



GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

- DIVISION OF -

WATER & WASTE SERVICES


G-4610 BEECHER ROAD - FLINT, MICHIGAN 48532-2617

PHONE (810) 732-7870 - FAX (810) 732-9773

JEFFREY WRIGHT
COMMISSIONER

MEMORANDUM

To: Ellen Ellenburg
Public Work Chairman

From: John F. O'Brien, PE 
Director

Re: Easement Abandonment

Date: November 1, 2024

In 2005, CW Development LLC granted water and sewer easements to Genesee County Drain Commissioner Office Division of Water and Waste Services for the proposed development commonly referred to as Arden Glen. The land is located in section five of Mundy Township on the north side of Hill Road west of Linden Road.

The Arden Glen project has been abandoned and the property has changed hands. The current owners Maple and Hill LLC have requested that the easement be terminated.

GCDC-WWS has reviewed the document and has determined that the granted easements are no longer necessary to provide service to the site. As you are aware the GCDCWWS operates as the County Agency per Public Act 342 of 1939 et.al. While the Act allows the County Agency to accept easements on behalf of the County, the Act does require County Board action to terminate easements.

Therefore, we are requesting the County Board to authorize the termination of the attached easements. Upon approval of the board, the County Agency will execute the termination and file the necessary paperwork with the clerk's office.

Should you have any questions or need further comment do not hesitate to contact this office.

JFO/RJD

cc: Jeff Wright, Drain Commissioner
Dan Potter, Chief Deputy Drain Commissioner



Dawda, Mann, Mulcahy & Sadler, PLC
COUNSELORS AT LAW

NEIL S. SILVER
(DIRECT DIAL) 248.642.6961
EMAIL: NSILVER@DAWDAMANN.COM

October 30, 2024

Sent Via Email:
DPotter@gcdcwvs.com

Daniel J. Potter, Chief Deputy Drain Commissioner
Genesee Drain Commissioner's Office
G-4610 Beecher Road
Flint, MI 48532-2617

Re: Abandonment of Easement Parcels:
25-15-05-200-011; 25-15-05-300-005; 25-15-05-400-012 & 25-15-05-400-016

Dear Mr. Potter:

This firm represents Maple & Hill, LLC, a wholly owned subsidiary of the Flint & Genesee Economic Alliance and the current owner of the above-referenced properties. As such, in order to further the economic redevelopment of the above properties respectfully requests that the Watermain Easement recorded at Instrument #200503240033519 on March 24, 2005, and the Sewer Easement recorded at Instrument #200503440033516 on March 24, 2005, with the Genesee County Register of Deeds be terminated pursuant to the attached Termination of Easements.

Thank you for your assistance in this important redevelopment project.

If you have any questions, please feel free to contact me.

Respectfully,

Neil S. Silver, Esq.

NSS/srg

cc: Reshma Madhukar Sambare (via email: sambare@millercanfield.com)
Anthony W. McCloud (via email: McCloud@millercanfield.com)
Cody Derrer (via email: Cody.Derrer@plantemoran.com)
Bill Clifford (MEDC) (via email: cliffordb1@michigan.org)
Lisa Crist (via email: lcrist@cislottitle.com)
Amanda Cathey (via email: Amanda@coopercom.com)
Tyler & Emily Rossmassler (via email: trossmaessler@flintandgenesee.org)
Winfield L. Cooper III (via email: win@coopercom.com)

**TERMINATION OF GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN
COMMISSIONER'S OFFICE**

THIS TERMINATION OF GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE, GENESEE COUNTY, MICHIGAN, ("Termination") is made this _____ day of _____, 2024, by the COUNTY OF GENESEE, MICHIGAN by and through the GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE – DIVISION OF WATER AND WASTE SERVICES, a County Agency, whose address is G4610 Beecher Road, Flint, Michigan 48532 (hereinafter "County").

