04/23/2018
	FILE CODE: 16000137EA-05	
 <b>ATWELL</b> 866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a> TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		






#### LEGEND

 SECTION CORNER  
 POB PLACE OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 (R&M) RECORDED & MEASURED

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021

BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

<b>CLIENT</b> BEZTAK PROPERTIES  SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN  SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN  SCALE: 1 INCH = 200 FEET	JOB: 16000137 DR. JR BOOK NA SHEET 03 OF 04 FILE CODE: 16000137EA-05	CAD EA-05 CH. ME PG. NA DATE: 04/23/2018
	 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
	PROFESSIONAL SURVEYOR NUMBER 56860	
	STATE OF MICHIGAN MICHAEL D. EMBREE License No. 4001056860	
	LICENSED PROFESSIONAL SURVEYOR	

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S01°29'50"E	135.05'	L15	S47°12'46"E	20.00'
L2	S81°52'12"W	81.79'	L16	S42°47'15"W	234.60'
L3	S75°08'42"W	67.49'	L17	N47°11'11"W	69.61'
L4	N14°51'18"W	20.00'	L18	S48°44'18"W	161.39'
L5	N75°08'42"E	68.67'	L19	N41°15'42"W	20.00'
L6	N81°52'12"E	75.43'	L20	N48°44'18"E	123.74'
L7	N03°19'41"E	116.47'	L21	N47°12'57"W	438.34'
L8	N87°56'06"E	190.37'	L22	S42°49'06"W	85.71'
L9	S50°59'40"E	40.34'	L23	S06°28'44"E	94.00'
L10	N42°49'07"E	100.93'	L24	S83°31'16"W	20.00'
L11	S47°12'57"E	460.41'	L25	N06°28'44"W	94.50'
L12	N48°44'18"E	35.57'	L26	N50°59'40"W	38.11'
L13	S47°11'11"E	67.63'	L27	S87°56'06"W	183.10'
L14	N42°47'15"E	214.59'	L28	N01°25'40"W	20.00'


DESCRIPTION OF A VARIABLE WIDTH SANITARY EASEMENT A LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR THE PLACE OF BEGINNING; THENCE S01°29'50"E 135.05 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE S81°52'12"W 81.79 FEET; THENCE S75°08'42"W 67.49 FEET; THENCE N14°51'18"W 20.00 FEET; THENCE N75°08'42"E 68.67 FEET; THENCE N81°52'12"E 75.43 FEET; THENCE N03°19'41"E 116.47 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION OF A 20' WIDE SANITARY EASEMENT B LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH); THENCE S88°12'40"W 743.01 FEET; THENCE S01°25'40"E 394.76 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS FOR THE PLACE OF BEGINNING; THENCE N87°56'06"E 190.37 FEET; THENCE S50°59'40"E 40.34 FEET; THENCE N42°49'07"E 100.93 FEET; THENCE S47°12'57"E 460.41 FEET; THENCE N48°44'18"E 35.57 FEET; THENCE S47°11'11"E 67.63 FEET; THENCE N42°47'15"E 214.59 FEET; THENCE S47°12'46"E 20.00 FEET; THENCE S42°47'15"W 234.60 FEET; THENCE N47°11'11"W 69.61 FEET; THENCE S48°44'18"W 161.39 FEET; THENCE N41°15'42"W 20.00 FEET; THENCE N48°44'18"E 123.74 FEET; THENCE N47°12'57"W 438.34 FEET; THENCE S42°49'06"W 85.71 FEET; THENCE S06°28'44"E 94.00 FEET; THENCE S83°31'16"W 20.00 FEET; THENCE N06°28'44"W 94.50 FEET; THENCE N50°59'40"W 38.11 FEET; THENCE S87°56'06"W 183.10 FEET; THENCE N01°25'40"W 20.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF SAID HAWTHORNE RIDGE CONDOMINIUM TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>	JOB: 16000137	CAD: EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 04 OF 04	DATE: 04/23/2018
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SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: NONE		



**PITTSFIELD CHARTER TOWNSHIP**  
**PUBLIC EASEMENT FOR WATER MAIN**

This Easement Agreement is made this 20th day of July, 2022 between Uptown Ann Arbor LLC, a Michigan limited liability company whose address is 31731 Northwestern Hwy., Suite 250 W, Farmington Hills, Michigan 48334, (Grantor) and Pittsfield Charter Township, a Michigan municipal corporation, whose address is 6201 W. Michigan Ave., Ann Arbor, Michigan 48108 (Grantee).

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See attached legal description Exhibit A.
2. Grantor grants and conveys to Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time to operate, inspect, repair, replace, and maintain water lines, valves, manhole structures, connections, hydrants, and equipment (the "Facilities") in and upon the Premises. The Easement Area is described in the attached Exhibit A.
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5. In the event of excavation or other work in the easement by Grantee, Grantee agrees to reasonably restore the property to substantially the same condition which existed immediately prior to the excavation, installation, inspection, construction, repair, replacement or maintenance of the Facilities and to pay all costs and expenses associated with any excavation, construction, installation, inspection, operation, replacement, maintenance, and repair of the Facilities, except that in the event replacement, maintenance, or repair is necessary due to the negligent or willful acts of Grantor or Grantor's agent or contractor, Grantor shall bear the costs and expenses of replacement, maintenance or repair.
6. Grantor affirms that Grantor is lawfully seized and possessed of the Property described in Exhibit A, that it has good and lawful right to convey it or any part thereof, and that it will forever warrant and defend the title thereto against the claims of all persons whomsoever.
7. Grantor retains all other property rights in the Property but agrees not to construct any new permanent or temporary buildings, structures, landscaping, or hardscaping within the easement area, except as depicted on the approved site plan.
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9. Grantor agrees to pay applicable state and county transfer taxes necessary to record this easement.

Grantor

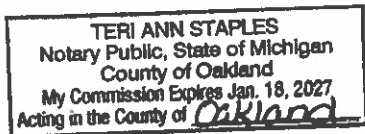
Uptown Ann Arbor LLC, a Michigan limited liability company

By: Oakland Management Corp. LLC  
Its: Manager

By: Samuel Beznos  
Its: President

STATE OF MICHIGAN                     )  
   ) ss:  
COUNTY OF WASHTENAW             )

Acknowledged before me this 20th day of July, 2022 by Samuel Beznos who stated under oath that he is the President of Oakland Management Corp. LLC, the Manager of Uptown Ann Arbor LLC, that this Easement Agreement was signed on behalf of the company, and that the granting of this Easement is the free act and deed of the company.



Teri Ann Staples  
Teri Staples, Notary Public  
Oakland County, Michigan  
Acting in Washtenaw County  
My commission expires: January 18, 2027

Grantee

\_\_\_\_\_  
Mandy Grewal, Supervisor

\_\_\_\_\_  
Michelle L. Anzaldi, Clerk

STATE OF MICHIGAN                     )  
   )ss:  
COUNTY OF WASHTENAW             )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_, 2022 by Mandy Grewal and Michelle L. Anzaldi, the Supervisor and Clerk, respectively, of Pittsfield Charter Township on behalf of the Township.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in Washtenaw County  
My commission expires: \_\_\_\_\_  
WHEN RECORDED RETURN TO:  
Pittsfield Charter Township  
Attn: Michelle L. Anzaldi, Clerk  
6201 W. Michigan Avenue  
Ann Arbor, MI 48108

INSTRUMENT DRAFTED BY:  
James A. Fink (P40386)  
Fink & Fink, PLLC  
320 N. Main St., Ste. 420  
Ann Arbor, MI 48104

State Transfer Tax: Exempt MCL 207.526a

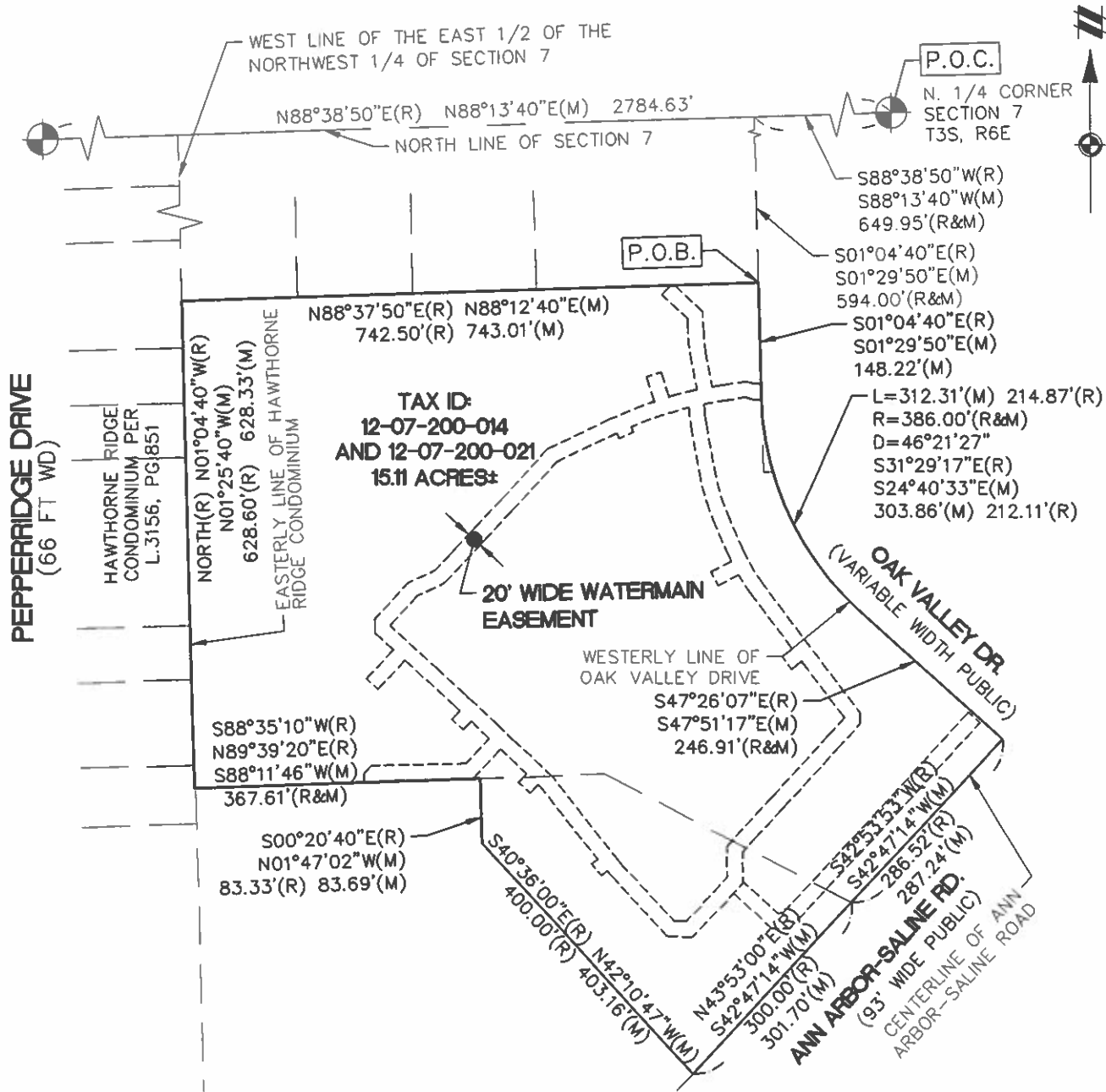
Recording Fee: \$30.00

County Transfer Tax: Exempt MCL 207.505a

Tax parcel # L-12-07-200-025

**EXHIBIT A**

**PARCEL DESCRIPTION and EASEMENT DESCRIPTION**



**LEGEND**

- SECTION CORNER
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R&M) RECORDED & MEASURED


TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

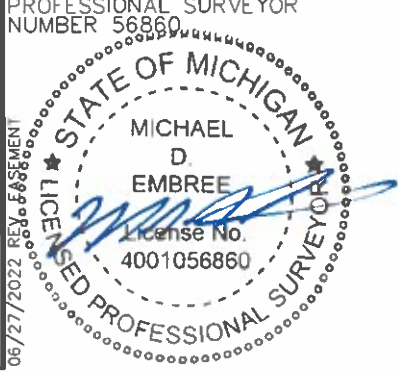
<b>CLIENT</b> BEZTAK PROPERTIES	<b>JOB:</b> 16000137	<b>CAD</b> EA-04	<b>PROFESSIONAL SURVEYOR</b> NUMBER 56860
	<b>DR.</b> JR	<b>CH.</b> ME	
	<b>BOOK</b> NA	<b>PG.</b> NA	
	<b>SHEET</b> 01 <b>OF</b> 07	<b>DATE:</b> 04/23/2018	
	<b>FILE CODE:</b> 16000137EA-04		
<b>SKETCH AND DESCRIPTION</b> OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	06/27/2022 REV. 68686		
<b>SCALE:</b> 1 INCH = 200 FEET			

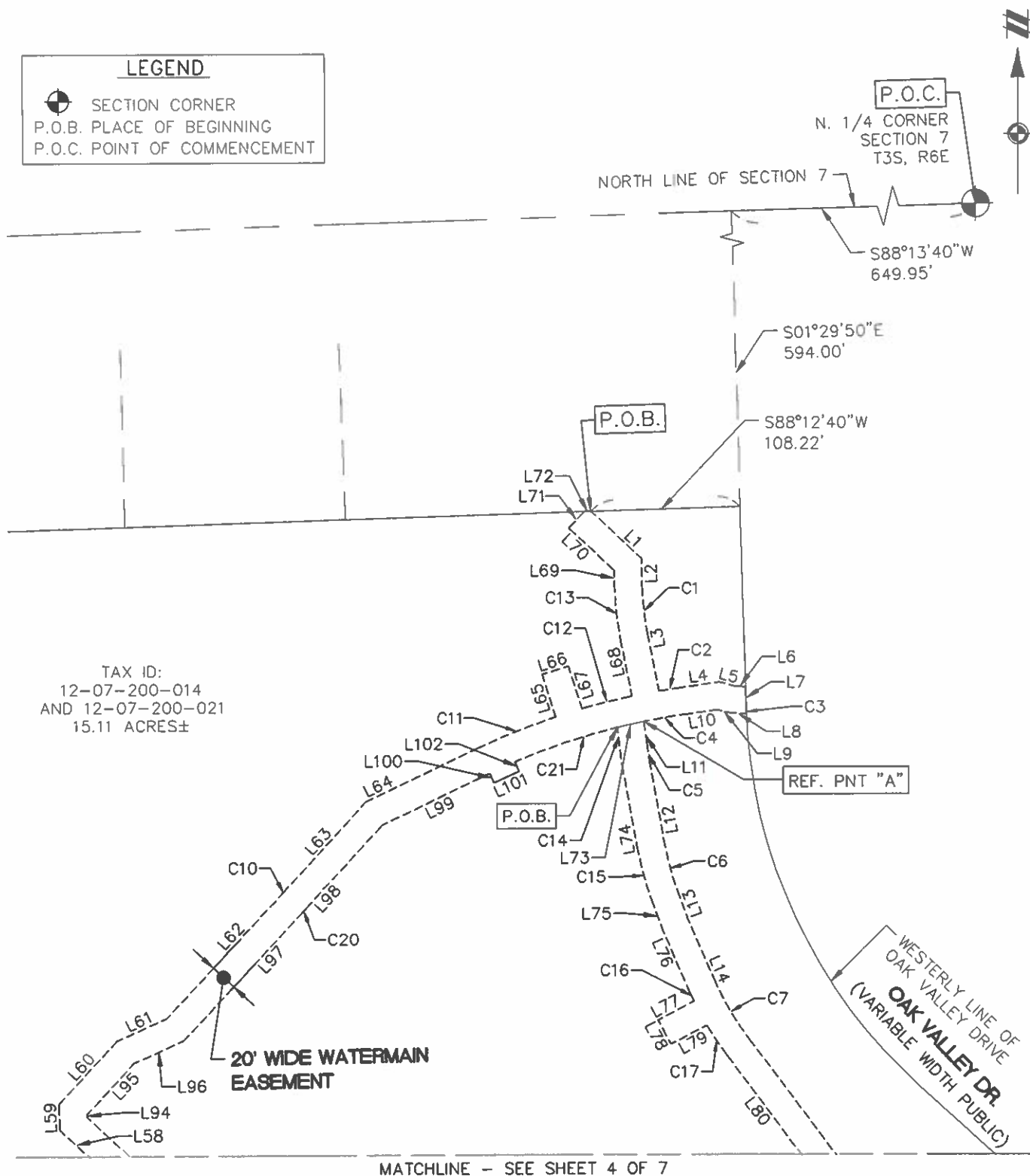
DESCRIPTION OF A 15.11 ACRE PARCEL LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W (RECORDED AS S88°38'50"W) 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E (RECORDED AS S01°04'40"E) 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID OAK VALLEY DRIVE THE FOLLOWING THREE (3) COURSES: S01°29'50"E (RECORDED AS S01°04'40"E) 148.22 FEET, 312.31 FEET (RECORDED AS 214.87 FEET) ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°40'33"E 303.86 FEET (RECORDED AS S31°29'17"E 212.11 FEET), AND S47°51'17"E (RECORDED AS S47°26'07"E) 246.91 FEET; THENCE S42°47'14"W 287.24 FEET (RECORDED AS S42°53'53"W 286.52 FEET) ALONG THE CENTERLINE OF ANN ARBOR-SALINE ROAD (93 FEET WIDE); THENCE S42°47'14"W 301.70 FEET (RECORDED AS N43°53'00"E 300.00 FEET) ALONG THE CENTERLINE OF SAID ANN ARBOR-SALINE ROAD; THENCE N42°10'47"W 403.16 FEET (RECORDED AS S40°36'00"E 400.00 FEET); THENCE N01°47'02"W 83.69 FEET (RECORDED AS S00°20'40"E 83.33 FEET); THENCE S88°11'46"W (RECORDED AS S88°35'10"W AND N89°39'20"E) 367.61 FEET; THENCE N01°25'40"W 628.33 FEET (RECORDED AS NORTH AND N01°04'40"W 628.60 FEET) ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS; THENCE N88°12'40"E 743.01 FEET (RECORDED AS N88°37'50"E 742.50 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, CONTAINING 15.11 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND EXCEPTIONS OF RECORD, IF ANY.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

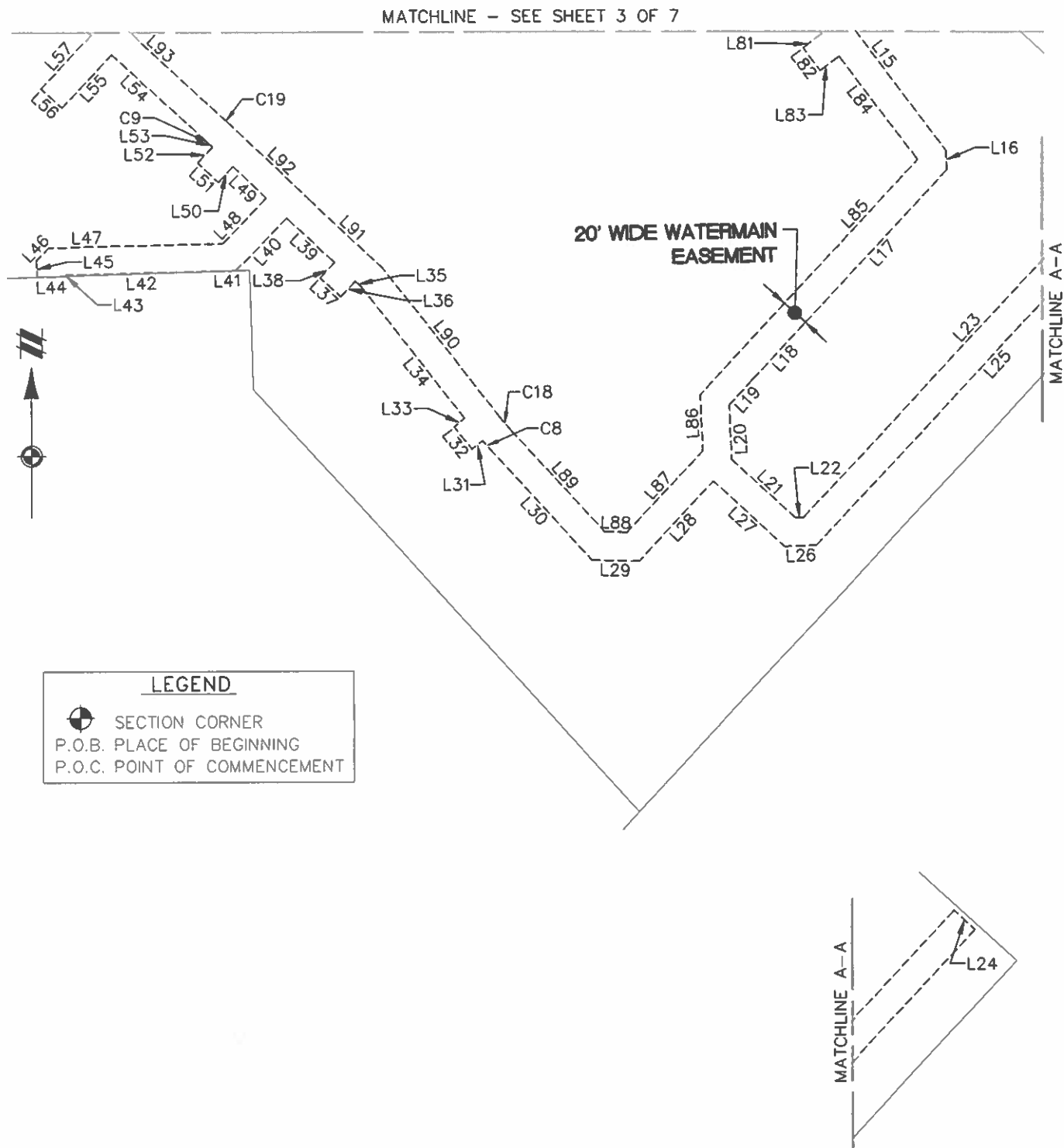
CLIENT BEZTAK PROPERTIES  SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN  SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN  SCALE: NONE	JOB: 16000137	CAD EA-04
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 02 OF 07	DATE: 04/23/2018
	FILE CODE: 16000137EA-04	
<div> <b>ATWELL</b> 866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a> <small>TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</small></div>		





TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
 BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>  <b>SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN</b>  SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	JOB: 16000137 DR. JR BOOK NA SHEET 03 OF 07 FILE CODE: 16000137EA-04	CAD EA-04 CH. ME PG. NA DATE: 04/23/2018	PROFESSIONAL SURVEYOR NUMBER 56860  <div style="border: 2px solid black; border-radius: 50%; padding: 10px; text-align: center;">             STATE OF MICHIGAN              MICHAEL D. EMBREE              License No. 4001056860              LICENSED PROFESSIONAL SURVEYOR           </div>
<div style="display: flex; align-items: center;"> <div> <b>ATWELL</b>              866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a>  <small>TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</small> </div> </div>			
SCALE: 1 INCH = 100 FEET <div style="display: flex; align-items: center;"> <div style="flex: 1; border-bottom: 1px solid black; position: relative; height: 10px;"> <div style="position: absolute; right: 0; top: 0; bottom: 0; border-left: 1px solid black; width: 50%;"></div> </div> <div style="margin: 0 10px;">0 50 100</div> </div>			




TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

<b>CLIENT</b> BEZTAK PROPERTIES	<b>JOB:</b> 16000137	<b>CAD</b> EA-04	<b>PROFESSIONAL SURVEYOR</b> NUMBER 56860
	<b>DR.</b> JR	<b>CH.</b> ME	
	<b>BOOK</b> NA	<b>PG.</b> NA	
	<b>SHEET</b> 04 OF 07	<b>DATE:</b> 04/23/2018	
	<b>FILE CODE:</b> 16000137EA-04		
<b>SKETCH AND DESCRIPTION</b> OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN		<p>06/27/2022 REV. 56860</p>	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN			
<b>SCALE:</b> 1 INCH = 100 FEET			
		<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	36.05'	220.00'	9°23'22"	S06°14'07"E	36.01'
C2	16.01'	510.00'	1°47'54"	N81°05'33"E	16.01'
C3	3.07'	386.00'	0°27'20"	S01°43'30"E	3.07'
C4	29.75'	490.00'	3°28'42"	S80°15'10"W	29.74'
C5	14.48'	230.00'	3°36'23"	S08°22'38"E	14.47'
C6	39.19'	230.00'	9°45'44"	S15°03'41"E	39.14'
C7	53.75'	230.00'	13°23'22"	S30°07'46"E	53.63'
C8	9.46'	250.00'	2°10'01"	N41°05'48"W	9.45'
C9	3.78'	240.00'	0°54'11"	N46°43'17"W	3.78'
C10	2.52'	240.00'	0°36'07"	N42°31'07"E	2.52'
C11	60.44'	510.00'	6°47'25"	N68°06'46"E	60.41'
C12	37.31'	510.00'	4°11'29"	N75°51'02"E	37.30'
C13	39.33'	240.00'	9°23'22"	N06°14'07"W	39.29'
C14	30.43'	250.00'	6°58'29"	S06°41'35"E	30.41'
C15	42.60'	250.00'	9°45'44"	S15°03'41"E	42.54'
C16	9.09'	250.00'	2°05'01"	S24°28'36"E	9.09'
C17	26.69'	250.00'	6°06'57"	S33°09'41"E	26.67'
C18	16.03'	230.00'	3°59'36"	N40°11'01"W	16.03'
C19	4.10'	260.00'	0°54'11"	N46°43'17"W	4.10'
C20	2.73'	260.00'	0°36'07"	N42°31'07"E	2.73'
C21	78.87'	490.00'	9°13'20"	N71°36'05"E	78.78'

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT	BEZTAK PROPERTIES
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	
SCALE: NONE	

JOB: 16000137	CAD EA-04
DR. JR	CH. ME
BOOK NA	PG. NA
SHEET 05 OF 07	DATE: 04/23/2018
FILE CODE: 16000137EA-04	
 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

PROFESSIONAL SURVEYOR  
NUMBER 56860

STATE OF MICHIGAN  
MICHAEL D. EMBREE  
License No. 4001056860

06/27/2022 REVISED

LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S46°32'26"E	50.05'	L35	N46°58'29"W	5.74'	L69	N01°32'26"W	11.86'
L2	S01°32'26"E	20.14'	L36	S43°05'37"W	14.97'	L70	N46°32'26"W	45.11'
L3	S10°55'48"E	41.20'	L37	N46°54'23"W	20.00'	L71	N43°27'34"E	16.63'
L4	N81°59'31"E	28.13'	L38	N43°05'37"E	14.95'	L72	N88°12'40"E	4.75'
L5	S75°30'29"E	11.77'	L39	N46°58'29"W	45.94'	L73	S77°21'47"W	19.68'
L6	S86°52'33"E	7.95'	L40	S43°43'48"W	52.03'	L74	S10°10'49"E	57.53'
L7	S01°29'50"E	17.00'	L41	S88°11'46"W	12.62'	L75	S19°56'33"E	20.04'
L8	N86°52'33"W	11.57'	L42	S88°43'48"W	106.65'	L76	S23°26'06"E	47.79'
L9	N75°30'29"W	9.78'	L43	S01°47'24"E	0.99'	L77	S62°11'21"W	29.49'
L10	S81°59'31"W	24.15'	L44	S88°11'46"W	20.00'	L78	S27°48'39"E	20.00'
L11	S06°34'27"E	16.77'	L45	N01°47'24"W	12.26'	L79	N62°11'21"E	29.49'
L12	S10°10'49"E	57.53'	L46	N43°28'12"E	12.56'	L80	S36°49'13"E	91.46'
L13	S19°56'33"E	19.43'	L47	N88°43'48"E	122.12'	L81	S53°10'33"W	16.75'
L14	S23°26'06"E	47.18'	L48	N43°43'48"E	44.03'	L82	S36°49'27"E	20.00'
L15	S36°49'27"E	207.16'	L49	N46°16'12"W	32.08'	L83	N53°10'33"E	16.74'
L16	S02°12'45"E	13.76'	L50	S42°49'37"W	15.10'	L84	S36°49'13"E	91.57'
L17	S42°47'14"W	146.87'	L51	N47°10'23"W	20.00'	L85	S42°47'14"W	225.24'
L18	S42°46'57"W	55.46'	L52	N42°49'37"E	15.42'	L86	S02°12'45"E	39.76'
L19	S42°47'44"W	23.34'	L53	N46°16'12"W	3.69'	L87	S42°47'15"W	78.83'
L20	S02°12'45"E	38.55'	L54	N47°10'23"W	88.93'	L88	N88°18'28"W	15.81'
L21	S47°12'49"E	60.87'	L55	S42°49'37"W	51.25'	L89	N42°10'49"W	96.13'
L22	N87°47'11"E	5.86'	L56	N47°10'23"W	20.00'	L90	N38°02'43"W	131.28'
L23	N42°47'11"E	353.74'	L57	N42°49'37"E	51.25'	L91	N46°54'27"W	69.61'
L24	S47°12'49"E	20.00'	L58	N47°10'23"W	31.81'	L92	N46°16'12"W	79.16'
L25	S42°47'11"W	362.02'	L59	N02°10'23"W	18.55'	L93	N47°10'23"W	132.46'
L26	S87°47'11"W	22.43'	L60	N42°49'37"E	62.27'	L94	N02°10'23"W	1.98'
L27	N47°12'49"W	68.30'	L61	N65°19'11"E	39.50'	L95	N42°49'37"E	50.01'
L28	S42°47'15"W	77.07'	L62	N42°49'11"E	122.89'	L96	N65°19'11"E	39.50'
L29	N88°17'42"W	33.43'	L63	N42°13'04"E	87.44'	L97	N42°49'11"E	126.87'
L30	N42°10'49"W	104.64'	L64	N64°43'04"E	90.62'	L98	N42°13'04"E	83.46'
L31	S51°41'04"W	9.64'	L65	N17°19'22"W	32.77'	L99	N64°43'04"E	86.08'
L32	N38°18'56"W	20.00'	L66	N72°39'45"E	20.00'	L100	S24°10'44"E	7.42'
L33	N51°41'04"E	9.58'	L67	S17°19'22"E	32.76'	L101	N65°49'16"E	20.00'
L34	N38°02'43"W	117.75'	L68	N10°55'48"W	41.20'	L102	N24°10'44"W	7.41'

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT

BEZTAK PROPERTIES

SKETCH AND DESCRIPTION  
OF A 20' WIDE  
WATERMAIN EASEMENT  
LOCATED IN

SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST  
PITTSFIELD TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

SCALE:

NONE

JOB: 16000137

DR. JR

BOOK NA

SHEET 06 OF 07

FILE CODE: 16000137EA-04

CAD EA-04

CH. ME

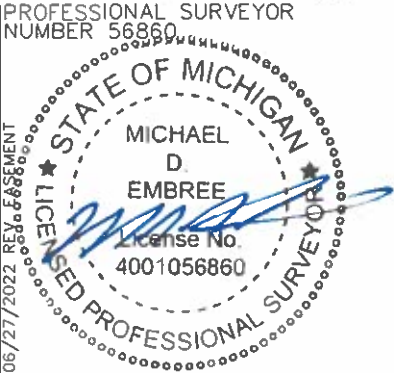
PG. NA

DATE: 04/23/2018

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TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48076  
248.447.2000





DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH); THENCE S88°12'40"W 108.22 FEET FOR A PLACE OF BEGINNING; THENCE S46°32'26"E 50.05 FEET; THENCE S01°32'26"E 20.14 FEET; THENCE 36.05 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S06°14'07"E 36.01 FEET; THENCE S10°55'48"E 41.20 FEET; THENCE 16.01 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N81°05'33"E 16.01 FEET; THENCE N81°59'31"E 28.13 FEET; THENCE S75°30'29"E 11.77 FEET; THENCE S86°52'33"E 7.95 FEET; THENCE S01°29'50"E 17.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE 3.07 FEET ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S01°43'30"E 3.07 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE N86°52'33"W 11.57 FEET; THENCE N75°30'29"W 9.78 FEET; THENCE S81°59'31"W 24.15 FEET; THENCE 29.75 FEET ALONG THE ARC OF A 490.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S80°15'10"W 29.74 FEET TO REFERENCE POINT "A"; THENCE S06°34'27"E 16.77 FEET; THENCE 14.48 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S08°22'38"E 14.47 FEET; THENCE S10°10'49"E 57.53 FEET; THENCE 39.19 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S15°03'41"E 39.14 FEET; THENCE S19°56'33"E 19.43 FEET; THENCE S23°26'06"E 47.18 FEET; THENCE 53.75 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S30°07'46"E 53.63 FEET; THENCE S36°49'27"E 207.16 FEET; THENCE S02°12'45"E 13.76 FEET; THENCE S42°47'14"W 146.87 FEET; THENCE S42°46'57"W 55.46 FEET; THENCE S42°47'44"W 23.34 FEET; THENCE S02°12'45"E 38.55 FEET; THENCE S47°12'49"E 60.87 FEET; THENCE N87°47'11"E 5.86 FEET; THENCE N42°47'11"E 353.74 FEET; THENCE S47°12'49"E 20.00 FEET; THENCE S42°47'11"W 362.02 FEET; THENCE S87°47'11"W 22.43 FEET; THENCE N47°12'49"W 68.30 FEET; THENCE S42°47'15"W 77.07 FEET; THENCE N88°17'42"W 33.43 FEET; THENCE N42°10'49"W 104.64 FEET; THENCE 9.46 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N41°05'48"W 9.45 FEET; THENCE S51°41'04"W 9.64 FEET; THENCE N38°18'56"W 20.00 FEET; THENCE N51°41'04"E 9.58 FEET; THENCE N38°02'43"W 117.75 FEET; THENCE N46°58'29"W 5.74 FEET; THENCE S43°05'37"W 14.97 FEET; THENCE N46°54'23"W 20.00 FEET; THENCE N43°05'37"E 14.95 FEET; THENCE N46°58'29"W 45.94 FEET; THENCE S43°43'48"W 52.03 FEET; THENCE S88°11'46"W 12.62 FEET; THENCE S88°43'48"W 106.65 FEET; THENCE S01°47'24"E 0.99 FEET; THENCE S88°11'46"W 20.00 FEET; THENCE N01°47'24"W 12.26 FEET; THENCE N43°28'12"E 12.56 FEET; THENCE N88°43'48"E 122.12 FEET; THENCE N43°43'48"E 44.03 FEET; THENCE N46°16'12"W 32.08 FEET; THENCE S42°49'37"W 15.10 FEET; THENCE N47°10'23"W 20.00 FEET; THENCE N42°49'37"E 15.42 FEET; THENCE N46°16'12"W 3.69 FEET; THENCE 3.78 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N46°43'17"W 3.78 FEET; THENCE N47°10'23"W 88.93 FEET; THENCE S42°49'37"W 51.25 FEET; THENCE N47°10'23"W 20.00 FEET; THENCE N42°49'37"E 51.25 FEET; THENCE N47°10'23"W 31.81 FEET; THENCE N02°10'23"W 18.55 FEET; THENCE N42°49'37"E 62.27 FEET; THENCE N65°19'11"E 39.50 FEET; THENCE N42°49'11"E 122.89 FEET; THENCE 2.52 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N42°31'07"E 2.52 FEET; THENCE N42°13'04"E 87.44 FEET; THENCE N64°43'04"E 90.62 FEET; THENCE 60.44 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N68°06'46"E 60.41 FEET; THENCE N17°19'22"W 32.77 FEET; THENCE N72°39'45"E 20.00 FEET; THENCE S17°19'22"E 32.76 FEET; THENCE 37.31 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N75°51'02"E 37.30 FEET; THENCE N10°55'48"W 41.20 FEET; THENCE 39.33 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N06°14'07"W 39.29 FEET; THENCE N01°32'26"W 11.86 FEET; THENCE N46°32'26"W 45.11 FEET; THENCE N43°27'34"E 16.63 FEET; THENCE N88°12'40"E 4.75 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM: COMMENCING FROM AFOREMENTIONED REFERENCE POINT "A" THENCE S77°21'47"W 19.68 FEET FOR A PLACE OF BEGINNING; THENCE 30.43 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S06°41'35"E 30.41 FEET; THENCE S10°10'49"E 57.53 FEET; THENCE 42.60 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S15°03'41"E 42.54 FEET; THENCE S19°56'33"E 20.04 FEET; THENCE S23°26'06"E 47.79 FEET; THENCE 9.09 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°28'36"E 9.09 FEET; THENCE S62°11'21"W 29.49 FEET; THENCE S27°48'39"E 20.00 FEET; THENCE N62°11'21"E 29.49 FEET; THENCE 26.69 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S33°09'41"E 26.67 FEET; THENCE S36°49'13"E 91.46 FEET; THENCE S53°10'33"W 16.75 FEET; THENCE S36°49'27"E 20.00 FEET; THENCE N53°10'33"E 16.74 FEET; THENCE S36°49'13"E 91.57 FEET; THENCE S42°47'14"W 225.24 FEET; THENCE S02°12'45"E 39.76 FEET; THENCE S42°47'15"W 78.83 FEET; THENCE N88°18'28"W 15.81 FEET; THENCE N42°10'49"W 96.13 FEET; THENCE 16.03 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N40°11'01"W 16.03 FEET; THENCE N38°02'43"W 131.28 FEET; THENCE N46°54'27"W 69.61 FEET; THENCE N46°16'12"W 79.16 FEET; THENCE 4.10 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N46°43'17"W 4.10 FEET; THENCE N47°10'23"W 132.46 FEET; THENCE N02°10'23"W 1.98 FEET; THENCE N42°49'37"E 50.01 FEET; THENCE N65°19'11"E 39.50 FEET; THENCE N42°49'11"E 126.87 FEET; THENCE 2.73 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N42°31'07"E 2.73 FEET; THENCE N42°13'04"E 83.46 FEET; THENCE N64°43'04"E 86.08 FEET; THENCE S24°10'44"E 7.42 FEET; THENCE N65°49'16"E 20.00 FEET; THENCE N24°10'44"W 7.41 FEET; THENCE 78.87 FEET ALONG THE ARC OF A 490.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N71°36'05"E 78.78 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT	BEZTAK PROPERTIES	JOB:	16000137	CAD	EA-04	PROFESSIONAL SURVEYOR NUMBER 56860
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN		DR.	JR	CH.	ME	
		BOOK	NA	PG.	NA	
		SHEET	07 OF 07	DATE:	04/23/2018	
		FILE CODE:	16000137EA-04			
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000					
SCALE: NONE						

