



**CITY OF PONTIAC**  
**OFFICE OF THE EMERGENCY MANAGER**  
**LOUIS H. SCHIMMEL**

47450 Woodward Avenue  
Pontiac, Michigan 48342  
Telephone: (248) 758-3133  
Fax: (248) 758-3292

RECEIVED  
CITY OF PONTIAC

2011 DEC 13 P 3:46

Dated: December 12, 2011

ORDER NO. S-126

RE: Right-of-Way Dedication

TO: Sherikia Hawkins, City Clerk  
Cathy Square, Director, Department of Public Works  
John Balint, Deputy Director, Department of Public Works/City Engineer

The Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011) in Section 17(1) empowers an Emergency Manager to issue the orders the Manager considers necessary to accomplish the purposes of the Act and any such orders are binding on the local officials or employees to whom they are issued. Section 19(1) provides that an Emergency Manager may take on one or more additional actions with respect to a local government in receivership: (ee) Take any other action or exercise any power or authority of any officer, employee, department, board, commission, or other similar entity of the local government, whether elected or appointed, relating to the operation of the local government. The power of the emergency manager shall be superior to and supersede the power of any of the foregoing officers or entities...; and 19(2) ...the authority of the chief administrative officer and governing body to exercise power for and on behalf of the local government under law, charter, and ordinance shall be suspended and vested in the Emergency Manager.

Whereas, the City has determined that some parcels practically contain a public right-of-way, which have not been officially dedicated.

It is hereby ordered:

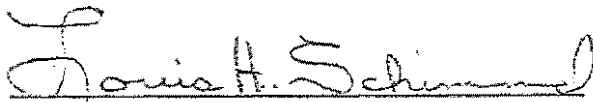
1. That the right-of-way impacting tax identification 19-05-126-001, consisting of a portion of Golf Drive and specifically described as Dedication "A" in Exhibit A dated October 20, 2011, be dedicated.
2. That the right-of-way impacting tax identification 19-05-201-002, consisting of a portion of Golf Drive and specifically described in Dedication "B" in Exhibit A dated October 20, 2011, be dedicated.

3. That the right-of-way impacting tax identification 19-06-226-015, consisting of a portion of Fairfax Drive and a portion of Golf Drive and specifically described in Dedication "C" in Exhibit A dated October 20, 2011, be dedicated.
4. That the right-of-way impacting tax identification 14-32-351-003, consisting of a portion of Golf Drive and a portion of Bagley St. and specifically described in Dedication "D" in Exhibit A dated October 20, 2011, be dedicated.
5. That the right-of-way impacting tax identification 14-32-351-003, consisting of a portion of Golf Drive and specifically described in Dedication "E" in Exhibit A dated October 20, 2011, be dedicated.
6. That the City Clerk and the City Engineer shall take all actions required under the law to reflect the attached right-of-way dedications on the City books and records and recording such dedications with the appropriate governing agencies.

**The Order shall have immediate effect.**

Copies of the documents referenced in this Order are to be maintained in the offices of the City Clerk and the Law Department and may be reviewed and/or copies may be obtained upon submission of a written request consistent with the requirements of the Michigan Freedom of Information Act and subject to any exemptions contained in that state statute and subject to any exemptions allowed under that statute (**Public Act 442 of 1976, MCL 15.231, et. seq.**).

This Order is necessary in order to carry out the duties and responsibilities required of the Emergency Manager as set forth in the **Local Government and School District Fiscal Accountability Act (Public Act 4 of 2011)** and the contract between the State of Michigan and the Emergency Manager.

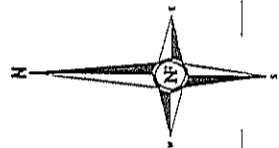
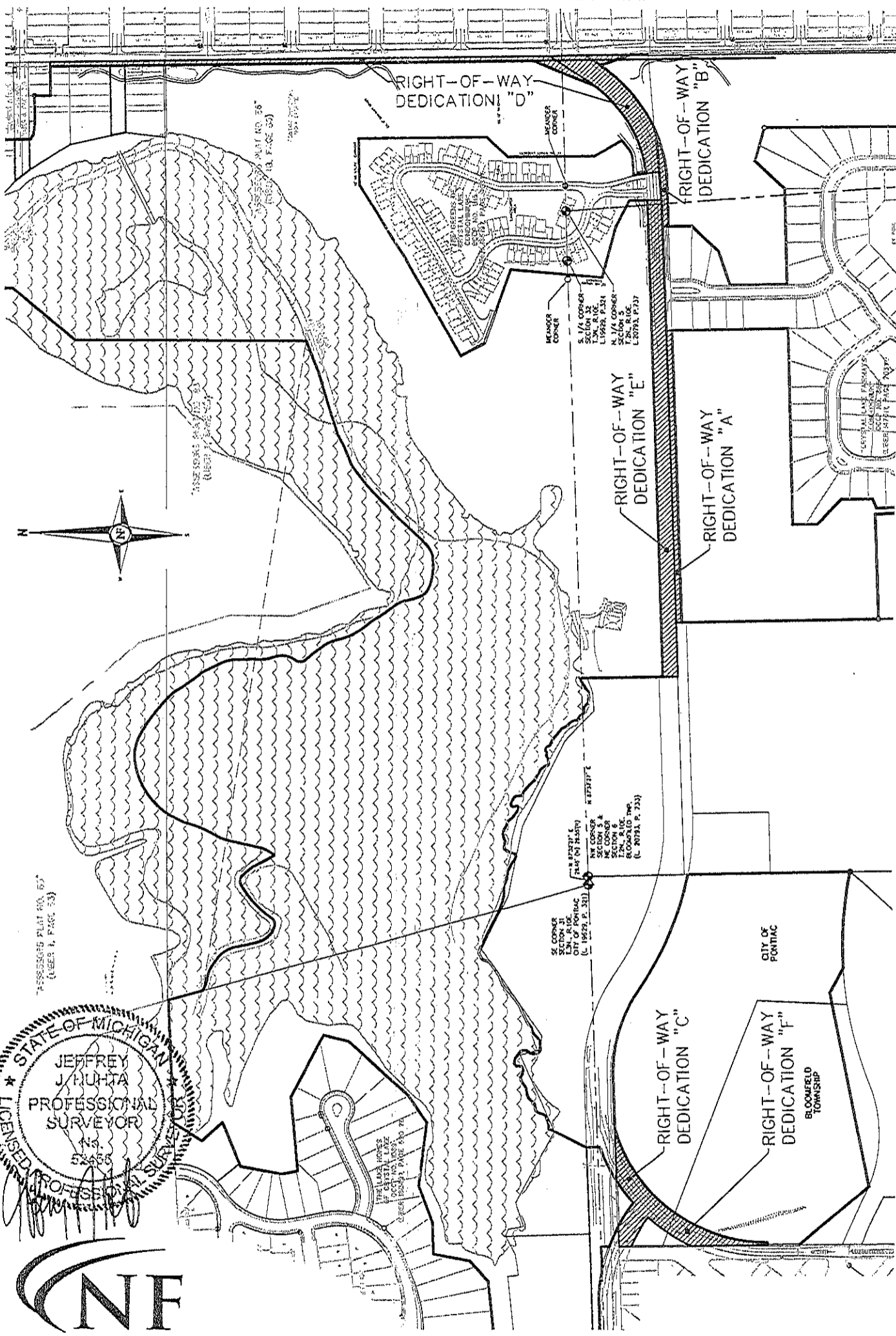