RECITALS

A. The County currently has easement interest upon lands located in the Township of Mundy, Genesee County, Michigan, for fully described as:

PART OF SECTION 5, T6N-R6E, TOWNSHIP OF MUNDY, GENESEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH IS S 89°35'03" W 1315.49 FEET FROM THE SOUTHEAST CORNER SAID SECTION 5; THENCE CONTINUING ALONG SAID SOUTH LINE, S 89°35'03" W 1327.79 FEET TO THE SOUTH ¼ CORNER OF SAID SECTION; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 127.70 FEET, THENCE N 00°13'55" W, PARALLEL WITH THE NORTH AND SOUTH ¼ LINE OF SAID SECTION 5, A DISTANCE OF 200.01 FEET; THENCE S 89°33'02" W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 128.00 FEET; THENCE S 00°13'55" E 200.01 FEET TO SAID SOUTH LINE; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 626.33 FEET; THENCE N 00°13'55" E 228.00 FEET; THENCE S 89°33'02" W 100.00 FEET; THENCE N 00°13'55" E 2432.06 FEET TO THE EAST AND WEST ¼ LINE OF SAID SECTION; THENCE N 89°22'09" E, ALONG SAID EAST AND WEST ¼ LINE, A DISTANCE OF 982.07 FEET TO THE INTERIOR ¼ CORNER OF SAID SECTION 5; THENCE N 00°13'55" E, ALONG THE NORTH AND SOUTH ¼ LINE, A DISTANCE OF 1345.80 FEET; THENCE N 89°35'34" E 879.71 FEET; THENCE S 00°07'50" E 247.50 FEET; THENCE N 89°35'34" E 1410.06 FEET; THENCE S 00°07'50" E 145.00 FEET; THENCE N 89°35'34" E

350.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE S 00°07'49" E, ALONG SAID EAST LINE, A DISTANCE OF 727.12 FEET; THENCE S 36°13'17" W 269.89 FEET TO THE NORTH LINE OF THE RECORDED PLAT OF "LYNCREST ACRES", AS RECORDED IN LIBER 20, PAGE 20, GENESEE COUNTY, MICHIGAN RECORDS; THENCE S 89°17'49" W (RECORDED AS S 89°50' W), ALONG SAID NORTH LINE, A DISTANCE OF 631.84 FEET; THENCE S 89°24'00" W 527.44 FEET; THENCE S 00°15'31" W 2667.46 FEET TO THE PLACE OF BEGINNING, CONTAINING 210.00 GROSS ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THOSE PARTS NOW USED AS LINDEN AND HILL ROADS, SO-CALLED, AND ALSO BEING SUBJECT TO ANY RECORDED EASEMENTS OF BENEFIT OR BURDEN.

Parcel No. 25-15-05-200-011

Parcel No. 25-15-05-300-005

Parcel No. 25-15-05-400-012

Parcel No. 25-15-05-400-016

(the "Property")

B. The area included in the grant of Easement to the Genesee County Drain Commissioner's Office, which has been recorded in Instrument Number 200503240033519, Genesee County Register of Deeds, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference (the "Easement").

C. The County has determined that it no longer needs the Easement to install any watermain facilities.

NOW, THEREFORE,

1. The undersigned does by the recording hereof terminate, waive and vacate the Easement.

2. The undersigned hereby confirms that the land previously encumbered by the Easement shall upon the recording of this instrument, be held, conveyed, hypothecated, encumbered, leased, rented, occupied and improved, or in any other manner utilized, free from the benefits and provisions of the Easement.

3. This Termination is exempt from the provisions of the county Transfer Tax in accordance with MCL 207.505(a), 1966 PA 134, SEC 5(a); MCL 207.505(h), 1966 PA 134, SEC 5(h); and the state Transfer Tax in accordance with MCL 207.526(a), 1993 PA 330, SEC 6(a) and MCL 207.526(h)(i), 1993 PA 330, SEC 6(h)(i).

IN WITNESS WHEREOF, this Termination was executed by the Genesee County Drain Commissioner on the day and year first written above.