**EXHIBIT A**

**PARCEL DESCRIPTION and EASEMENT DESCRIPTION**

**PITTSFIELD CHARTER TOWNSHIP**  
**PUBLIC EASEMENT FOR SANITARY SEWER**


This Easement Agreement is made this 20th day of July, 2022 between Uptown Ann Arbor LLC, a Michigan limited liability company whose address is 31731 Northwestern Hwy., Suite 250 W, Farmington Hills, Michigan 48334, (Grantor) and Pittsfield Charter Township, a Michigan municipal corporation, whose address is 6201 W. Michigan Ave., Ann Arbor, Michigan 48108 (Grantee).

1. Grantor, for and in consideration of the promises contained in this agreement and no monetary consideration, grants unto Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time and to install, construct, operate, inspect, repair, replace, and maintain sewer lines, manhole structures, connections, and equipment, including replacements thereof, (the "Facilities") in, onto, and upon that certain piece of land (the "Property") situated in Pittsfield Charter Township, Washtenaw County, Michigan, to-wit: See attached legal description Exhibit A.
2. Grantor grants and conveys to Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time to operate, inspect, repair, replace, and maintain sewer lines, manhole structures, connections, and equipment (the "Facilities") in and upon the Premises. The Easement Area is described in the attached Exhibit A.
3. The granting of this Easement does not vest in the Grantee authority to use any portion of the Property for any other purposes.
4. Grantor also grants to Grantee perpetual rights of entry upon, passage over, through or under, deposit of excavated earth, and temporary storage of material and equipment on or adjacent to the Easement Area as may be necessary or useful for the inspection, operation, replacement, maintenance, and repair of the Facilities.
5. In the event of excavation or other work in the easement by Grantee, Grantee agrees to reasonably restore the property to substantially the same condition which existed immediately prior to the excavation, installation, inspection, construction, repair, replacement, or maintenance of the Facilities and to pay all costs and expenses associated with any excavation, construction, installation, inspection, operation, replacement, maintenance, and repair of the Facilities, except that in the event replacement, maintenance, or repair is necessary due to the negligent or willful acts of Grantor or Grantor's agent or contractor, Grantor shall bear the costs and expenses of replacement, maintenance or repair.
6. Grantor affirms that Grantor is lawfully seized and possessed of the Property described in Exhibit A, that it has good and lawful right to convey it or any part thereof, and that it will forever warrant and defend the title thereto against the claims of all persons whomsoever.
7. Grantor retains all other property rights in the Property but agrees not to construct any new permanent or temporary buildings, structures, landscaping, or hardscaping within the easement area, except as depicted on the approved site plan.
8. The easement shall run with the land and be binding upon Grantor, Grantee, and their successors and assigns and shall be governed by the laws of the State of Michigan. This easement agreement may only be amended or modified by written instrument executed by Grantor and Grantee (or their respective successors or assigns).
9. Grantor agrees to pay applicable state and county transfer taxes necessary to record this easement.

Grantor

Uptown Ann Arbor LLC, a Michigan limited liability company


By: ~~Oakland Management Corp. LLC~~  
Its: Manager

  
By: Samuel Beznos  
Its: President

STATE OF MICHIGAN                    )  
  ) ss:  
COUNTY OF WASHTENAW         )

Acknowledged before me this 20th day of July, 2022 by Samuel Beznos who stated under oath that he is the President of Oakland Management Corp. LLC, the Manager of Uptown Ann Arbor LLC, that this Easement Agreement was signed on behalf of the company, and that the granting of this Easement is the free act and deed of the company.



  
Teri Staples, Notary Public  
Oakland County, Michigan  
Acting in Washtenaw County  
My commission expires: January 18, 2027

Grantee

\_\_\_\_\_  
Mandy Grewal, Supervisor

\_\_\_\_\_  
Michelle L. Anzaldi, Clerk

STATE OF MICHIGAN                    )  
  )ss:  
COUNTY OF WASHTENAW         )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by Mandy Grewal and Michelle L. Anzaldi, the Supervisor and Clerk, respectively, of Pittsfield Charter Township on behalf of the Township.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_ County, Michigan  
Acting in Washtenaw County  
My commission expires: \_\_\_\_\_

INSTRUMENT DRAFTED BY:  
James A. Fink (P40386)  
Fink & Fink, PLLC  
320 N. Main St., Ste. 420  
Ann Arbor, MI 48104

WHEN RECORDED RETURN TO:  
Pittsfield Charter Township  
Attn: Michelle L. Anzaldi, Clerk  
6201 W. Michigan Avenue  
Ann Arbor, MI 48108

State Transfer Tax: Exempt MCL 207.526a

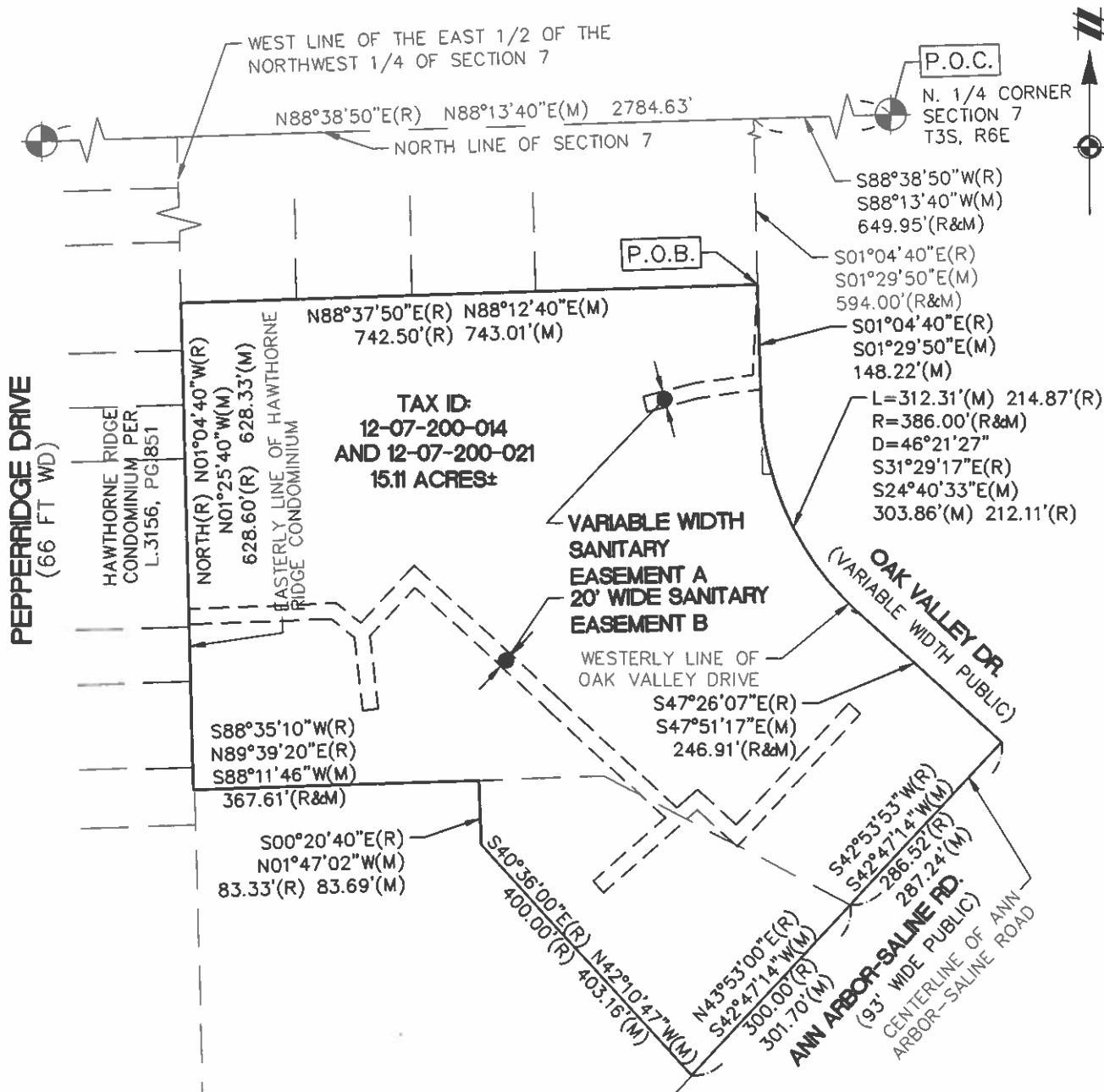
Recording Fee: \$30.00

County Transfer Tax: Exempt MCL 207.505a

Tax parcel # L-12-07-200-025

**EXHIBIT A**

**PARCEL DESCRIPTION and EASEMENT DESCRIPTION**



#### LEGEND

- SECTION CORNER
- POB PLACE OF BEGINNING
- POC POINT OF COMMENCEMENT
- (R&M) RECORDED & MEASURED

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021

BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>	JOB: 16000137	CAD EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 01 OF 04	DATE: 04/23/2018
	FILE CODE: 16000137EA-05	
SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: 1 INCH = 200 FEET 		
<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		