Louis H. Schimmel  
City of Pontiac  
Emergency Manager

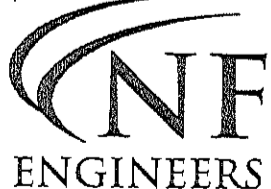
cc: State of Michigan Department of Treasury  
Mayor Leon B. Jukowski  
Pontiac City Council

# Exhibit A

## RIGHT-OF-WAY DEDICATION KEY MAP



STATE OF MICHIGAN  
 JEFFREY J. HUHTA  
 PROFESSIONAL SURVEYOR  
 No. 52455  
 LICENSED PROFESSIONAL SURVEYOR



**ENGINEERS**  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

PREPARED FOR:  
 CITY OF PONTIAC

SCALE  
 1" = 400'

DATE  
 10-20-2011

DRAWN  
 J. PIOCH

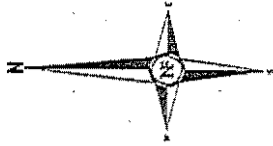
JOB NO.  
 E645

SHEET  
 1 of 13

J:\E000-FILES\E645\dwg\Exhibits\E645bdv.dwg, R.O.W., Dedication Key Map, 10/20/2011 1:08:53 PM

# Exhibit A

## RIGHT-OF-WAY DEDICATION "A" IMPACTING TAX I.D. 19-05-126-001 (PART OF GOLF COURSE PARCEL I)



(WIDTH VARIES)

"CRYSTAL LAKE FAIRWAYS  
CONDOMINIUM"  
OCCP NO. 860  
(LIBER 14701, PAGE 703)

S 01°52'03" E  
18.77'

19-05-126-001  
OWNER:  
CITY OF PONTIAC  
GOLF COURSE

GOLF DRIVE

GOLF COURSE  
PARCEL III

GOLF COURSE  
PARCEL I

14-32-351-003

OWNER:  
CITY OF PONTIAC  
GOLF COURSE

N 87°37'50" E 1033.11'

S 87°37'50" W 1033.07'

RIGHT-OF-WAY  
DEDICATION "A"

P.O.B. R.O.W.  
DEDICATION "A"

N 02°01'00" W  
18.77'

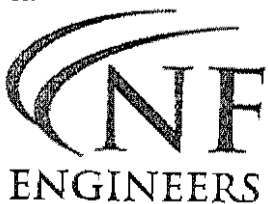
N 02°01'00" W  
16.06'

526.02'



### BEARING REFERENCE NOTE:

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.



**NF ENGINEERS**  
NOWAK & FRAUS ENGINEERS  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032

TEL. (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:  
CITY OF PONTIAC

SCALE  
1" = 200'

DATE  
10-20-2011

DRAWN  
J. PLOCH

JOB NO.  
E645

SHEET  
2 of 13

J:\E000-E11\ES\645\dwg\Exhibits\E645bdw.dwg Golf R.O.W. dedication (south) 10/20/2011 1:11:26 PM

NW CORNER  
SECTION 5 &  
NE CORNER  
SECTION 6  
T.2N., R.10E.  
BLOOMFILED TWP.  
(L. 20793, P. 733)

N 87°32'27" E  
29.48' (M)  
29.55' (R)

EAST LINE OF SECTION 31 -  
WEST LINE OF SECTION 32  
EAST LINE OF LOT 2  
ASSESSOR'S PLAT NO. 80

SE CORNER  
SECTION 31  
T.3N., R.10E.  
CITY OF PONTIAC  
(L. 19629, P. 321)

14-31-479-006

OWNER:  
CRYSTAL LAKE LDHA  
CRYSTAL LAKE  
APARTMENTS

r = 207.15'  
R = 873.21'  
Δ = 13°35'32"  
ChBrg = S 85°52'41" E  
Ch = 206.65'

14-31-479-008

TRaverse LINE  
SOUTH LINE OF SECTION 32, T.3N., R.10E.  
NORTH LINE OF SECTION 5, T.2N., R.10E.

ASSESSOR'S PLAT NO. 85  
(LIBER 18, PAGE 08)

(100.00 FT. ROW)

SOUTH LINE OF ASSESSOR'S PLAT NO. 85

N 87°37'37" E  
153.21'

WEST LINE OF  
SECTION 5,  
T.2N., R.10E.

EAST LINE OF  
SECTION 6,  
T.2N., R.10E.

GOLF DRIVE  
(WIDTH VARIES)

**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "A"**  
**IMPACTING TAX I.D. 19-05-126-001**  
**(PART OF GOLF COURSE PARCEL I)**

**RECORD TAX DESCRIPTION**

TAX ID. 19-05-126-001  
T2N., R10E., SEC 5 THAT PART OF FOL DESC PARCEL LYING NLY OF 'CRYSTAL LAKE FAIRWAYS CONDOMINIUMS' OCCP NO 860 & WLY OF W CONDOMINIUM LINE ADJ TO UNITS 1 TO 4 INCL AS EXT NLY TO CENTERLINE OF GOLF DR, PART OF NW 1/4 BEG AT A PT 305. FT SLY ALG'N & S 1/4 LINE FROM N 1/4 COR & S 87-50-50 W 575.03 FT FROM INTER OF CENTERLINE OF MONTANA AVE & BAGLEY ST, TH S 87-37-50 W 1458.60 FT, TH S 02-01-00 E 721.20 FT, TH N 87-37-40 E 362.35 FT, TH S 04-10-40 E 806.70 FT, TH N 87-54-40 E 1146.85 FT, TH N 05-10-23 W 1334.78 FT TO BEG 12.60 A 6-21-94 FR 102-002

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "A")**

Land described as part of the Northwest 1/4 of Section 5, T.2N., R.10E., City of Pontiac, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NW corner of said Section 5, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the SE corner of said Section 31; thence S.01°59'37"E. along the west line of said Section 5, 342.80 feet (as measured) to a point on the south line of Golf Drive (width varies), said point being distant N.01°59'37"W., 2930.82 feet from the west 1/4 corner of said Section 5; thence following four (4) courses along the existing and proposed south line of said Golf Drive: (1) 207.15 feet along a curve to the left (radius 873.21 feet, central angle 13°35'32", long chord bears S.85°52'41"E., 206.56 feet), and (2) N.87°19'32"E., 153.21 feet, and (3) N.87°37'37"E., 526.02 feet, and (4) N.02°01'00"W., 16.06 feet to the point of beginning of the right-of-way dedication; thence N.02°01'00"W., 18.77 feet to a point on the south line of Lot 2 of Assessor's Plat No. 86, being part of NW 1/4 and NE 1/4 of Section 5, T.2N., R.10E. and part of the SW 1/4 and SE 1/4 of Section 32, T.3N., R.10E., City of Pontiac, Oakland County, Michigan as recorded in Liber 1 of Assessor's Plats page 86, Oakland County records; thence N.87°37'50"E. along the south line of said Lot 2, 1033.11 feet to a point on the northerly extension of the west line of Unit 1 of Replat No. 1 of Crystal Lake Fairways Condominiums Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records; thence S.01°52'03"E. along the northerly extension of the west line of said Unit 1, 18.77 feet to the NW corner of said Unit 1 of Replat No. 1 of Crystal Lake Fairways Condominiums, said point lying on the proposed south line of said Golf Drive; thence S.87°37'50"W. along the proposed south line of said Golf Drive, 1033.07 feet to the point of beginning.

