

MEMORANDUM

TO: Mayor and Council

FROM: Stephen K. Postema, City Attorney

DATE: January 22, 2007

SUBJECT: Resolution Accepting Utility Easement from Plymouth Green Crossings, L.L.C. (Plymouth Green Crossings Condominium)
(8 votes required)

There is a resolution before you to accept an easement for the construction and maintenance of public utilities from Plymouth Green Crossings, L.L.C., a Michigan limited liability company.

The easement is in standard form and conveyed without cost to the City.

Acceptance of the easement is recommended.

Prepared by: Marylou Zimmerman, Legal Assistant
Reviewed by: Stephen K. Postema, City Attorney
Approved by: Roger W. Fraser, City Administrator

RESOLUTION ACCEPTING UTILITY EASEMENT
FROM
PLYMOUTH GREEN CROSSINGS, L.L.C.
(Plymouth Green Crossings Condominium)
(8 votes required)

Whereas, Plymouth Green Crossings, L.L.C., a Michigan limited liability company, is the fee simple owner of property located in the City of Ann Arbor, Washtenaw County, Michigan as described in the Washtenaw County Records at Liber 4539, Page 688, recorded February 21, 2006;

Whereas, The First Amended and Restated Operating Agreement of Plymouth Green Crossings, L.L.C., dated August 30, 2006, authorizes the delivery of a perpetual easement to the City for public utilities; and

Whereas, Plymouth Green Crossings, L.L.C., has delivered an easement to the City for the construction and maintenance of municipally operated public services comprising the public utilities system to run with the land and burden the respective property perpetually, being more particularly described as follows:

Description of Variable Width Water Main:

Commencing at the center of Section 14, Town 2 S, Range 6 E, City of Ann Arbor, Washtenaw County, Michigan; thence S 00°05'25" W 667.92 feet along the N and S 1/4 line of said Section 14; thence N 89°54'35" W 40.00 feet to a point on the Westerly right-of-way line of Green Road; thence along the said right-of-way line in the following courses: Southerly 46.90 feet along the arc of a 490.00 foot radius circular curve to the left through a central angle of 05°29'00" having a chord which bears S 02°39'05" E 46.88 feet, S 05°23'35" E 353.86 feet, Southerly 271.22 feet along the arc of a 630.00 foot radius circular curve to the right through a central angle of 24°40'00" having a chord which bears S 06°56'25" W 269.13 feet and S 19°16'25" W 71.37 feet; thence N 90°00'00" W 213.38 feet to the POINT OF BEGINNING;

thence S 56°41'39" W 101.15 feet;
thence N 89°54'35" W 139.18 feet;
thence S 45°05'25" W 24.77 feet;
thence S 00°05'25" W 34.72 feet;
thence N 89°54'35" W 5.00 feet;
thence S 00°05'25" W 112.21 feet;
thence S 45°05'25" W 73.54 feet;
thence S 00°05'25" W 219.72 feet;
thence S 22°24'35" E 84.85 feet;
thence S 70°54'25" W 66.15 feet along the northerly right-of-way line of Plymouth
Road as recorded in Liber 3895, Page 912, Washtenaw County Records;
thence N 00°05'25" E 68.03 feet;
thence N 22°24'35" W 39.20 feet;

thence N 00°05'25" E 11.35 feet;
thence N 89°54'35" W 10.50 feet;
thence N 00°05'25" E 40.00 feet;
thence S 89°54'35" E 10.50 feet;
thence N 00°05'25" E 159.26 feet;
thence N 89°54'35" W 10.50 feet;
thence N 00°05'25" E 40.00 feet;
thence S 89°54'35" E 18.44 feet;
thence N 45°05'25" E 62.31 feet;
thence N 00°05'25" E 124.94 feet;
thence N 44°54'35" W 19.12 feet;
thence N 45°05'25" E 40.00 feet;
thence S 44°54'35" E 10.98 feet;
thence N 45°05'25" E 26.04 feet;
thence S 89°54'35" E 143.75 feet;
thence N 56°41'39" E 99.71 feet;

thence Southeasterly 41.37 feet along the arc of a 100.00 foot radius circular curve to the right through a central angle of 23°52'32" having a chord which bears S 18°31'13" E 41.37 feet to the POINT OF BEGINNING, being a part of the E 1/2 of the SW 1/4 of Section 14, Town 2 S, Range 6 E, City of Ann Arbor, Washtenaw County, Michigan. Containing 0.86 acres of land, more or less. Subject to easements and restrictions of record, if any.