Signed, sealed and delivered
in the presence of:

COUNTY OF GENESEE by and through the
GENESEE COUNTY DRAIN COMMISSIONER

Printed Name:

By: _____
Jeff Wright
Drain Commissioner

STATE OF MICHIGAN)
) ss
COUNTY OF GENESEE)

On this _____ day of _____, 2024, before me _____ in
and for said County, personally appeared to me, Jeff Wright, in his capacity of Drain
Commissioner of the County of Genesee, known to be the person described in and who executed
the same as his free act and deed.

Legal Signature

Print Name

Notary Public, Genesee County, Michigan
My commission expires: _____
acting in the County of Genesee

PREPARED BY:
Kevin K. Kilby, Esq.
McGraw Morris P.C.
2075 W. Big Beaver Road, Ste. 750
Troy, MI 48084

RETURN TO:
John F. O'Brien
Genesee County Drain Commissioner's Office
G-4610 Beecher Road
Flint, MI 48532

S:\Shared With Me\Troy\Data\GCDC\2155-1000 (General)\Contracts and Agreements\Termination of Easement CW Development
LLC\Termination of Easement (sewer).docx

Exhibit 1

The Easement

S-3432

Instr: 200503240033518 03/24/2006
 P: 1 of 4 F: \$23.00 10:57AM
 Malvin Phillip McCree T20050009401
 Genesee County Register MLGOULD EN

GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

KNOW ALL MEN BY THESE PRESENTS: That, CW Development, L.L.C., a Michigan Limited Liability Company, party of the first part, whose address is 41050 Vincenti Court, Novi, Michigan 48375, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid to it by the Genesee County Drain Commissioner's Office, Division of Water and Waste Services, party of the second part, whose address is G-4610 Beecher Road, Flint, Michigan 48532, does hereby grant, convey and release to the said party of the second part a permanent easement and right-of-way in which to construct, operate, maintain, repair and/or replace sanitary sewers over, across, under and through the following parcel of land situated in the Township of Mundy, Genesee County, Michigan, and described as:

Parcel No's. 25-15-05-200-011, 25-15-05-300-005, 25-15-05-400-012, & 25-15-05-400-016

Said Easement to be located as follows:

PART OF SECTION 5, T6N-R6E, TOWNSHIP OF MUNDY, GENESEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH IS S 89°35'03" W 1315.49 FEET FROM THE SOUTHEAST CORNER SAID SECTION 5; THENCE CONTINUING ALONG SAID SOUTH LINE, S 89°35'03" W 1327.79 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 127.70 FEET; THENCE N 00°13'55" W, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 5, A DISTANCE OF 200.01 FEET; THENCE S 89°33'02" W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 128.00 FEET; THENCE S 00°13'55" E 200.01 FEET TO SAID SOUTH LINE; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 626.33 FEET; THENCE N 00°13'55" E 228.00 FEET; THENCE S 89°33'02" W 100.00 FEET; THENCE N 00°13'55" E 2432.06 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION; THENCE N 89°22'09" E, ALONG SAID EAST AND WEST 1/4 LINE, A DISTANCE OF 982.07 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION 5; THENCE N 00°13'55" E, ALONG THE NORTH AND SOUTH 1/4 LINE, A DISTANCE OF 1345.80 FEET; THENCE N 89°35'34" E 879.71 FEET; THENCE S 00°07'50" E 247.50 FEET; THENCE N 89°35'34" E 1410.06 FEET; THENCE S 00°07'50" E 145.00 FEET; THENCE N 89°35'34" E 350.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE S 00°07'49" E, ALONG SAID EAST LINE, A DISTANCE OF 727.12 FEET; THENCE S 36°13'17" W 269.89 FEET TO THE NORTH LINE OF THE RECORDED PLAT OF "LYNCREST ACRES", AS RECORDED IN LIBER 20, PAGE 20, GENESEE COUNTY, MICHIGAN RECORDS; THENCE S 89°17'49" W (RECORDED AS S 89°50' W), ALONG SAID NORTH LINE, A DISTANCE OF 631.84 FEET; THENCE S 89°24'00" W 527.44 FEET; THENCE S 00°15'31" W 2667.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 210.00 GROSS ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THOSE PARTS NOW USED AS LINDEN AND HILL ROADS, SO-CALLED, AND ALSO BEING SUBJECT TO ANY RECORDED EASEMENTS OF BENEFIT OR BURDEN.