Containing 19,395 sq.ft. or 0.445 acres of land, more or less.

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.

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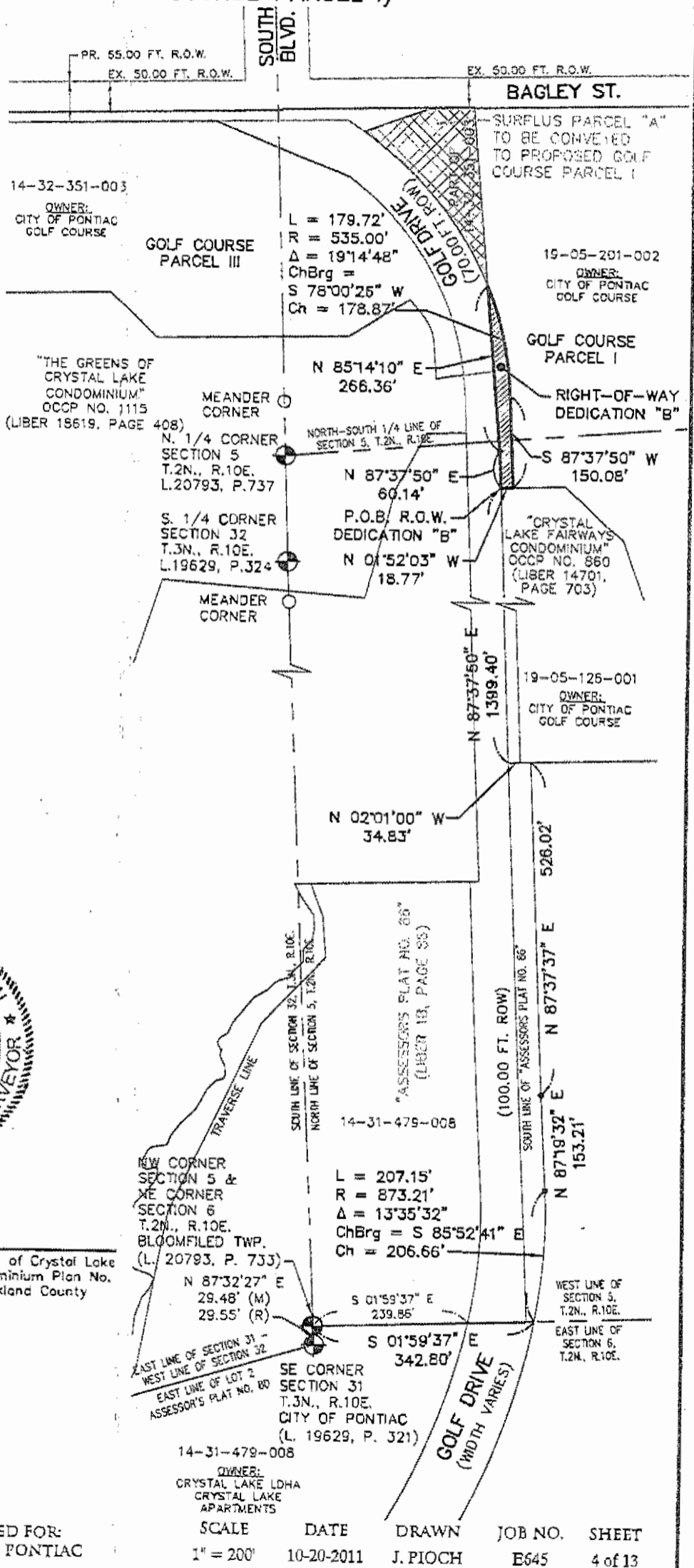
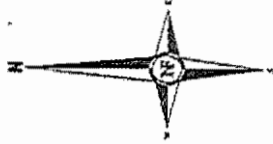
**NOWAK & FRAUS ENGINEERS**  
46777 WOODWARD AVE.  
PONTIAC, MI 48342-5032  
TEL (248) 332-7931  
FAX (248) 332-8257

PREPARED FOR:  
CITY OF PONTIAC

|       |            |          |         |         |
|-------|------------|----------|---------|---------|
| SCALE | DATE       | DRAWN    | JOB NO. | SHEET   |
| NONE  | 10-20-2011 | J. PIOCH | E645    | 3 of 13 |

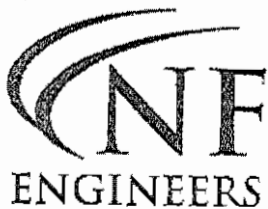


**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "B"**  
**IMPACTING TAX I.D. 19-05-201-002**  
**(PART OF GOLF COURSE PARCEL I)**



**BEARING REFERENCE NOTE:**

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 850 as recorded in Liber 14701, Page 703, Oakland County records.



**NOWAK & FRAUS ENGINEERS**  
**46777 WOODWARD AVE.**  
**PONTIAC, MI 48342-5032**  
**TEL. (248) 332-7931**  
**FAX. (248) 332-8257**

**PREPARED FOR:**  
**CITY OF PONTIAC**

J:\E000-FILES\E645(dwg)\Exhibits\E645bdw.dwg Golf R.O.W. dedication (south) 10/20/2011 1:12:41 PM

**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "B"**  
**IMPACTING TAX I.D. 19-05-201-002**  
**(PART OF GOLF COURSE PARCEL I)**

**RECORD TAX DESCRIPTION**

TAX ID 19-05-201-002

T2N, R10E, SEC 5 THAT PART OF W 1/2 OF NE 1/4 LYING S OF S LINE OF 'ASSESSOR'S PLAT NO 86' & W OF W LINE OF BAGLEY ST & N OF N LINE OF 'FAIRVIEW HEIGHTS SUB' EXC THAT PART TAKEN FOR 'CRYSTAL LAKE FAIRWAYS CONDOMINIUMS' OCCP NO 860, ALSO THAT PART OF FOL DESC PARCEL LYING ELY & SLY OF 'CRYSTAL LAKE FAIRWAYS CONDOMINIUMS' OCCP NO 860 PART OF NW 1/4 DESC AS BEG AT A PT 305 FT SLY ALG N & S 1/4 LINE FROM N 1/4 COR & S 87-50-50 W 575.03 FT FROM INTER OF CENTERLINE OF MONTANA AVE & BAGLEY ST, TH S 87-37-50 W 1458.60 FT, TH S 02-01-00 E 721.20 FT, TH N 87-37-40 E 362.35 FT, TH S 04-10-40 E 606.70 FT, TH N 87-54-40 E 1146.85 FT, TH N 05-10-23 W 1334.78 FT TO BEG 24.32 A 6-21-94 FR 001 & 102-002