Description of Variable Width Sanitary Sewer:

Commencing at the center of Section 14, Town 2 S, Range 6 E, City of Ann Arbor, Washtenaw County, Michigan; thence S 00°05'25" W 667.92 feet along the N and S 1/4 line of said Section 14; thence N 89°54'35" W 40.00 feet to a point on the Westerly right-of-way line of Green Road; thence along the said right-of-way line in the following courses: Southerly 46.90 feet along the arc of a 490.00 foot radius circular curve to the left through a central angle of 05°29'00" having a chord which bears S 02°39'05" E 46.88 feet, S 05°23'35" E 353.86 feet, Southerly 271.22 feet along the arc of a 630.00 foot radius circular curve to the right through a central angle of 24°40'00" having a chord which bears S 06°56'25" W 269.13 feet and S 19°16'25" W 71.37 feet; thence N 90°00'00" W 21.19 feet; thence S 19°16'25" W 108.59 feet; thence Southerly 324.98 feet along the arc of a 510.00 foot radius circular curve to the left through a central angle of 36°30'34" having a chord which bears S 01°01'09" W 319.51 feet; thence S 26°44'15" W 9.38 feet; thence S 70°54'25" W 426.48 feet to the POINT OF BEGINNING;

thence continuing S 70°54'25" W 66.14 feet along the northerly right-of-way line of Plymouth Road as recorded in Liber 3895, Page 912, Washtenaw County Records;

thence N 00°05'25" E 68.03 feet;
thence N 22°24'35" W 39.20 feet;
thence N 00°05'25" E 11.35 feet;

thence N 89°54'35" W 10.50 feet;
thence N 00°05'25" E 40.00 feet;
thence S 89°54'35" E 10.50 feet;
thence N 00°05'25" E 159.26 feet;
thence N 89°54'35" W 10.50 feet;
thence N 00°05'25" E 40.00 feet;
thence S 89°54'35" E 18.44 feet;
thence N 45°05'25" E 62.31 feet;
thence N 00°05'25" E 85.16 feet;
thence S 89°54'35" E 45.00 feet;
thence S 00°05'25" W 112.21 feet;
thence S 45°05'25" W 73.54 feet;
thence S 00°05'25" W 219.72 feet;

thence S 22°24'35" E 84.85 feet to the POINT OF BEGINNING, being a part of the E 1/2 of the SW 1/4 of Section 14, Town 2 S, Range 6 E, City of Ann Arbor, Washtenaw County, Michigan. Containing 0.55 acres of land, more or less. Subject to easements and restrictions of record, if any.

RESOLVED, That the City hereby accept said grant of easement.

Submitted: City Attorney
Date: January 22, 2006

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CENTER SECTION 14
T2S, R6E

(NS 1/4 LINE SECTION 14)

L = 46.90' S00°05'25"W
R = 490.00' 667.92'
Δ = 5°29'00" N89°54'35"W
Chord = S02°39'05"E 40.00'

L = 41.65' 46.88'
R = 100.00'
Δ = 23°51'46" S18°38'05"E
Chord = 41.35'

L = 271.22' S05°23'35"E
R = 630.00' 353.86'
Δ = 24°40'00" Chord = S06°56'25"W
269.13'

POB S19°16'25"W 71.37'
N90°00'00"W 213.38'

L = 0.21'
R = 100.00'
Δ = 0°07'15" Chord = N06°38'34"W
0.21'

WESTERLY R.O.W. LINE OF GREEN RD

20' PUBLIC R.O.W. L 3895, P 912

LEGEND



POB R.O.W.

SECTION CORNER
POINT OF BEGINNING RIGHT-OF-WAY

50' PUBLIC R.O.W. EASEMENT L 3895, P 912

C/L OF PLYMOUTH ROAD

BASIS OF BEARING:
PLYMOUTH PROFESSIONAL PARK
LIBER 23 OF PLATS, PAGES 30 & 32

MIDWESTERN CONSULTING



Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects
3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