Said Easement to be located as follows:

A 20 foot wide easement for Sanitary Sewer, being 10 feet each side of the following described centerline:

Beginning at point which is S 89°33'02" W 573.13 feet AND N 00°26'58" W 60.00 feet from the South 1/4 corner of Section 5, T6N-R6E; thence continuing N 00°26'58" W 288.19 feet; thence N 20°52'54" E 105.49 feet to the PLACE OF ENDING.

AND ALSO Beginning at a point which is N 89°35'03" E 218.53 feet AND N 00°24'57" W 60.00 feet from the South 1/4 corner of Section 5, T6N-R6E; thence continuing N 00°24'57" W 171.29 feet; thence N 20°36'45" W 103.54 feet to Point 'A'; thence N 43°48'21" W 150.88 feet; thence N 67°13'49" W 89.64 feet; thence N 73°51'47" W 322.41 feet; thence N 66°58'31" W 114.07 feet to Point 'B'; thence N 52°34'04" W 255.84 feet to the PLACE OF ENDING.

AND ALSO Beginning at previously described Point 'A'; thence N 63°58'09" E 155.33 feet; thence N 76°45'33" E 114.13 feet; thence S 79°36'31" E 143.18 feet; thence S 66°18'54" E 123.37 feet; thence S 76°05'42" E 85.40 feet; thence S 89°29'27" E 87.22 feet; thence S 06°34'10" E 60.75 feet to Point 'C'; thence continuing S 06°34'10" E 201.96 feet to the PLACE OF ENDING.

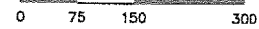
AND ALSO Beginning at previously described Point 'B'; thence N 32°55'51" E 325.51 feet; thence N 34°30'55" E 316.52 feet; thence N 23°48'01" E 214.29 feet; thence N 11°47'46" E 132.07 feet to the PLACE OF ENDING.

AND ALSO Beginning at previously described Point 'C'; thence N 77°55'26" E 78.43 feet; thence N 66°27'24" E 108.59 feet; thence N 45°39'08" E 108.81 feet; thence N 22°39'59" E 140.61 feet; thence N 00°15'31" E 350.33 feet; thence N 20°52'29" W 74.32 feet; thence N 39°08'56" W 108.33 feet to Point 'D'; thence N 77°55'31" W 136.42 feet; thence N 88°48'11" W 197.79 feet; thence N 72°21'14" W 133.88 feet; thence N 55°41'48" W 125.35 feet to Point 'E'; thence N 38°05'16" W 149.77 feet; thence N 19°22'55" W

411

SEE SHEET 2 OF 2 FOR
CONTINUATION OF SANITARY
SEWER EASEMENT

SCALE: 1" = 150'



DATE: NOVEMBER 4, 2004
REVISED: MARCH 23, 2005



(A PROPOSED SITE CONDOMINIUM PROJECT)
PART OF THE SOUTH 1/2 OF SECTION 5, T6N-R6E,
TOWNSHIP OF MUNDY, GENESEE COUNTY, MICHIGAN

41050 VINCENTI COURT
NOVI, MICHIGAN 48375
PHONE: (248) 615-1313
FAX: (248) 426-5646

2040 E. MAPLE AVENUE
PHONE: 810-743-9120

FLINT, MICHIGAN 48507
FAX: 810-743-1797

INSTR: 20050328039510 03/24/2005
P: 4 of 4 F: 572.00 10/67848
Melvin Phillip McGree T20050003401
Genesee County Register PLGOLD EN