PROFESSIONAL SURVEYOR  
NUMBER 56860



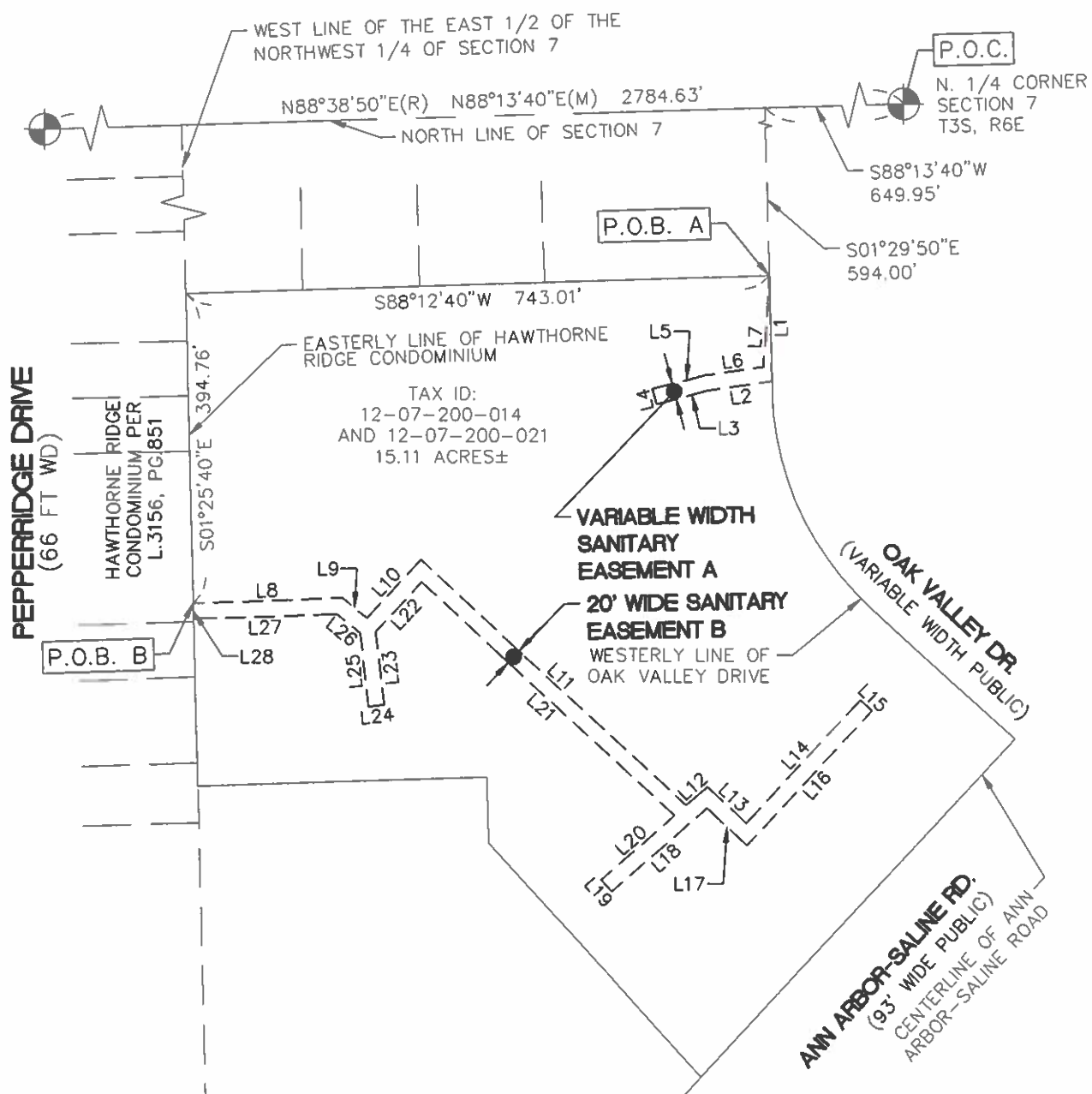
DESCRIPTION OF A 15.11 ACRE PARCEL LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W (RECORDED AS S88°38'50"W) 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E (RECORDED AS S01°04'40"E) 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID OAK VALLEY DRIVE THE FOLLOWING THREE (3) COURSES: S01°29'50"E (RECORDED AS S01°04'40"E) 148.22 FEET, 312.31 FEET (RECORDED AS 214.87 FEET) ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°40'33"E 303.86 FEET (RECORDED AS S31°29'17"E 212.11 FEET), AND S47°51'17"E (RECORDED AS S47°26'07"E) 246.91 FEET; THENCE S42°47'14"W 287.24 FEET (RECORDED AS S42°53'53"W 286.52 FEET) ALONG THE CENTERLINE OF ANN ARBOR-SALINE ROAD (93 FEET WIDE); THENCE S42°47'14"W 301.70 FEET (RECORDED AS N43°53'00"E 300.00 FEET) ALONG THE CENTERLINE OF SAID ANN ARBOR-SALINE ROAD; THENCE N42°10'47"W 403.16 FEET (RECORDED AS S40°36'00"E 400.00 FEET); THENCE N01°47'02"W 83.69 FEET (RECORDED AS S00°20'40"E 83.33 FEET); THENCE S88°11'46"W (RECORDED AS S88°35'10"W AND N89°39'20"E) 367.61 FEET; THENCE N01°25'40"W 628.33 FEET (RECORDED AS NORTH AND N01°04'40"W 628.60 FEET) ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS; THENCE N88°12'40"E 743.01 FEET (RECORDED AS N88°37'50"E 742.50 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, CONTAINING 15.11 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND EXCEPTIONS OF RECORD, IF ANY.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES	JOB:	16000137	CAD	EA-05
	DR.	JR	CH.	ME
	BOOK	NA	PG.	NA
	SHEET	02 OF 04	DATE:	04/23/2018
	FILE CODE: 16000137EA-05			
SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN		 <b>ATWELL</b> 866.850.4200 <a href="http://www.atwell-group.com">www.atwell-group.com</a> TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN				
SCALE: NONE				





LEGEND	
	SECTION CORNER
	POB PLACE OF BEGINNING
	POC POINT OF COMMENCEMENT
	(R&M) RECORDED & MEASURED

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>  <b>SKETCH AND DESCRIPTION OF A 20' WIDE &amp; VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN</b>  <b>SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN</b>  SCALE: 1 INCH = 200 FEET	JOB: 16000137	CAD EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 03 OF 04	DATE: 04/23/2018
	FILE CODE: 16000137EA-05	
<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

PROFESSIONAL SURVEYOR NUMBER 56860

LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S01°29'50"E	135.05'	L15	S47°12'46"E	20.00'
L2	S81°52'12"W	81.79'	L16	S42°47'15"W	234.60'
L3	S75°08'42"W	67.49'	L17	N47°11'11"W	69.61'
L4	N14°51'18"W	20.00'	L18	S48°44'18"W	161.39'
L5	N75°08'42"E	68.67'	L19	N41°15'42"W	20.00'
L6	N81°52'12"E	75.43'	L20	N48°44'18"E	123.74'
L7	N03°19'41"E	116.47'	L21	N47°12'57"W	438.34'
L8	N87°56'06"E	190.37'	L22	S42°49'06"W	85.71'
L9	S50°59'40"E	40.34'	L23	S06°28'44"E	94.00'
L10	N42°49'07"E	100.93'	L24	S83°31'16"W	20.00'
L11	S47°12'57"E	460.41'	L25	N06°28'44"W	94.50'
L12	N48°44'18"E	35.57'	L26	N50°59'40"W	38.11'
L13	S47°11'11"E	67.63'	L27	S87°56'06"W	183.10'
L14	N42°47'15"E	214.59'	L28	N01°25'40"W	20.00'


DESCRIPTION OF A VARIABLE WIDTH SANITARY EASEMENT A LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

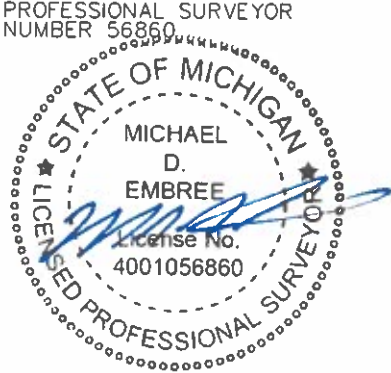
COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR THE PLACE OF BEGINNING; THENCE S01°29'50"E 135.05 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE S81°52'12"W 81.79 FEET; THENCE S75°08'42"W 67.49 FEET; THENCE N14°51'18"W 20.00 FEET; THENCE N75°08'42"E 68.67 FEET; THENCE N81°52'12"E 75.43 FEET; THENCE N03°19'41"E 116.47 FEET TO THE PLACE OF BEGINNING.

DESCRIPTION OF A 20' WIDE SANITARY EASEMENT B LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH); THENCE S88°12'40"W 743.01 FEET; THENCE S01°25'40"E 394.76 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS FOR THE PLACE OF BEGINNING; THENCE N87°56'06"E 190.37 FEET; THENCE S50°59'40"E 40.34 FEET; THENCE N42°49'07"E 100.93 FEET; THENCE S47°12'57"E 460.41 FEET; THENCE N48°44'18"E 35.57 FEET; THENCE S47°11'11"E 67.63 FEET; THENCE N42°47'15"E 214.59 FEET; THENCE S47°12'46"E 20.00 FEET; THENCE S42°47'15"W 234.60 FEET; THENCE N47°11'11"W 69.61 FEET; THENCE S48°44'18"W 161.39 FEET; THENCE N41°15'42"W 20.00 FEET; THENCE N48°44'18"E 123.74 FEET; THENCE N47°12'57"W 438.34 FEET; THENCE S42°49'06"W 85.71 FEET; THENCE S06°28'44"E 94.00 FEET; THENCE S83°31'16"W 20.00 FEET; THENCE N06°28'44"W 94.50 FEET; THENCE N50°59'40"W 38.11 FEET; THENCE S87°56'06"W 183.10 FEET; THENCE N01°25'40"W 20.00 FEET ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF SAID HAWTHORNE RIDGE CONDOMINIUM TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES	JOB: 16000137	CAD: EA-05
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 04 OF 04	DATE: 04/23/2018
	FILE CODE: 16000137EA-05	
SKETCH AND DESCRIPTION OF A 20' WIDE & VARIABLE WIDTH SANITARY EASEMENTS LOCATED IN	 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: NONE		



**PITTSFIELD CHARTER TOWNSHIP  
PUBLIC EASEMENT FOR WATER MAIN**

This Easement Agreement is made this 20th day of July, 2022 between Uptown Ann Arbor LLC, a Michigan limited liability company whose address is 31731 Northwestern Hwy., Suite 250 W, Farmington Hills, Michigan 48334, (Grantor) and Pittsfield Charter Township, a Michigan municipal corporation, whose address is 6201 W. Michigan Ave., Ann Arbor, Michigan 48108 (Grantee).