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "B")**

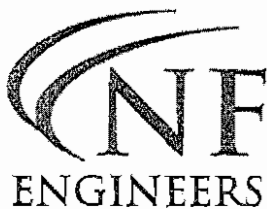
Land described as part of the Northwest 1/4 of Section 5, T.2N., R.10E., City of Pontiac, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NW corner of said Section 5, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the SE corner of said Section 31; thence S.01°59'37"E. along the west line of said Section 5, 342.80 feet (as measured) to a point on the south line of Golf Drive (width varies), said point being distant N.01°59'37"W., 2930.82 feet from the west 1/4 corner of said Section 5; thence following five (5) courses along the existing and proposed south line of said Golf Drive: (1) 207.15 feet along a curve to the left (radius 873.21 feet, central angle 13°35'32", long chord bears S.85°52'41"E., 206.66 feet), and (2) N.87°19'32"E., 153.21 feet, and (3) N.87°37'37"E., 526.02 feet, and (4) N.02°01'00"W., 34.83 feet to a point on the south line of Lot 2 of Assessor's Plat No. 86, being part of NW 1/4 and NE 1/4 of Section 5, T.2N., R.10E. and part of the SW 1/4 and SE 1/4 of Section 32, T.3N., R.10E., City of Pontiac, Oakland County, Michigan as recorded in Liber 1 of Assessor's Plats page 86, Oakland County records, and (5) N.87°37'50"E. along the south line of said Lot 2, 1399.40 feet to the point of beginning of the right-of-way dedication II, said point lying on the northerly extension of the east line of Unit 80 of Replat No. 1 of Crystal Lake Fairways Condominiums Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records; thence N.87°37'50"E. along the south line of said Lot 2, 60.14 feet; thence N.85°14'10"E. along the south line of said Lot 2, 266.36 feet to a point on the proposed south line of said Golf Drive; thence 179.72 feet along the proposed south line of said Golf Drive and a curve to the right (radius 535.00 feet, central angle 19°14'48", long chord bears S.78°00'26"W., 178.87 feet); thence S.87°37'50"W. along the proposed south line of said Golf Drive, 150.08 feet to a point on the east line of said Unit 80 of Replat No. 1 of Crystal Lake Fairways Condominiums; thence N.01°52'03"W., 18.77 feet to the point of beginning.

Containing 5,870 sq.ft. or 0.135 acres of land, more or less.

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.

J:\E000-FILES\E645\dwg\Exhibits\E645b.dwg Golf R.O.W. dedication (south) 10/20/2011 1:13:20 PM



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL (248) 332-7931  
 FAX (248) 332-8257

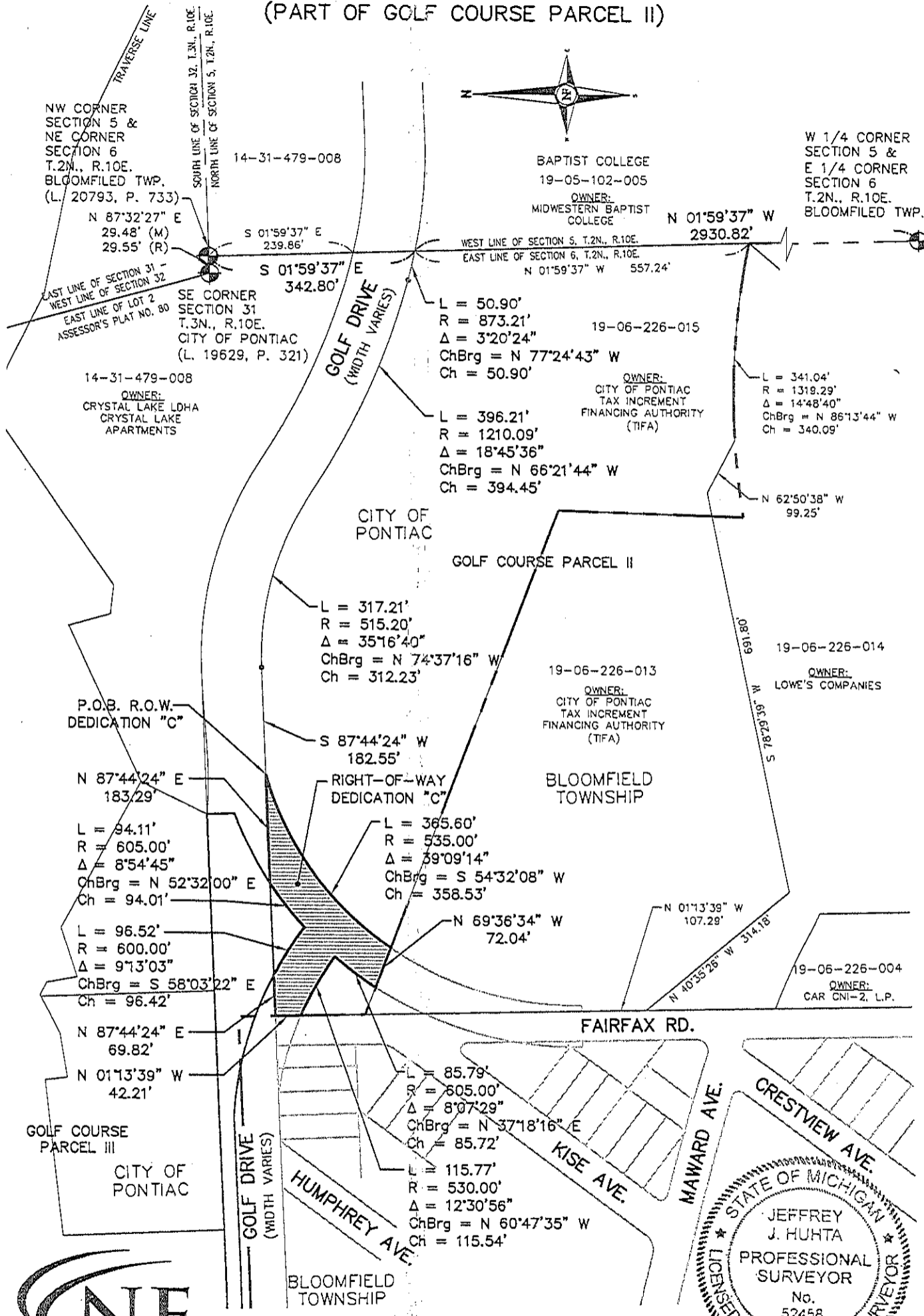
PREPARED FOR:  
 CITY OF PONTIAC

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| SCALE | DATE       | DRAWN    | JOB NO. | SHEET   |
| NONE  | 10-20-2011 | J. PIOCH | E645    | 5 of 13 |



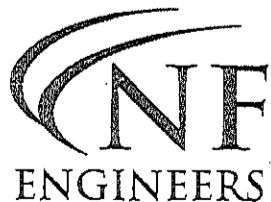
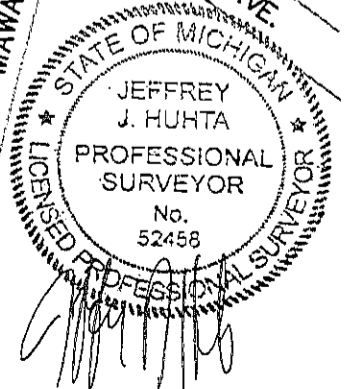
# Exhibit A

## RIGHT-OF-WAY DEDICATION "C" IMPACTING TAX PARCELS 19-06-226-015 (PART OF GOLF COURSE PARCEL II)



**BEARING REFERENCE NOTE:**

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.