SEE SHEET 1 OF 2 FOR
CONTINUATION OF SANITARY
SEWER EASEMENT

41050 VINCENTI COURT
NOVI, MICHIGAN 48375
PHONE: (248) 615-1313
FAX: (248) 426-5646

GOULD ENGINEERING, INC.
2040 E. MAPLE AVENUE FLINT, MICHIGAN 48507
PHONE: 810-743-8120 FAX: 810-743-1797

**TERMINATION OF GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN
COMMISSIONER'S OFFICE**

THIS TERMINATION OF GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE, GENESEE COUNTY, MICHIGAN, ("Termination") is made this _____ day of _____, 2024, by the COUNTY OF GENESEE, MICHIGAN by and through the GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE – DIVISION OF WATER AND WASTE SERVICES, a County Agency, whose address is G4610 Beecher Road, Flint, Michigan 48532 (hereinafter "County").

RECITALS

A. The County currently has easement interest upon lands located in the Township of Mundy, Genesee County, Michigan, for fully described as:

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350.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE S 00°07'49" E, ALONG SAID EAST LINE, A DISTANCE OF 727.12 FEET; THENCE S 36°13'17" W 269.89 FEET TO THE NORTH LINE OF THE RECORDED PLAT OF "LYNCREST ACRES", AS RECORDED IN LIBER 20, PAGE 20, GENESEE COUNTY, MICHIGAN RECORDS; THENCE S 89°17'49" W (RECORDED AS S 89°50' W), ALONG SAID NORTH LINE, A DISTANCE OF 631.84 FEET; THENCE S 89°24'00" W 527.44 FEET; THENCE S 00°15'31" W 2667.46 FEET TO THE PLACE OF BEGINNING, CONTAINING 210.00 GROSS ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THOSE PARTS NOW USED AS LINDEN AND HILL ROADS, SO-CALLED, AND ALSO BEING SUBJECT TO ANY RECORDED EASEMENTS OF BENEFIT OR BURDEN.

Parcel No. 25-15-05-200-011

Parcel No. 25-15-05-300-005

Parcel No. 25-15-05-400-012

Parcel No. 25-15-05-400-016

(the "Property")

B. The area included in the grant of Easement to the Genesee County Drain Commissioner's Office, which has been recorded in Instrument Number 200503240033519, Genesee County Register of Deeds, a copy of which is attached hereto as Exhibit 1 and incorporated herein by reference (the "Easement").

C. The County has determined that it no longer needs the Easement to install any watermain facilities.

NOW, THEREFORE,

1. The undersigned does by the recording hereof terminate, waive and vacate the Easement.

2. The undersigned hereby confirms that the land previously encumbered by the Easement shall upon the recording of this instrument, be held, conveyed, hypothecated, encumbered, leased, rented, occupied and improved, or in any other manner utilized, free from the benefits and provisions of the Easement.

3. This Termination is exempt from the provisions of the county Transfer Tax in accordance with MCL 207.505(a), 1966 PA 134, SEC 5(a); MCL 207.505(h), 1966 PA 134, SEC 5(h); and the state Transfer Tax in accordance with MCL 207.526(a), 1993 PA 330, SEC 6(a) and MCL 207.526(h)(i), 1993 PA 330, SEC 6(h)(i).

IN WITNESS WHEREOF, this Termination was executed by the Genesee County Drain Commissioner on the day and year first written above.

Signed, sealed and delivered
in the presence of:

COUNTY OF GENESEE by and through the
GENESEE COUNTY DRAIN COMMISSIONER

Printed Name:

By: _____
Jeff Wright
Drain Commissioner

STATE OF MICHIGAN)
) ss
COUNTY OF GENESEE)

On this _____ day of _____, 2024, before me _____ in
and for said County, personally appeared to me, Jeff Wright, in his capacity of Drain
Commissioner of the County of Genesee, known to be the person described in and who executed
the same as his free act and deed.