1. Grantor, for and in consideration of the promises contained in this agreement and no monetary consideration, grants unto Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time and to install, construct, operate, inspect, repair, replace, and maintain water lines, valves, manhole structures, connections, hydrants, and equipment, including replacements thereof, (the "Facilities") in, onto, and upon that certain piece of land (the "Property") situated in Pittsfield Charter Township, Washtenaw County, Michigan, to-wit:  
See attached legal description Exhibit A.
2. Grantor grants and conveys to Grantee, its successors and assigns, a permanent, nonexclusive easement for the purpose of access at any time to operate, inspect, repair, replace, and maintain water lines, valves, manhole structures, connections, hydrants, and equipment (the "Facilities") in and upon the Premises. The Easement Area is described in the attached Exhibit A.
3. The granting of this Easement does not vest in the Grantee authority to use any portion of the Property for any other purposes.
4. Grantor also grants to Grantee perpetual rights of entry upon, passage over, through or under, deposit of excavated earth, and temporary storage of material and equipment on or adjacent to the Easement Area as may be necessary or useful for the inspection, operation, replacement, maintenance, and repair of the Facilities.
5. In the event of excavation or other work in the easement by Grantee, Grantee agrees to reasonably restore the property to substantially the same condition which existed immediately prior to the excavation, installation, inspection, construction, repair, replacement or maintenance of the Facilities and to pay all costs and expenses associated with any excavation, construction, installation, inspection, operation, replacement, maintenance, and repair of the Facilities, except that in the event replacement, maintenance, or repair is necessary due to the negligent or willful acts of Grantor or Grantor's agent or contractor, Grantor shall bear the costs and expenses of replacement, maintenance or repair.
6. Grantor affirms that Grantor is lawfully seized and possessed of the Property described in Exhibit A, that it has good and lawful right to convey it or any part thereof, and that it will forever warrant and defend the title thereto against the claims of all persons whomsoever.
7. Grantor retains all other property rights in the Property but agrees not to construct any new permanent or temporary buildings, structures, landscaping, or hardscaping within the easement area, except as depicted on the approved site plan.
8. The easement shall run with the land and be binding upon Grantor, Grantee, and their successors and assigns and shall be governed by the laws of the State of Michigan. This easement agreement may only be amended or modified by written instrument executed by Grantor and Grantee (or their respective successors or assigns).
9. Grantor agrees to pay applicable state and county transfer taxes necessary to record this easement.

Grantor

Uptown Ann Arbor LLC, a Michigan limited liability company

By: Oakland Management Corp. LLC  
Its: Manager

By: Samuel Beznos  
Its: President

STATE OF MICHIGAN                    )  
  ) ss:  
COUNTY OF WASHTENAW            )

Acknowledged before me this 20th day of July, 2022 by Samuel Beznos who stated under oath that he is the President of Oakland Management Corp. LLC, the Manager of Uptown Ann Arbor LLC, that this Easement Agreement was signed on behalf of the company, and that the granting of this Easement is the free act and deed of the company.



Teri Ann Staples  
Teri Staples, Notary Public  
Oakland County, Michigan  
Acting in Washtenaw County  
My commission expires: January 18, 2027

Grantee

Mandy Grewal, Supervisor

Michelle L. Anzaldi, Clerk

STATE OF MICHIGAN                    )  
  )ss:  
COUNTY OF WASHTENAW            )

Acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2022 by Mandy Grewal and Michelle L. Anzaldi, the Supervisor and Clerk, respectively, of Pittsfield Charter Township on behalf of the Township.

\_\_\_\_\_  
Notary Public  
\_\_\_\_\_, County, Michigan  
Acting in Washtenaw County  
My commission expires: \_\_\_\_\_  
WHEN RECORDED RETURN TO:  
Pittsfield Charter Township  
Attn: Michelle L. Anzaldi, Clerk  
6201 W. Michigan Avenue  
Ann Arbor, MI 48108

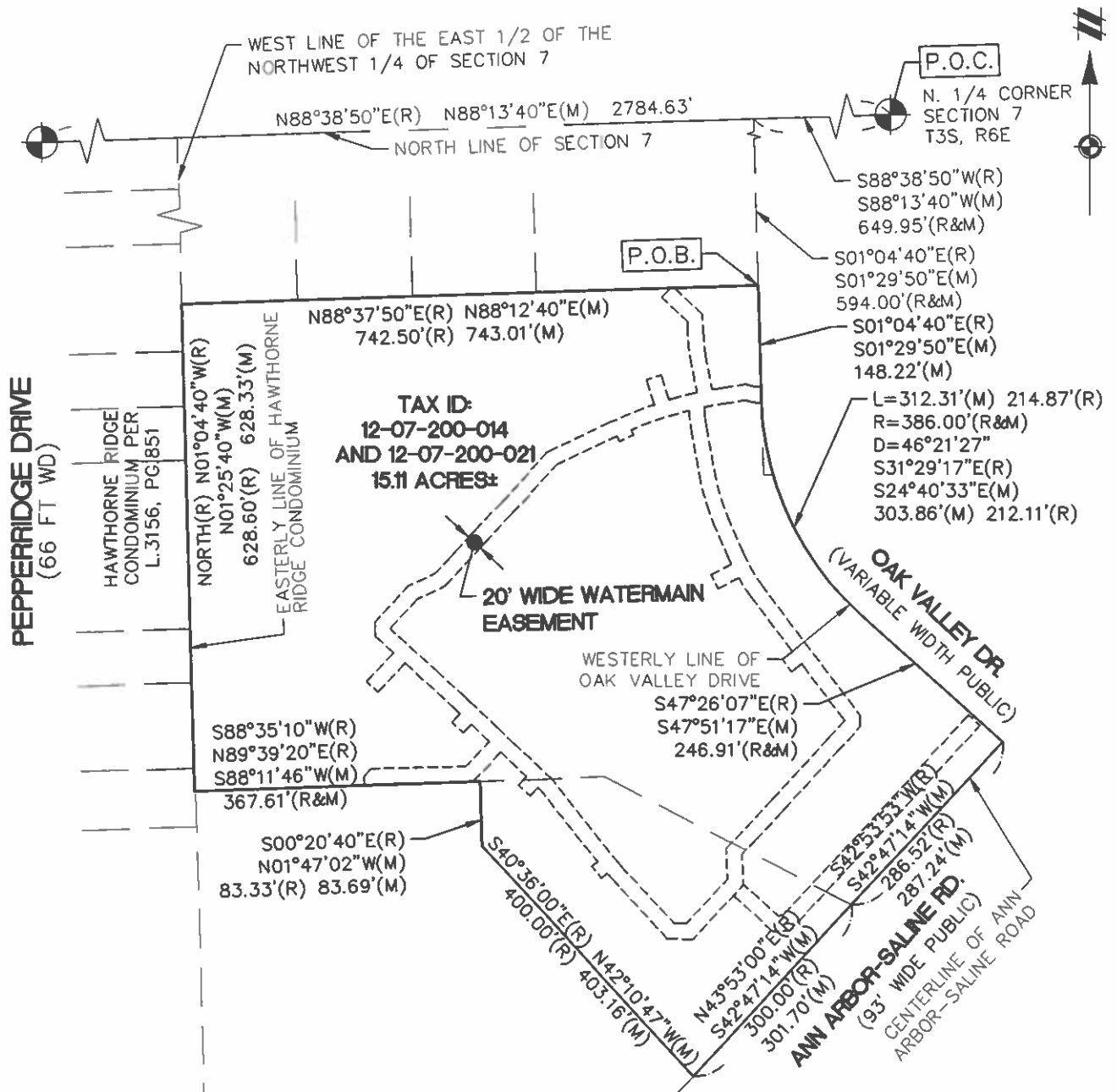
INSTRUMENT DRAFTED BY:  
James A. Fink (P40386)  
Fink & Fink, PLLC  
320 N. Main St., Ste. 420  
Ann Arbor, MI 48104

State Transfer Tax: Exempt MCL 207.526a

Recording Fee: \$30.00

County Transfer Tax: Exempt MCL 207.505a

Tax parcel # L-12-07-200-025



**LEGEND**

- SECTION CORNER
- P.O.B. PLACE OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- (R&M) RECORDED & MEASURED

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT	BEZTAK PROPERTIES
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	
SCALE:	0 100 200 1 INCH = 200 FEET

JOB: 16000137	CAD: EA-04
DR. JR	CH. ME
BOOK NA	PG. NA
SHEET 01 OF 07	DATE: 04/23/2018
FILE CODE: 16000137EA-04	
<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

PROFESSIONAL SURVEYOR  
NUMBER 56860


STATE OF MICHIGAN  
MICHAEL D. EMBREE  
License No. 4001056860

06/27/2022 REVISED EASEMENT

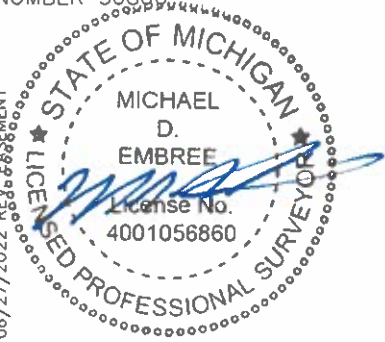
DESCRIPTION OF A 15.11 ACRE PARCEL LOCATED IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W (RECORDED AS S88°38'50"W) 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E (RECORDED AS S01°04'40"E) 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH) FOR A PLACE OF BEGINNING; THENCE CONTINUING ALONG THE WESTERLY LINE OF SAID OAK VALLEY DRIVE THE FOLLOWING THREE (3) COURSES: S01°29'50"E (RECORDED AS S01°04'40"E) 148.22 FEET, 312.31 FEET (RECORDED AS 214.87 FEET) ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°40'33"E 303.86 FEET (RECORDED AS S31°29'17"E 212.11 FEET), AND S47°51'17"E (RECORDED AS S47°26'07"E) 246.91 FEET; THENCE S42°47'14"W 287.24 FEET (RECORDED AS S42°53'53"W 286.52 FEET) ALONG THE CENTERLINE OF ANN ARBOR-SALINE ROAD (93 FEET WIDE); THENCE S42°47'14"W 301.70 FEET (RECORDED AS N43°53'00"E 300.00 FEET) ALONG THE CENTERLINE OF SAID ANN ARBOR-SALINE ROAD; THENCE N42°10'47"W 403.16 FEET (RECORDED AS S40°36'00"E 400.00 FEET); THENCE N01°47'02"W 83.69 FEET (RECORDED AS S00°20'40"E 83.33 FEET); THENCE S88°11'46"W (RECORDED AS S88°35'10"W AND N89°39'20"E) 367.61 FEET; THENCE N01°25'40"W 628.33 FEET (RECORDED AS NORTH AND N01°04'40"W 628.60 FEET) ALONG THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7 AND THE EAST LINE OF HAWTHORNE RIDGE CONDOMINIUM AS RECORDED IN LIBER 3156, PAGE 851, WASHTENAW COUNTY RECORDS; THENCE N88°12'40"E 743.01 FEET (RECORDED AS N88°37'50"E 742.50 FEET) TO THE PLACE OF BEGINNING, BEING A PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SAID SECTION 7, CONTAINING 15.11 ACRES OF LAND, MORE OR LESS, AND BEING SUBJECT TO EASEMENTS, RESTRICTIONS, CONDITIONS AND EXCEPTIONS OF RECORD, IF ANY.