PLYMOUTH GREEN CROSSING WATER MAIN EASEMENT

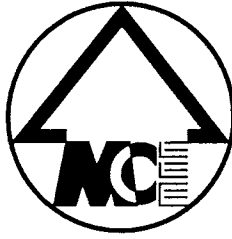
DATE: 6-2-06 JOB NO.: 05010

SCALE: 1" = 100



SHEET 1 OF 2

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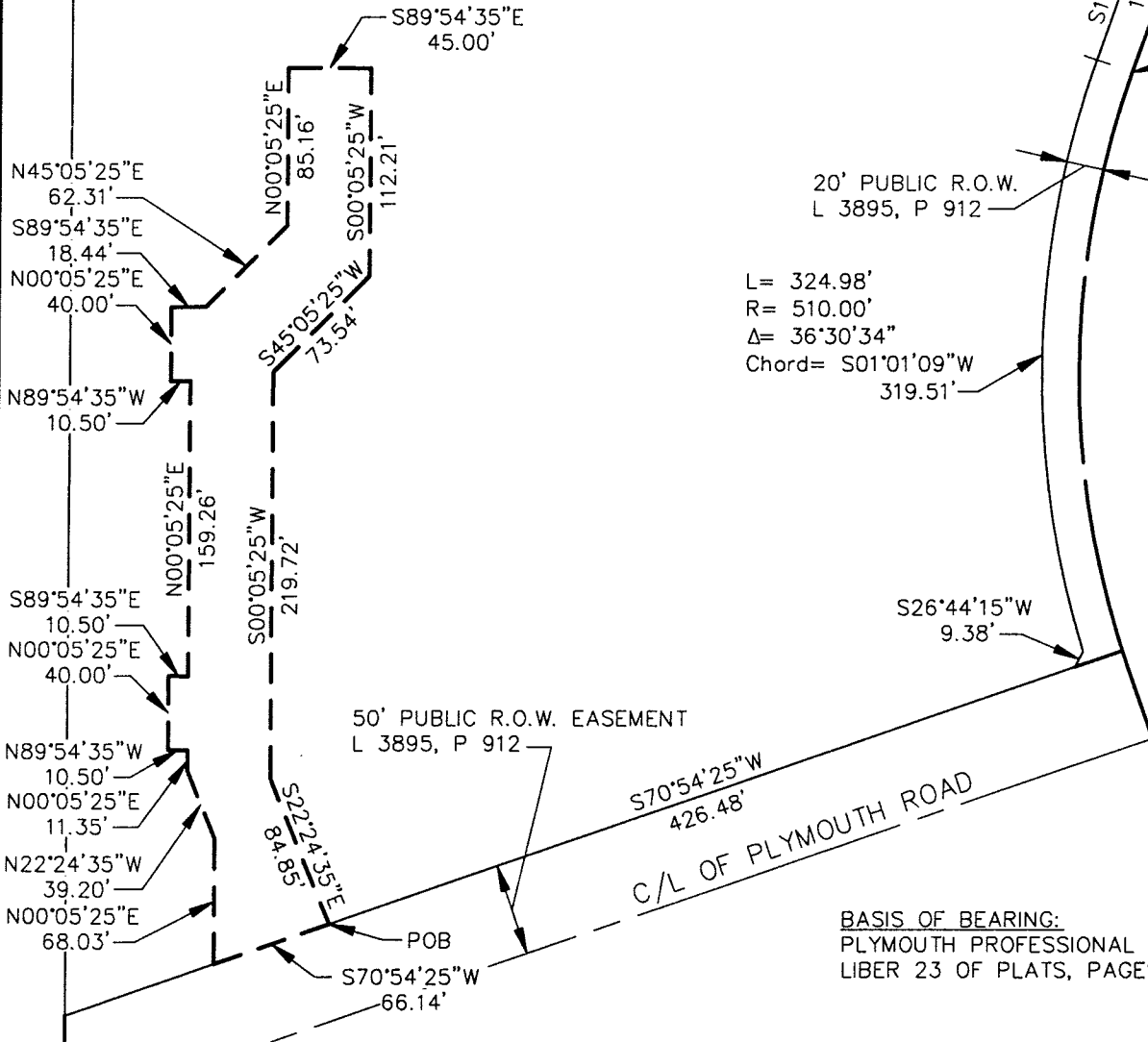
LEGEND



SECTION CORNER



POINT OF BEGINNING
RIGHT-OF-WAY



(NS 1/4 LINE SECTION 14)
 L= 46.90' S00°05'25"W
 R= 490.00' 667.92'
 Δ= 5°29'00" N89°54'35"W
 Chord= S02°39'05"E 40.00'

46.88'
 L= 271.22' S05°23'35"E
 R= 630.00' 353.86'
 Δ= 24°40'00"
 Chord= S06°56'25"W
 269.13'
 S19°16'25"W
 71.37'
 N90°00'00"W
 21.19'

L= 324.98'
 R= 510.00'
 Δ= 36°30'34"
 Chord= S01°01'09"W
 319.51'

BASIS OF BEARING:
 PLYMOUTH PROFESSIONAL PARK
 LIBER 23 OF PLATS, PAGES 30 & 32

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 Ann Arbor, Michigan 48108
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 Fax 734.995.0599

**PLYMOUTH GREEN CROSSING
 SANITARY SEWER EASEMENT**

DATE: 6-2-06 JOB NO.: **05010**

SCALE: 1"= 100



SHEET 1 OF 2