Legal Signature

Print Name

Notary Public, Genesee County, Michigan
My commission expires: _____
acting in the County of Genesee

PREPARED BY:
Kevin K. Kilby, Esq.
McGraw Morris P.C.
2075 W. Big Beaver Road, Ste. 750
Troy, MI 48084

RETURN TO:
John F. O'Brien
Genesee County Drain Commissioner's Office
G-4610 Beecher Road
Flint, MI 48532

S:\Shared With Me\Troy\Data\GCDC\2155-1000 (General)\Contracts and Agreements\Termination of Easement CW Development
LLC\Termination of Easement (sewer).docx

Exhibit 1

The Easement



GRANT OF EASEMENT TO THE GENESEE COUNTY DRAIN COMMISSIONER'S OFFICE

KNOW ALL MEN BY THESE PRESENTS: That, CW Development, L.L.C., a Michigan Limited Liability Company, party of the first part, whose address is 41050 Vincenti Court, Novi, Michigan 48375, for and in consideration of the sum of One (\$1.00) Dollar and other good and valuable consideration paid to it by the Genesee County Drain Commissioner's Office, Division of Water and Waste Services, party of the second part, whose address is G-4610 Beecher Road, Flint, Michigan 48532, does hereby grant, convey and release to the said party of the second part a permanent easement and right-of-way in which to construct, operate, maintain, repair and/or replace sanitary sewers over, across, under and through the following parcel of land situated in the Township of Mundy, Genesee County, Michigan, and described as:

Parcel No's. 25-15-05-200-011, 25-15-05-300-005, 25-15-05-400-012, & 25-15-05-400-016

Said Easement to be located as follows:

PART OF SECTION 5, T6N-R6E, TOWNSHIP OF MUNDY, GENESEE COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, WHICH IS S 89°35'03" W 1315.49 FEET FROM THE SOUTHEAST CORNER SAID SECTION 5; THENCE CONTINUING ALONG SAID SOUTH LINE, S 89°35'03" W 1327.79 FEET TO THE SOUTH 1/4 CORNER OF SAID SECTION; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 127.70 FEET; THENCE N 00°13'55" W, PARALLEL WITH THE NORTH AND SOUTH 1/4 LINE OF SAID SECTION 5, A DISTANCE OF 200.01 FEET; THENCE S 89°33'02" W, PARALLEL WITH SAID SOUTH LINE, A DISTANCE OF 128.00 FEET; THENCE S 00°13'55" E 200.01 FEET TO SAID SOUTH LINE; THENCE S 89°33'02" W, ALONG SAID SOUTH LINE, A DISTANCE OF 626.33 FEET; THENCE N 00°13'55" E 228.00 FEET; THENCE S 89°33'02" W 100.00 FEET; THENCE N 00°13'55" E 2432.06 FEET TO THE EAST AND WEST 1/4 LINE OF SAID SECTION; THENCE N 89°22'09" E, ALONG SAID EAST AND WEST 1/4 LINE, A DISTANCE OF 982.07 FEET TO THE INTERIOR 1/4 CORNER OF SAID SECTION 5; THENCE N 00°13'55" E, ALONG THE NORTH AND SOUTH 1/4 LINE, A DISTANCE OF 1345.80 FEET; THENCE N 89°35'34" E 879.71 FEET; THENCE S 00°07'50" E 247.50 FEET; THENCE N 89°35'34" E 1410.06 FEET; THENCE S 00°07'50" E 145.00 FEET; THENCE N 89°35'34" E 350.00 FEET TO THE EAST LINE OF SAID SECTION 5; THENCE S 00°07'49" E, ALONG SAID EAST LINE, A DISTANCE OF 727.12 FEET; THENCE S 36°13'17" W 269.89 FEET TO THE NORTH LINE OF THE RECORDED PLAT OF "LYNCREST ACRES", AS RECORDED IN LIBER 20, PAGE 20, GENESEE COUNTY, MICHIGAN RECORDS; THENCE S 89°17'49" W (RECORDED AS S 89°50' W), ALONG SAID NORTH LINE, A DISTANCE OF 631.84 FEET; THENCE S 89°24'00" W 527.44 FEET; THENCE S 00°15'31" W 2667.48 FEET TO THE PLACE OF BEGINNING, CONTAINING 210.00 GROSS ACRES OF LAND, MORE OR LESS, BEING SUBJECT TO THOSE PARTS NOW USED AS LINDEN AND HILL ROADS, SO-CALLED, AND ALSO BEING SUBJECT TO ANY RECORDED EASEMENTS OF BENEFIT OR BURDEN.