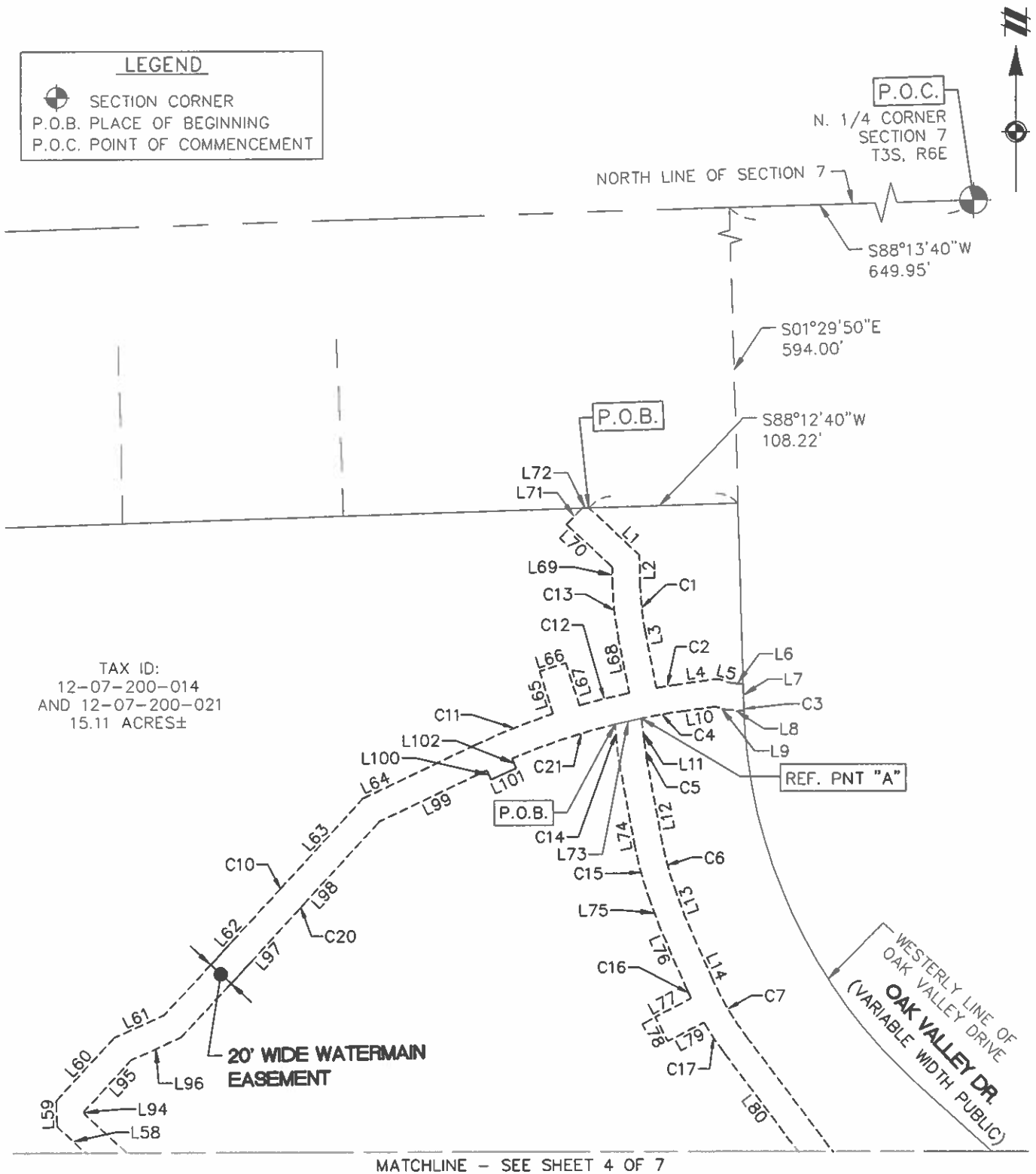
TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES  SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN  SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN  SCALE: NONE	JOB: 16000137	CAD EA-04
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 02 OF 07	DATE: 04/23/2018
	FILE CODE: 16000137EA-04	
 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

PROFESSIONAL SURVEYOR  
NUMBER 56860




06/27/2022 REV. 66860



TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

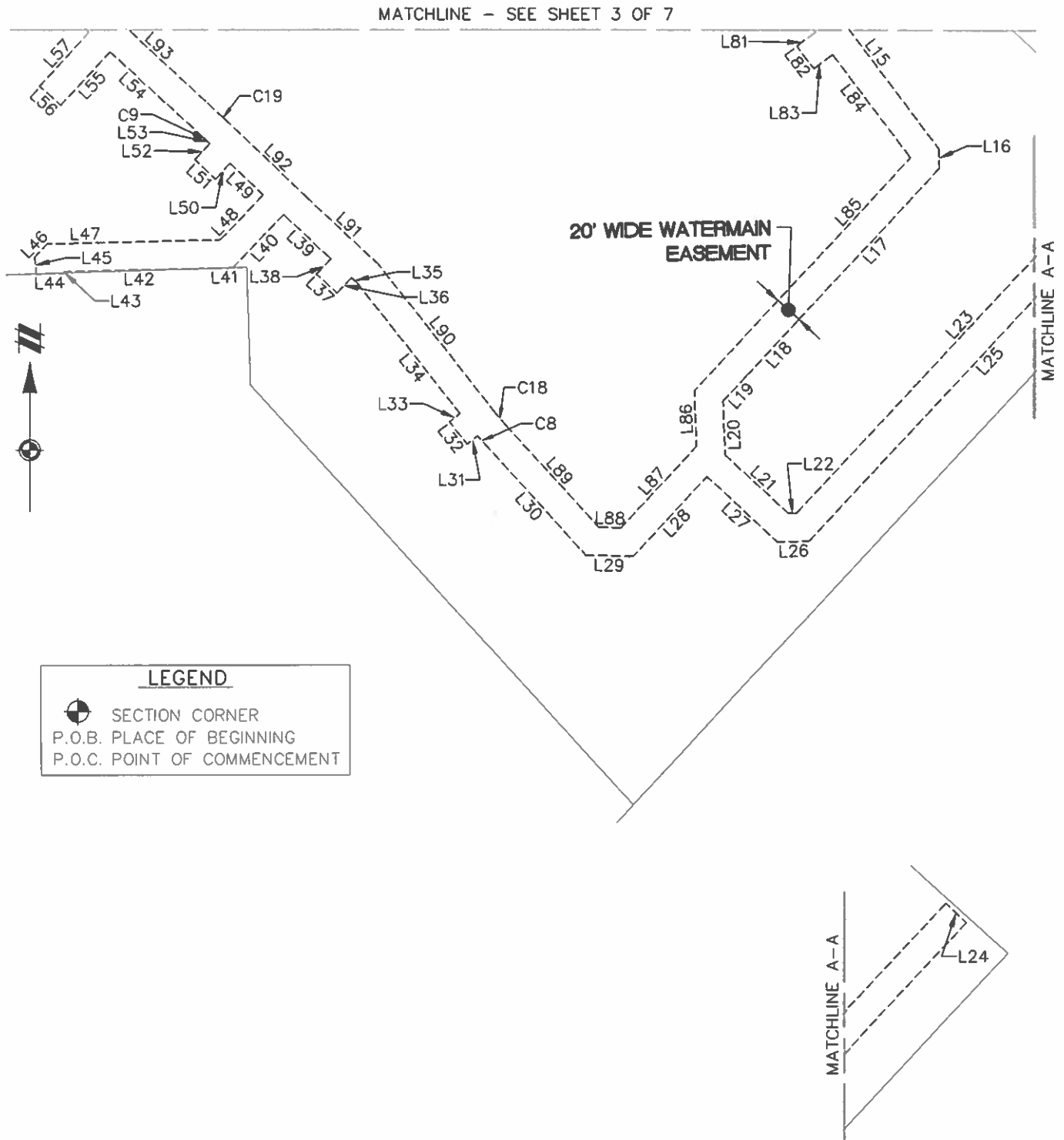
CLIENT	BEZTAK PROPERTIES
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	
SCALE:	0 50 100 1 INCH = 100 FEET

JOB: 16000137	CAD EA-04
DR. JR	CH. ME
BOOK NA	PG. NA
SHEET 03 OF 07	DATE: 04/23/2018
FILE CODE: 16000137EA-04	
 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	

PROFESSIONAL SURVEYOR  
NUMBER 56860

STATE OF MICHIGAN  
MICHAEL D. EMBREE  
License No. 4001056860

06/27/2022 REVISED




TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT <b>BEZTAK PROPERTIES</b>	JOB: 16000137	CAD EA-04	PROFESSIONAL SURVEYOR NUMBER 56860
	DR. JR	CH. ME	
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	BOOK NA	PG. NA	STATE OF MICHIGAN MICHAEL D. EMBREE License No. 4001056860
	SHEET 04 OF 07	DATE: 04/23/2018	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN	FILE CODE: 16000137EA-04	06/27/2022 REV. 66860	
SCALE: 1 INCH = 100 FEET	<b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000		

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	36.05'	220.00'	9°23'22"	S06°14'07"E	36.01'
C2	16.01'	510.00'	1°47'54"	N81°05'33"E	16.01'
C3	3.07'	386.00'	0°27'20"	S01°43'30"E	3.07'
C4	29.75'	490.00'	3°28'42"	S80°15'10"W	29.74'
C5	14.48'	230.00'	3°36'23"	S08°22'38"E	14.47'
C6	39.19'	230.00'	9°45'44"	S15°03'41"E	39.14'
C7	53.75'	230.00'	13°23'22"	S30°07'46"E	53.63'
C8	9.46'	250.00'	2°10'01"	N41°05'48"W	9.45'
C9	3.78'	240.00'	0°54'11"	N46°43'17"W	3.78'
C10	2.52'	240.00'	0°36'07"	N42°31'07"E	2.52'
C11	60.44'	510.00'	6°47'25"	N68°06'46"E	60.41'
C12	37.31'	510.00'	4°11'29"	N75°51'02"E	37.30'
C13	39.33'	240.00'	9°23'22"	N06°14'07"W	39.29'
C14	30.43'	250.00'	6°58'29"	S06°41'35"E	30.41'
C15	42.60'	250.00'	9°45'44"	S15°03'41"E	42.54'
C16	9.09'	250.00'	2°05'01"	S24°28'36"E	9.09'
C17	26.69'	250.00'	6°06'57"	S33°09'41"E	26.67'
C18	16.03'	230.00'	3°59'36"	N40°11'01"W	16.03'
C19	4.10'	260.00'	0°54'11"	N46°43'17"W	4.10'
C20	2.73'	260.00'	0°36'07"	N42°31'07"E	2.73'
C21	78.87'	490.00'	9°13'20"	N71°36'05"E	78.78'

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES	JOB: 16000137	CAD EA-04
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 05 OF 07	DATE: 04/23/2018
	FILE CODE: 16000137EA-04	
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: NONE		



LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH	LINE #	BEARING	LENGTH
L1	S46°32'26"E	50.05'	L35	N46°58'29"W	5.74'	L69	N01°32'26"W	11.86'
L2	S01°32'26"E	20.14'	L36	S43°05'37"W	14.97'	L70	N46°32'26"W	45.11'
L3	S10°55'48"E	41.20'	L37	N46°54'23"W	20.00'	L71	N43°27'34"E	16.63'
L4	N81°59'31"E	28.13'	L38	N43°05'37"E	14.95'	L72	N88°12'40"E	4.75'
L5	S75°30'29"E	11.77'	L39	N46°58'29"W	45.94'	L73	S77°21'47"W	19.68'
L6	S86°52'33"E	7.95'	L40	S43°43'48"W	52.03'	L74	S10°10'49"E	57.53'
L7	S01°29'50"E	17.00'	L41	S88°11'46"W	12.62'	L75	S19°56'33"E	20.04'
L8	N86°52'33"W	11.57'	L42	S88°43'48"W	106.65'	L76	S23°26'06"E	47.79'
L9	N75°30'29"W	9.78'	L43	S01°47'24"E	0.99'	L77	S62°11'21"W	29.49'
L10	S81°59'31"W	24.15'	L44	S88°11'46"W	20.00'	L78	S27°48'39"E	20.00'
L11	S06°34'27"E	16.77'	L45	N01°47'24"W	12.26'	L79	N62°11'21"E	29.49'
L12	S10°10'49"E	57.53'	L46	N43°28'12"E	12.56'	L80	S36°49'13"E	91.46'
L13	S19°56'33"E	19.43'	L47	N88°43'48"E	122.12'	L81	S53°10'33"W	16.75'
L14	S23°26'06"E	47.18'	L48	N43°43'48"E	44.03'	L82	S36°49'27"E	20.00'
L15	S36°49'27"E	207.16'	L49	N46°16'12"W	32.08'	L83	N53°10'33"E	16.74'
L16	S02°12'45"E	13.76'	L50	S42°49'37"W	15.10'	L84	S36°49'13"E	91.57'
L17	S42°47'14"W	146.87'	L51	N47°10'23"W	20.00'	L85	S42°47'14"W	225.24'
L18	S42°46'57"W	55.46'	L52	N42°49'37"E	15.42'	L86	S02°12'45"E	39.76'
L19	S42°47'44"W	23.34'	L53	N46°16'12"W	3.69'	L87	S42°47'15"W	78.83'
L20	S02°12'45"E	38.55'	L54	N47°10'23"W	88.93'	L88	N88°18'28"W	15.81'
L21	S47°12'49"E	60.87'	L55	S42°49'37"W	51.25'	L89	N42°10'49"W	96.13'
L22	N87°47'11"E	5.86'	L56	N47°10'23"W	20.00'	L90	N38°02'43"W	131.28'
L23	N42°47'11"E	353.74'	L57	N42°49'37"E	51.25'	L91	N46°54'27"W	69.61'
L24	S47°12'49"E	20.00'	L58	N47°10'23"W	31.81'	L92	N46°16'12"W	79.16'
L25	S42°47'11"W	362.02'	L59	N02°10'23"W	18.55'	L93	N47°10'23"W	132.46'
L26	S87°47'11"W	22.43'	L60	N42°49'37"E	62.27'	L94	N02°10'23"W	1.98'
L27	N47°12'49"W	68.30'	L61	N65°19'11"E	39.50'	L95	N42°49'37"E	50.01'
L28	S42°47'15"W	77.07'	L62	N42°49'11"E	122.89'	L96	N65°19'11"E	39.50'
L29	N88°17'42"W	33.43'	L63	N42°13'04"E	87.44'	L97	N42°49'11"E	126.87'
L30	N42°10'49"W	104.64'	L64	N64°43'04"E	90.62'	L98	N42°13'04"E	83.46'
L31	S51°41'04"W	9.64'	L65	N17°19'22"W	32.77'	L99	N64°43'04"E	86.08'
L32	N38°18'56"W	20.00'	L66	N72°39'45"E	20.00'	L100	S24°10'44"E	7.42'
L33	N51°41'04"E	9.58'	L67	S17°19'22"E	32.76'	L101	N65°49'16"E	20.00'
L34	N38°02'43"W	117.75'	L68	N10°55'48"W	41.20'	L102	N24°10'44"W	7.41'