**NF ENGINEERS**  
NOWAK & FRAUS ENGINEERS  
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|                 |           |            |          |         |         |
|-----------------|-----------|------------|----------|---------|---------|
| PREPARED FOR:   | SCALE     | DATE       | DRAWN    | JOB NO. | SHEET   |
| CITY OF PONTIAC | 1" = 200' | 10-20-2011 | J. PIOCH | E645    | 6 of 13 |

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**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "C"**  
**IMPACTING TAX PARCELS 19-06-226-015**  
**(PART OF GOLF COURSE PARCEL II)**

**RECORD TAX DESCRIPTIONS**

TAX ID 19-06-226-015

T2N, R10E, SEC 6 PART OF NE 1/4 BEG AT PT DIST S 00-39-00 W 341.11 FT FROM NE SEC COR, TH NWLY ALG CURVE TO RIGHT, RAD 828.79 FT, DIST OF 14.69 FT, TH NWLY ALG CURVE TO RIGHT, RAD 1144.84 FT, DIST OF 429.66 FT, TH NWLY ALG CURVE TO LEFT, RAD 503.89 FT, DIST OF 352.32 FT, TH S 89-55-40 W 601.74 FT, TH S 00-49-20 W 159.43 FT, TH S 69-17-20 E 914.12 FT, TH S 01-57-25 W 307.76 FT, TH SELY ALG CURVE TO RIGHT, RAD 1123.91 FT, DIST OF 458.82 FT, TH N 00-18-45 E 558.89 FT TO BEG EXC THAT PART IN PCL PART OF NE FRC 1/4 BEG AT PT DIST S 01-30-17 E 901.56 FT & N 85-55-40 W 340.09 FT FROM NE SEC COR, TH ALG CURVE TO LEFT, RAD 1319.29 FT, CHORD BEARS S 77-31-00 W 419.59 FT, DIST OF 421.38 FT, TH ALG CURVE TO RIGHT, RAD 478.22 FT, CHORD BEARS N 87-19-10 W 393.80 FT, DIST OF 405.87 FT, TH ALG CURVE TO RIGHT, RAD 478.22 FT, CHORD BEARS N 62-13-32 W 13.02 FT, DIST OF 13.02 FT, TH N 65-42-19 W 166.71 FT, TH N 01-17-10 W 148.65 FT, TH S 40-17-21 E 314.18 FT, TH N 78-47-44 E 691.80 FT, TH S 62-32-33 E 99.25 FT TO BEG 11.91 A 11-19-02 FR 011

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "C")**

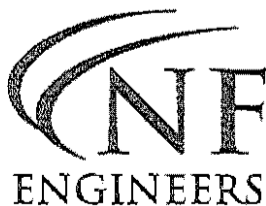
Land described as part of the NE 1/4 of Section 6, T.2N., R.10E., City of Pontiac and Bloomfield Township, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NE corner of said Section 6, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the southeast corner of Section 31, T.3N., R.10E.; thence S.01°59'37"E. along the east line of said Section 6, 342.80 feet (as measured) to a point on the south line of Golf Drive (100 feet wide), said point being distant N.01°59'37"W., 2930.82 feet from the east 1/4 corner of said Section 6; thence following four (4) courses along the south line of said Golf Drive: (1) 50.90 feet along an arc of a curve to the right (radius 873.21 feet, central angle 03°20'24", long chord bears N.77°24'43"W., 50.90 feet) and (2) 396.21 feet along an arc of a curve to the right (radius 1210.09 feet, central angle 18°45'36", long chord bears N.65°21'44"W., 394.45 feet) to a point of reverse curvature and (3) 317.21 feet along an arc of a curve to the left (radius 515.20 feet, central angle 35°16'40", long chord bears N.74°37'16"W., 312.23 feet) to a point of tangency and (4) S.87°44'24"W., 182.55 feet to the point of beginning of the right-of-way dedication; thence continuing along the easterly line of relocated Fairfax Road and southerly line of relocated Golf Drive (70 feet wide) 385.50 feet along a curve to the left (radius 535.00 feet, central angle 39°09'14", long chord bears S.54°32'08"W., 358.53 feet) to a point on the southerly line of tax parcel 19-06-226-015; thence N.69°36'34"W. along the southerly line of said parcel, 72.04 feet to a point on the westerly line of said relocated Fairfax Road and northerly line of said relocated Golf Drive; thence 85.79 feet along said right-of-way line and a curve to the right (radius 605.00 feet, central angle 8°07'29", long chord bears N.37°18'16"E., 85.72 feet) to a point on the southerly line of said relocated Golf Drive; thence 115.77 feet along a curve to the left (radius 530.00 feet, central angle 12°30'56", long chord bears N.60°47'35"W., 115.54 feet) to a point on the east line of said Fairfax Road as platted; thence N.01°13'39"W., along the east line of said Fairfax Road 42.21 feet to a point on the existing southerly line of said Golf Drive (100 feet wide); thence N.87°44'24"E., along the existing southerly line of said Golf Drive, 69.82 feet to a point on the northerly line of said relocated Golf Drive; thence 96.52 feet along the northerly line of said relocated Golf Drive and along a curve to the right (radius 500.00 feet, central angle 09°13'03", long chord bears S.58°03'22"E., 96.42 feet) to a point on the westerly line of said relocated Fairfax Road and northerly line of said relocated Golf Drive; thence 94.11 feet along said right-of-way line and a curve to the right (radius 605.00 feet, central angle 08°54'45", long chord bears N.52°32'00"E., 94.01 feet) to a point on the existing southerly line of said Golf Drive; thence N.87°44'24"E., 183.29 feet to the point of beginning

Containing 29,699 sq.ft. or 0.682 acres of land, more or less.

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.

J:\E-000-FILES\E-045\dwg\Exhibits\E645b.dwg, Fairfax R.O.W. dedication, 10/20/2011 1:03:45 PM



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

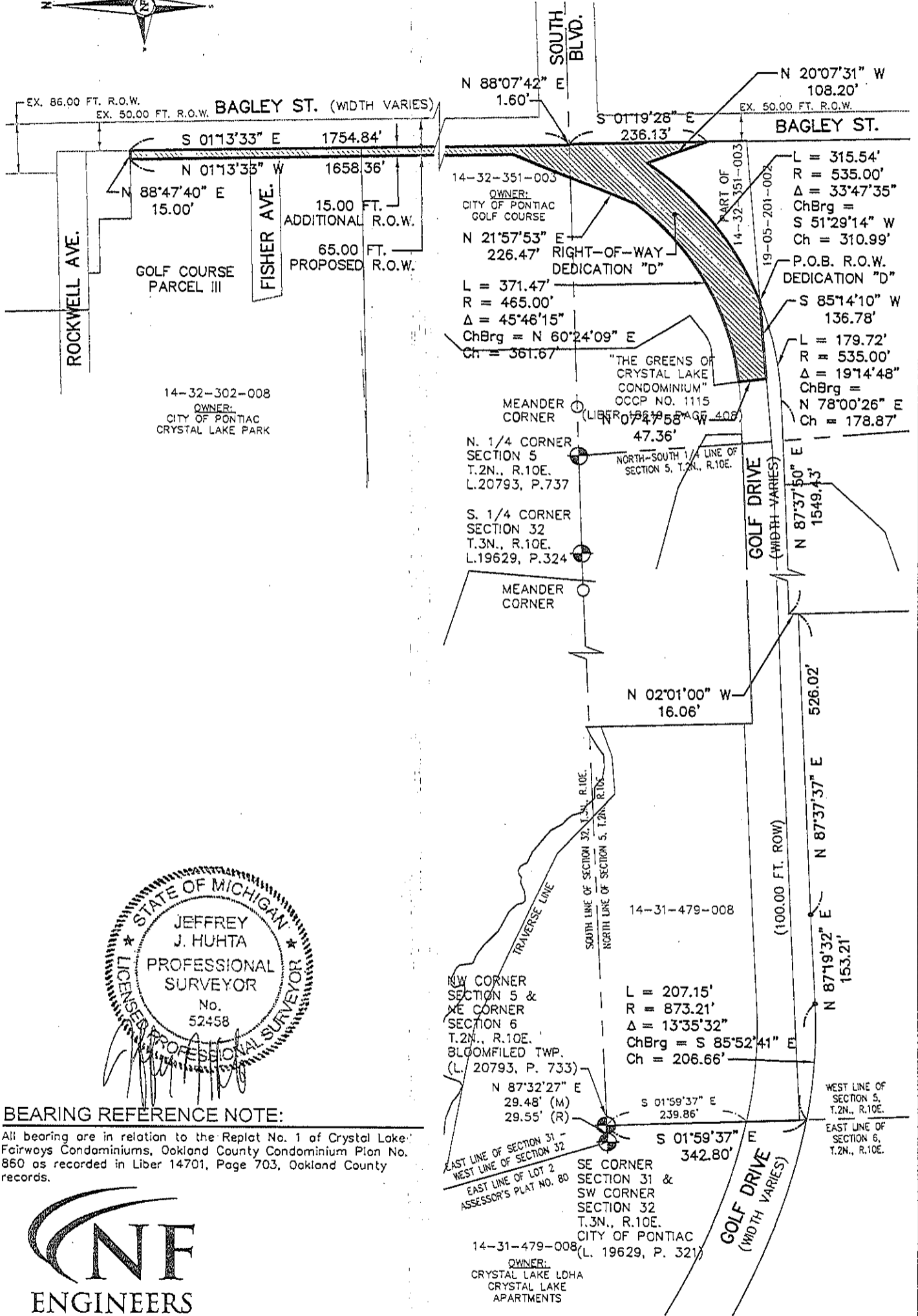
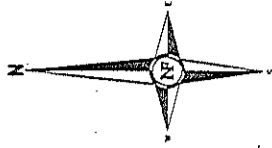
PREPARED FOR:  
 CITY OF PONTIAC