Said Easement to be located as follows:

A 20 foot wide easement for Sanitary Sewer, being 10 feet each side of the following described centerline:

Beginning at point which is S 89°33'02" W 573.13 feet AND N 00°26'58" W 60.00 feet from the South 1/4 corner of Section 5, T6N-R6E; thence continuing N 00°26'58" W 288.19 feet; thence N 20°52'54" E 105.49 feet to the PLACE OF ENDING.

AND ALSO Beginning at a point which is N 89°35'03 E 218.53 feet AND N 00°24'57" W 60.00 feet from the South 1/4 corner of Section 5, T6N-R6E; thence continuing N 00°24'57" W 171.29 feet; thence N 20°36'45" W 103.54 feet to Point 'A'; thence N 43°48'21" W 150.88 feet; thence N 67°13'49" W 89.64 feet; thence N 73°51'47" W 322.41 feet; thence N 66°58'31" W 114.07 feet to Point 'B'; thence N 52°34'04" W 255.84 feet to the PLACE OF ENDING.

AND ALSO Beginning at previously described Point 'A'; thence N 63°58'09" E 155.33 feet; thence N 76°45'33" E 114.13 feet; thence S 79°36'31" E 143.18 feet; thence S 66°18'54" E 123.37 feet; thence S 76°05'42" E 85.40 feet; thence S 89°29'27" E 87.22 feet; thence S 06°34'10" E 60.75 feet to Point 'C'; thence continuing S 06°34'10" E 201.96 feet to the PLACE OF ENDING.

AND ALSO Beginning at previously described Point 'B'; thence N 32°55'51" E 325.51 feet; thence N 34°30'55" E 316.52 feet; thence N 23°48'01" E 214.29 feet; thence N 11°47'46" E 132.07 feet to the PLACE OF ENDING.

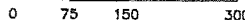
AND ALSO Beginning at previously described Point 'C'; thence N 77°55'26" E 78.43 feet; thence N 66°27'24" E 108.59 feet; thence N 45°39'08" E 108.81 feet; thence N 22°39'59" E 140.61 feet; thence N 00°15'31" E 350.33 feet; thence N 20°52'29" W 74.32 feet; thence N 39°08'56" W 108.33 feet to Point 'D'; thence N 77°55'31" W 136.42 feet; thence N 88°48'11" W 197.79 feet; thence N 72°21'14" W 133.88 feet; thence N 55°41'48" W 125.35 feet to Point 'E'; thence N 38°05'16" W 149.77 feet; thence N 19°22'55" W