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT

BEZTAK PROPERTIES

SKETCH AND DESCRIPTION  
OF A 20' WIDE  
WATERMAIN EASEMENT  
LOCATED IN

SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST  
PITTSFIELD TOWNSHIP  
WASHTENAW COUNTY, MICHIGAN

SCALE:  
NONE

JOB: 16000137

DR. JR

BOOK NA

SHEET 06 OF 07


FILE CODE: 16000137EA-04

CAD EA-04

CH. ME

PG. NA

DATE: 04/23/2018

 **ATWELL**  
866.850.4200 [www.atwell-group.com](http://www.atwell-group.com)  
TWO TOWNE SQUARE, SUITE 700  
SOUTHFIELD, MI 48075  
248.447.2000

PROFESSIONAL SURVEYOR  
NUMBER 56860

STATE OF MICHIGAN

MICHAEL D. EMBREE

License No. 4001056860



06/27/2022 REV. 66860

DESCRIPTION OF A 20 FOOT WIDE WATERMAIN EASEMENT LOCATED IN SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN:

COMMENCING AT THE NORTH 1/4 CORNER OF SECTION 7, TOWN 3 SOUTH, RANGE 6 EAST, PITTSFIELD TOWNSHIP, WASHTENAW COUNTY, MICHIGAN; THENCE S88°13'40"W 649.95 FEET ALONG THE NORTH LINE OF SAID SECTION 7; THENCE S01°29'50"E 594.00 FEET ALONG THE WESTERLY LINE OF OAK VALLEY DRIVE (VARIABLE WIDTH); THENCE S88°12'40"W 108.22 FEET FOR A PLACE OF BEGINNING; THENCE S46°32'26"E 50.05 FEET; THENCE S01°32'26"E 20.14 FEET; THENCE 36.05 FEET ALONG THE ARC OF A 220.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S06°14'07"E 36.01 FEET; THENCE S10°55'48"E 41.20 FEET; THENCE 16.01 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N81°05'33"E 16.01 FEET; THENCE N81°59'31"E 28.13 FEET; THENCE S75°30'29"E 11.77 FEET; THENCE S86°52'33"E 7.95 FEET; THENCE S01°29'50"E 17.00 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE 3.07 FEET ALONG THE ARC OF A 386.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S01°43'30"E 3.07 FEET ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID OAK VALLEY DRIVE; THENCE N86°52'33"W 11.57 FEET; THENCE N75°30'29"W 9.78 FEET; THENCE S81°59'31"W 24.15 FEET; THENCE 29.75 FEET ALONG THE ARC OF A 490.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S80°15'10"W 29.74 FEET TO REFERENCE POINT "A"; THENCE S06°34'27"E 16.77 FEET; THENCE 14.48 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S08°22'38"E 14.47 FEET; THENCE S10°10'49"E 57.53 FEET; THENCE 39.19 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S15°03'41"E 39.14 FEET; THENCE S19°56'33"E 19.43 FEET; THENCE S23°26'06"E 47.18 FEET; THENCE 53.75 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S30°07'46"E 53.63 FEET; THENCE S36°49'27"E 207.16 FEET; THENCE S02°12'45"E 13.76 FEET; THENCE S42°47'14"W 146.87 FEET; THENCE S42°46'57"W 55.46 FEET; THENCE S42°47'44"W 23.34 FEET; THENCE S02°12'45"E 38.55 FEET; THENCE S47°12'49"E 60.87 FEET; THENCE N87°47'11"E 5.86 FEET; THENCE N42°47'11"E 353.74 FEET; THENCE S47°12'49"E 20.00 FEET; THENCE S42°47'11"W 362.02 FEET; THENCE S87°47'11"W 22.43 FEET; THENCE N47°12'49"W 68.30 FEET; THENCE S42°47'15"W 77.07 FEET; THENCE N88°17'42"W 33.43 FEET; THENCE N42°10'49"W 104.64 FEET; THENCE 9.46 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N41°05'48"W 9.45 FEET; THENCE S51°41'04"W 9.64 FEET; THENCE N38°18'56"W 20.00 FEET; THENCE N51°41'04"E 9.58 FEET; THENCE N38°02'43"W 117.75 FEET; THENCE N46°58'29"W 5.74 FEET; THENCE S43°05'37"W 14.97 FEET; THENCE N46°54'23"W 20.00 FEET; THENCE N43°05'37"E 14.95 FEET; THENCE N46°58'29"W 45.94 FEET; THENCE S43°43'48"W 52.03 FEET; THENCE S88°11'46"W 12.62 FEET; THENCE S88°43'48"W 106.65 FEET; THENCE S01°47'24"E 0.99 FEET; THENCE S88°11'46"W 20.00 FEET; THENCE N01°47'24"W 12.26 FEET; THENCE N43°28'12"E 12.56 FEET; THENCE N88°43'48"E 122.12 FEET; THENCE N43°43'48"E 44.03 FEET; THENCE N46°16'12"W 32.08 FEET; THENCE S42°49'37"W 15.10 FEET; THENCE N47°10'23"W 20.00 FEET; THENCE N42°49'37"E 15.42 FEET; THENCE N46°16'12"W 3.69 FEET; THENCE 3.78 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N46°43'17"W 3.78 FEET; THENCE N47°10'23"W 88.93 FEET; THENCE S42°49'37"W 51.25 FEET; THENCE N47°10'23"W 20.00 FEET; THENCE N42°49'37"E 51.25 FEET; THENCE N47°10'23"W 31.81 FEET; THENCE N02°10'23"W 18.55 FEET; THENCE N42°49'37"E 62.27 FEET; THENCE N65°19'11"E 39.50 FEET; THENCE N42°49'11"E 122.89 FEET; THENCE 2.52 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N42°31'07"E 2.52 FEET; THENCE N42°13'04"E 87.44 FEET; THENCE N64°43'04"E 90.62 FEET; THENCE 60.44 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N68°06'46"E 60.41 FEET; THENCE N17°19'22"W 32.77 FEET; THENCE N72°39'45"E 20.00 FEET; THENCE S17°19'22"E 32.76 FEET; THENCE 37.31 FEET ALONG THE ARC OF A 510.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N75°51'02"E 37.30 FEET; THENCE N10°55'48"W 41.20 FEET; THENCE 39.33 FEET ALONG THE ARC OF A 240.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N06°14'07"W 39.29 FEET; THENCE N01°32'26"W 11.86 FEET; THENCE N46°32'26"W 45.11 FEET; THENCE N43°27'34"E 16.63 FEET; THENCE N88°12'40"E 4.75 FEET TO THE PLACE OF BEGINNING;

EXCEPTING THEREFROM: COMMENCING FROM AFOREMENTIONED REFERENCE POINT "A" THENCE S77°21'47"W 19.68 FEET FOR A PLACE OF BEGINNING; THENCE 30.43 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S06°41'35"E 30.41 FEET; THENCE S10°10'49"E 57.53 FEET; THENCE 42.60 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S15°03'41"E 42.54 FEET; THENCE S19°56'33"E 20.04 FEET; THENCE S23°26'06"E 47.79 FEET; THENCE 9.09 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S24°28'36"E 9.09 FEET; THENCE S62°11'21"W 29.49 FEET; THENCE S27°48'39"E 20.00 FEET; THENCE N62°11'21"E 29.49 FEET; THENCE 26.69 FEET ALONG THE ARC OF A 250.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING S33°09'41"E 26.67 FEET; THENCE S36°49'13"E 91.46 FEET; THENCE S53°10'33"W 16.75 FEET; THENCE S36°49'27"E 20.00 FEET; THENCE N53°10'33"E 16.74 FEET; THENCE S36°49'13"E 91.57 FEET; THENCE S42°47'14"W 225.24 FEET; THENCE S02°12'45"E 39.76 FEET; THENCE S42°47'15"W 78.83 FEET; THENCE N88°18'28"W 15.81 FEET; THENCE N42°10'49"W 96.13 FEET; THENCE 16.03 FEET ALONG THE ARC OF A 230.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N40°11'01"W 16.03 FEET; THENCE N38°02'43"W 131.28 FEET; THENCE N46°54'27"W 69.61 FEET; THENCE N46°16'12"W 79.16 FEET; THENCE 4.10 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N46°43'17"W 4.10 FEET; THENCE N47°10'23"W 132.46 FEET; THENCE N02°10'23"W 1.98 FEET; THENCE N42°49'37"E 50.01 FEET; THENCE N65°19'11"E 39.50 FEET; THENCE N42°49'11"E 126.87 FEET; THENCE 2.73 FEET ALONG THE ARC OF A 260.00 FOOT RADIUS CIRCULAR CURVE TO THE LEFT, CHORD BEARING N42°31'07"E 2.73 FEET; THENCE N42°13'04"E 83.46 FEET; THENCE N64°43'04"E 86.08 FEET; THENCE S24°10'44"E 7.42 FEET; THENCE N65°49'16"E 20.00 FEET; THENCE N24°10'44"W 7.41 FEET; THENCE 78.87 FEET ALONG THE ARC OF A 490.00 FOOT RADIUS CIRCULAR CURVE TO THE RIGHT, CHORD BEARING N71°36'05"E 78.78 FEET TO THE PLACE OF BEGINNING.

TAX PARCEL NO. 12-07-200-014 & 12-07-200-021  
BEARING BASE: MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET, GROUND DISTANCES, NAD83.

CLIENT BEZTAK PROPERTIES	JOB: 16000137	CAD EA-04
	DR. JR	CH. ME
	BOOK NA	PG. NA
	SHEET 07 OF 07	DATE: 04/23/2018
SKETCH AND DESCRIPTION OF A 20' WIDE WATERMAIN EASEMENT LOCATED IN	FILE CODE: 16000137EA-04	
	 <b>ATWELL</b> 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000	
SECTION 7 TOWN 3 SOUTH, RANGE 6 EAST PITTSFIELD TOWNSHIP WASHTENAW COUNTY, MICHIGAN		
SCALE: NONE		