|       |            |          |         |         |
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| SCALE | DATE       | DRAWN    | JOB NO. | SHEET   |
| NONE  | 10-20-2011 | J. PIOCH | E645    | 7 of 13 |

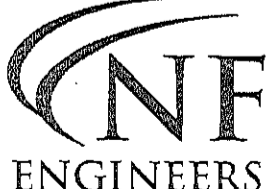


# Exhibit A

## RIGHT-OF-WAY DEDICATION "D" IMPACTING TAX PARCEL 14-32-351-003 (GOLF COURSE PARCEL III)



**BEARING REFERENCE NOTE:**  
All bearing are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.



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PREPARED FOR:  
CITY OF PONTIAC

SCALE: 1" = 200'  
DATE: 10-20-2011  
DRAWN: J. PIOCH  
JOB NO.: E645  
SHEET: 8 of 13

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**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "D"**  
**IMPACTING TAX PARCEL 14-32-351-003**  
**(GOLF COURSE PARCEL III)**

**RECORD TAX DESCRIPTION**

TAX ID 14-32-351-003

T3N, R10E, SEC 32 & T2N, R10E, SEC 5 ASSESSOR'S PLAT NO. 86 LOTS 1 & 2, EXC THAT PART OF LOT 2 DESC AS BEG AT NW COR OF SEC 5, TH S 89-47-33 W 29.50 FT, TH N 14-15-02 W 310.28 FT TO FIRST MENTIONED TRAV PT, TH NWLY TO SHORELINE OF CRYSTAL LAKE, TH SELY ALG SD SHORELINE TO PT LOC N 00-27-52 E 25 FT FROM TRAV PT 'B', TH S 00-27-52 W 25 FT TO TRAV PT 'B' LOC S 62-02-08 E 52.48 FT & S 77-02-08 E 250 FT & S 62-32-08 E 333 FT & S 44-32-08 E 143 FT & N 87-42-52 E 65.50 FT & N 71-42-52 E 55 FT FROM FIRST MENTIONED TRAV PT, TH S 00-27-52 W 246.54 FT, TH S 89-44-54 W 338-39 FT, TH S 89-26-49 W 153.47, TH ALG CURVE TO RIGHT, RAD 773.21 FT, CHORD BEARS N 82-51-25 W 207.15 FT, DIST OF 207.77 FT, TH N 00-26-34 E 239.46 FT, TO BEG EXC THAT PART IN OCCP NO 1115, ALSO EXC THAT PART IN... (NOT COMPLETED DESCRIPTION) RDS 6-23-98 FR 002

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "D")**

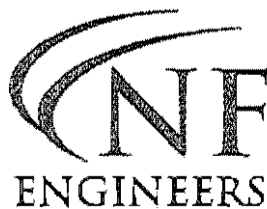
Land described as part of the Southeast 1/4 of Section 32, T.3N., R.10E., and a part of the Northeast 1/4 of Section 5, T.2N., R.10E., City of Pontiac, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NW corner of said Section 5, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the SE corner of said Section 31; thence S.01°59'37"E. along the west line of said Section 5, 342.80 feet (as measured) to a point on the south line of Golf Drive (width varies), said point being distant N.01°59'37"W., 2930.82 feet from the west 1/4 corner of said Section 5; thence following six (6) courses along the existing and proposed south line of said Golf Drive: (1) 207.15 feet along a curve to the left (radius 873.21 feet, central angle 13°35'32", long chord bears S.85°52'41"E., 206.66 feet), and (2) N.87°19'32"E., 153.21 feet, and (3) N.87°37'37"E., 526.02 feet, and (4) N.02°01'00"W., 16.06 feet and (5) N.87°37'50"E., 1549.43 feet to a point of curvature, and (6) 179.72 feet along a curve to the left (radius 535.00 feet, central angle 19°14'48", long chord bears N.78°00'26"E., 178.87 feet) to the point of beginning of the right-of-way dedication said point being intersection of the proposed south line of said Golf Drive with south line of Lot 2 of Assessor's Plat No. 86, being part of NW 1/4 and NE 1/4 of Section 5, T.2N., R.10E. and part of the SW 1/4 and SE 1/4 of Section 32, T.3N., R.10E., City of Pontiac, Oakland County, Michigan as recorded in Liber 1 of Assessor's Plats page 86, Oakland County records; thence S.85°14'10"W. along the south line of said Lot 2, 136.78 feet to a point, said point being an intersection of the east line of Oak Ridge Drive (width varies) extended to the south (as defined in "The Greens of Crystal Lake Condominium", Oakland County Condominium Plan No. 1115 as recorded in Liber 18619, Page 408, Oakland County records) with the south line of said Lot 2 of Assessor's Plat No. 86; thence N.07°47'58"W. along said extension of the east line of said Oak Ridge Drive, 47.36 feet to a point on the proposed north line of said Golf Drive; thence 371.47 feet along the proposed north line of said Golf Drive and a curve to the left (radius 465.00 feet, central angle 45°46'15", long chord bears N.60°24'09"E., 361.67 feet) to a point of a non-tangency; thence N.21°57'53"E., 226.47 feet to a point on a line parallel to and 15.00 feet to the west of the existing westerly right of way line of Bagley Street (50.00 feet wide); thence N.01°13'33"W. along said line, 1658.36 feet; thence N.88°47'40"E., 15.00 feet to a point on the existing westerly right-of-way line of said Bagley Street; thence S.01°13'33"E. along said existing westerly right of way line, 1754.84 feet to a point on the northerly line of said Section 5; thence N.87°07'42"E. along the northerly line of said Section 5, 1.60 feet; thence S.01°19'28"E., 236.13 feet; thence N.20°07'31"W., 108.20 feet to a point on the proposed south line of said Golf Drive; thence continuing 315.54 feet along the proposed south line of said Golf Drive and a curve to the right (radius 535.00 feet, central angle 33°47'35", long chord bears S.51°29'14"W., 310.99 feet) to the point of beginning.