ATTACHMENT 'A'
SANITARY SEWER EASEMENT
SHEET 1 OF 2

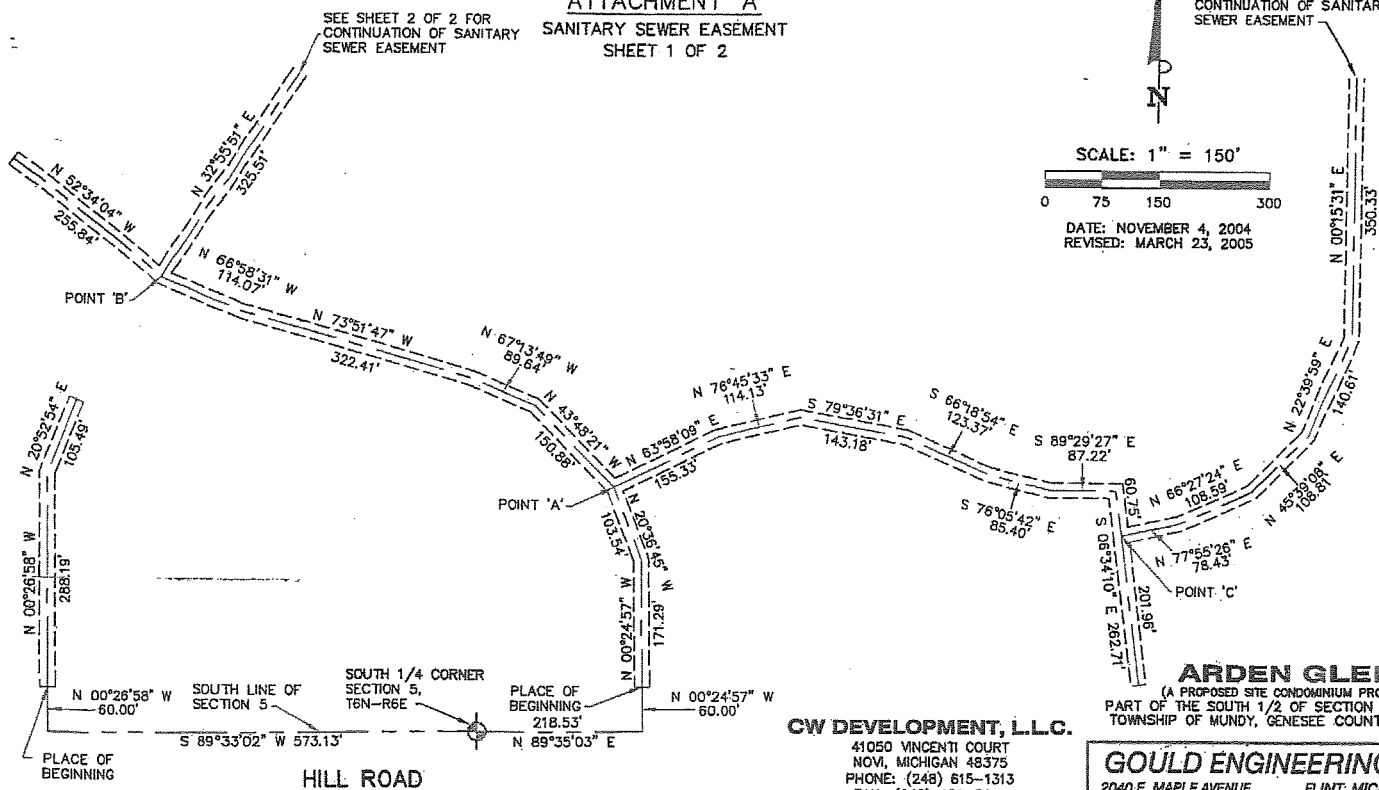
SEE SHEET 2 OF 2 FOR
CONTINUATION OF SANITARY
SEWER EASEMENT

SEE SHEET 2 OF 2 FOR
CONTINUATION OF SANITARY
SEWER EASEMENT

SCALE: 1" = 150'



DATE: NOVEMBER 4, 2004
REVISED: MARCH 23, 2005



ARDEN GLEN

(A PROPOSED SITE CONDOMINIUM PROJECT)
PART OF THE SOUTH 1/2 OF SECTION 5, T6N-R6E
TOWNSHIP OF MUNDY, GENESEE COUNTY, MICHIGAN

CW DEVELOPMENT, LLC

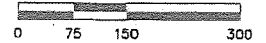
41050 VINCENTI COURT
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PHONE: (248) 615-1313
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GOULD ENGINEERING, INC.
2040 E. MAPLE AVENUE FLINT, MICHIGAN 48507
PHONE: 810-743-9120 FAX: 810-743-1797

ATTACHMENT 'A'
SANITARY SEWER EASEMENT
SHEET 2 OF 2



SCALE: 1" = 150'



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