Containing 67,728 sq.ft. or 1.555 acres of land, more or less.

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 850 as recorded in Liber 14701, Page 703, Oakland County records.

M:\000-FILE\ESI\F645\dwg\Exhibits\F645bdy.dwg, Golf R.O.W. dedication (north), 10/20/2011 1:15:26 PM



**NOWAK & FRAUS ENGINEERS**  
 4677 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
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 FAX (248) 332-8257

PREPARED FOR:  
 CITY OF PONTIAC

SCALE  
 1" = 200'

DATE  
 10-20-2011

DRAWN  
 J. PIOCH

JOB NO.  
 E645

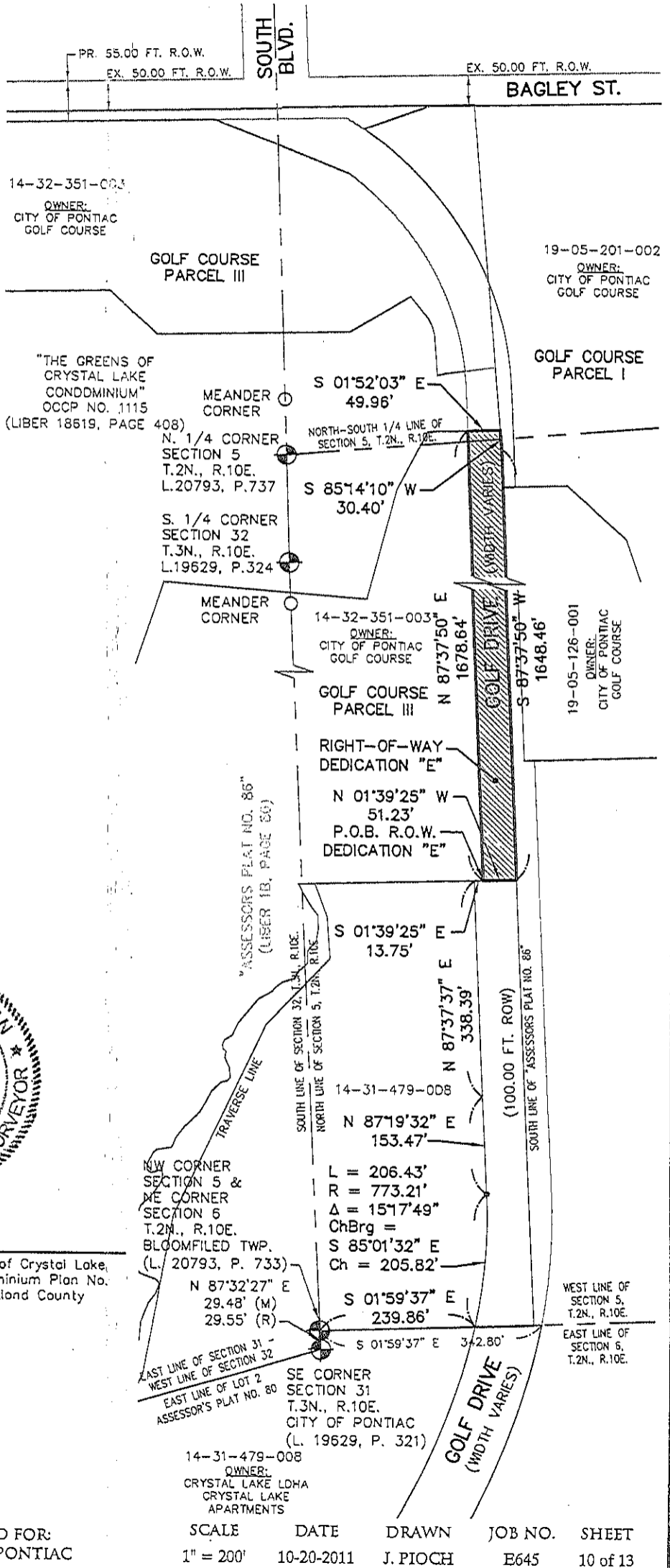
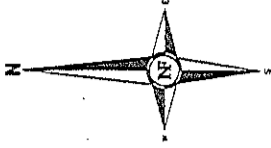
SHEET  
 9 of 13



# Exhibit A

## RIGHT-OF-WAY DEDICATION "E"

### IMPACTING TAX PARCEL 14-32-351-003 (GOLF COURSE PARCEL III)



**BEARING REFERENCE NOTE:**

All bearing are in relation to the Replat No. 1 of Crystal Lake, Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.



**NOWAK & FRAUS ENGINEERS**  
 46777 WOODWARD AVE.  
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PREPARED FOR:  
 CITY OF PONTIAC

SCALE: 1" = 200'  
 DATE: 10-20-2011  
 DRAWN: J. PIOCH  
 JOB NO.: E645  
 SHEET: 10 of 13

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**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "E"**  
**IMPACTING TAX PARCEL 14-32-351-003**  
**(GOLF COURSE PARCEL III)**

**RECORD TAX DESCRIPTION**

TAX ID 14-32-351-003

T3N, R10E, SEC 32 & T2N, R10E, SEC 5 ASSESSOR'S PLAT NO. 86 LOTS 1 & 2, EXC THAT PART OF LOT 2 DESC AS BEG AT NW COR OF SEC 5, TH S 89-47-33 W 29.50 FT, TH N 14-15-02 W 310.28 FT TO FIRST MENTIONED TRAV PT, TH NWLY TO SHORELINE OF CRYSTAL LAKE, TH SELY ALG SD SHORELINE TO PT LOC N 00-27-52 E 25 FT FROM TRAV PT 'B', TH S 00-27-52 W 25 FT TO TRAV PT 'B' LOC S 62-02-08 E 52.48 FT & S 77-02-08 E 250 FT & S 62-32-08 E 333 FT & S 44-32-08 E 143 FT & N 87-42-52 E 65.50 FT & N 71-42-52 E 55 FT FROM FIRST MENTIONED TRAV PT, TH S 00-27-52 W 246.54 FT, TH S 89-44-54 W 338-39 FT, TH S 89-26-49 W 153.47, TH ALG CURVE TO RIGHT, RAD 773.21 FT, CHORD BEARS N 82-51-25 W 207.15 FT, DIST OF 207.77 FT, TH N 00-26-34 E 239.46 FT, TO BEG EXC THAT PART IN OCCP NO 1115, ALSO EXC THAT PART IN... (NOT COMPLETED DESCRIPTION) RDS 6-23-98 FR 002

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "E")**

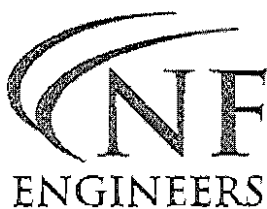
Land described as part of the Northwest 1/4 and Northeast 1/4 of Section 5, T.2N., R.10E., City of Pontiac, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NW corner of said Section 5, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the SE corner of said Section 31; thence S.01°59'37"E. along the west line of said Section 5, 239.86 feet (as measured) to a point on the north line of Golf Drive (width varies), said point being distant N.01°59'37"W., 3033.77 feet from the west 1/4 corner of said Section 5; thence following four (4) courses along the north line of said Golf Drive: (1) 206.43 feet along a curve to the left (radius 773.21 feet, central angle 15°17'49", long chord bears S.85°01'32"E., 205.82 feet), and (2) N.87°19'32"E., 153.47 feet, and (3) N.87°37'37"E., 338.39 feet, and (4) S.01°39'25"E., 13.75 feet to the point of beginning of the right-of-way dedication; thence N.87°37'50"E. along the proposed north line of said Golf Drive, 1578.64 feet to a point on the west line of Oak Ridge Drive (width varies) as defined in "The Greens of Crystal Lake Condominium", Oakland County Condominium Plan No. 1115 as recorded in Liber 18519, Page 408, Oakland County records; thence S.01°52'03"E. along the extension of the west line of said Oak Ridge Drive to the south, 49.95 feet to a point on the south line of Lot 2 of Assessor's Plat No. 86, being part of NW 1/4 and NE 1/4 of Section 5, T.2N., R.10E. and part of the SW 1/4 and SE 1/4 of Section 32, T.3N., R.10E., City of Pontiac, Oakland County, Michigan as recorded in Liber 1 of Assessor's Plats page 86, Oakland County records; thence S.85°14'10"W. along the south line of said Lot 2, 30.40 feet; thence S.87°37'50"W. along the south line of said Lot 2, 1648.46 feet; thence N.01°39'25"W., 51.23 feet to the point of beginning.

Containing 85,976 sq.ft. or 1.974 acres of land, more or less.

All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.

J:\E000-FILES\E645\dwg\Exhibits\E645bdv.dwg, Golf R.O.W. dedication (north) 10/20/2011 1:16:25 PM



**NF ENGINEERS**  
 NOWAK & FRAUS ENGINEERS  
 46777 WOODWARD AVE.  
 PONTIAC, MI 48342-5032  
 TEL. (248) 332-7931  
 FAX. (248) 332-8257

PREPARED FOR:  
 CITY OF PONTIAC

|           |            |          |         |          |
|-----------|------------|----------|---------|----------|
| SCALE     | DATE       | DRAWN    | JOB NO. | SHEET    |
| 1" = 200' | 10-20-2011 | J. PLOCH | E645    | 11 of 13 |



**Exhibit A**  
**RIGHT-OF-WAY DEDICATION "E"**  
**IMPACTING TAX PARCEL 14-32-351-003**  
**(GOLF COURSE PARCEL III)**

**RECORD TAX DESCRIPTION**

TAX ID 14-32-351-003

T3N, R10E, SEC 32 & T2N, R10E, SEC 5 ASSESSOR'S PLAT NO. 86 LOTS 1 & 2, EXC THAT PART OF LOT 2 DESC AS BEG AT NW COR OF SEC 5, TH S 89-47-33 W 29.50 FT, TH N 14-15-02 W 310.28 FT TO FIRST MENTIONED TRAV PT, TH NWLY TO SHORELINE OF CRYSTAL LAKE, TH SELY ALG SD SHORELINE TO PT LOC N 00-27-52 E 25 FT FROM TRAV PT 'B', TH S 00-27-52 W 25 FT TO TRAV PT 'B' LOC S 62-02-08 E 52.48 FT & S 77-02-08 E 250 FT & S 62-32-08 E 333 FT & S 44-32-08 E 143 FT & N 87-42-52 E 65.50 FT & N 71-42-52 E 55 FT FROM FIRST MENTIONED TRAV PT, TH S 00-27-52 W 246.54 FT, TH S 89-44-54 W 338-39 FT, TH S 89-26-49 W 153.47, TH ALG CURVE TO RIGHT, RAD 773.21 FT, CHORD BEARS N 82-51-25 W 207.15 FT, DIST OF 207.77 FT, TH N 00-26-34 E 239.46 FT, TO BEG EXC THAT PART IN OCCP NO 1115, ALSO EXC THAT PART IN...(NOT COMPLETED DESCRIPTION) RDS 6-23-98 FR 002

THE ABOVE LEGAL DESCRIPTIONS HAVE BEEN OBTAINED FROM OAKLAND COUNTY TAX RECORDS FOR THE SUBJECT PARCELS. NO GUARANTEE CAN BE GIVEN AS TO THE ACCURACY OR COMPLETENESS THEREOF.

**RIGHT-OF-WAY DEDICATION LEGAL DESCRIPTION (R.O.W. "E")**

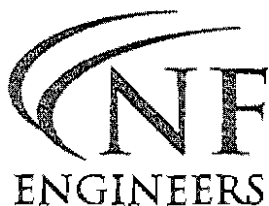
Land described as part of the Northwest 1/4 and Northeast 1/4 of Section 5, T.2N., R.10E., City of Pontiac, Oakland County, Michigan, being more particularly described as follows:

Commencing at the NW corner of said Section 5, said point being distant N.87°32'27"E., 29.48 feet (as measured) from the SE corner of said Section 31; thence S.01°59'37"E. along the west line of said Section 5, 239.86 feet (as measured) to a point on the north line of Golf Drive (width varies), said point being distant N.01°59'37"W., 3033.77 feet from the west 1/4 corner of said Section 5; thence following four (4) courses along the north line of said Golf Drive: (1) 206.43 feet along a curve to the left (radius 773.21 feet, central angle 15°17'49", long chord bears S.85°01'32"E., 205.82 feet), and (2) N.87°19'32"E., 153.47 feet, and (3) N.87°37'37"E., 338.39 feet, and (4) S.01°39'25"E., 13.75 feet to the point of beginning of the right-of-way dedication; thence N.87°37'50"E. along the proposed north line of said Golf Drive, 1678.64 feet to a point on the west line of Oak Ridge Drive (width varies) as defined in "The Greens of Crystal Lake Condominium", Oakland County Condominium Plan No. 1115 as recorded in Liber 18619, Page 408, Oakland County records; thence S.01°52'03"E. along the extension of the west line of said Oak Ridge Drive to the south, 49.96 feet to a point on the south line of Lot 2 of Assessor's Plat No. 86, being part of NW 1/4 and NE 1/4 of Section 5, T.2N., R.10E. and part of the SW 1/4 and SE 1/4 of Section 32, T.3N., R.10E., City of Pontiac, Oakland County, Michigan as recorded in Liber 1 of Assessor's Plots page 86, Oakland County records; thence S.85°14'10"W. along the south line of said Lot 2, 30.40 feet; thence S.87°37'50"W. along the south line of said Lot 2, 1648.46 feet; thence N.01°39'25"W., 51.23 feet to the point of beginning.

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All bearings are in relation to the Replat No. 1 of Crystal Lake Fairways Condominiums, Oakland County Condominium Plan No. 860 as recorded in Liber 14701, Page 703, Oakland County records.

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 4677 WOODWARD AVE.  
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PREPARED FOR:  
 CITY OF PONTIAC

|           |            |          |         |          |
|-----------|------------|----------|---------|----------|
| SCALE     | DATE       | DRAWN    | JOB NO. | SHEET    |
| 1" = 200' | 10-20-2011 | J. PIOCH | E645    | 11 of 13 |

