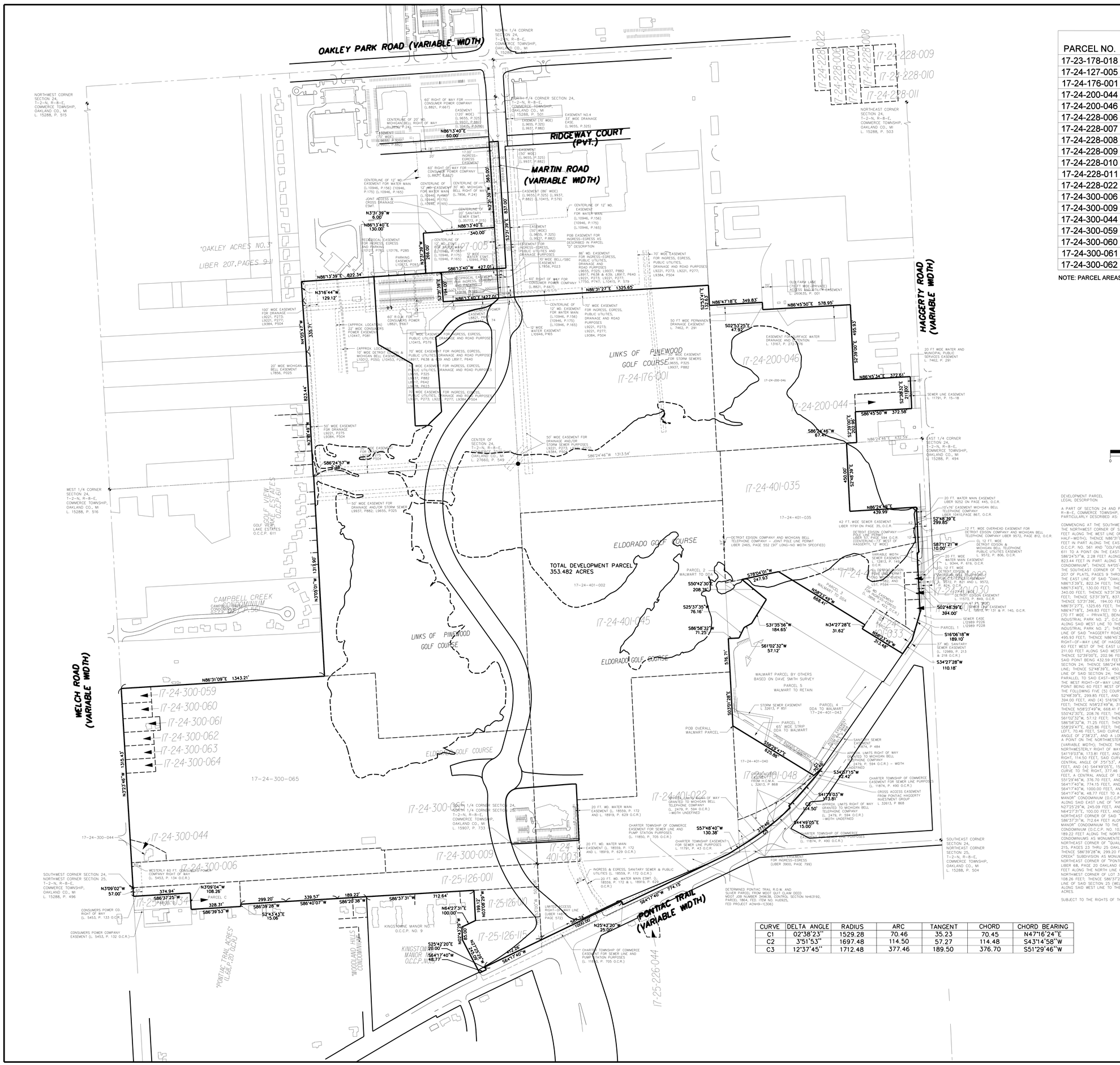

PARCEL NO.	AREA (AC)	PARCEL NO.	AREA (AC)
17-23-178-018	3.64	17-24-300-063	0.40
17-24-127-005	3.52	17-24-300-064	0.40
17-24-176-001	132.43	17-24-300-065	57.93
17-24-200-044	0.97	17-24-401-003	0.97
17-24-200-046	20.68	17-24-401-022	26.90
17-24-228-006	0.86	17-24-401-029	0.17
17-24-228-007	0.86	17-24-401-030	0.21
17-24-228-008	0.63	17-24-401-032	0.39
17-24-228-009	0.46	17-24-401-033	1.14
17-24-228-010	0.46	17-24-401-035	18.19
17-24-228-011	0.56	17-24-401-045	49.83
17-24-228-022	0.64	17-24-401-046	6.18
17-24-300-006	6.25	17-24-401-048	3.93
17-24-300-009	3.90	17-25-101-034	2.54
17-24-300-044	0.58	17-25-126-001	6.25
17-24-300-059	0.45	17-25-126-010	1.95
17-24-300-060	0.45	17-25-126-115	2.82
17-24-300-061	0.50	17-25-226-044	0.38
17-24-300-062	0.40		

NOTE: PARCEL AREAS ARE FROM TAX RECORDS.

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
C1	02°38'23"	1529.28	70.46	35.23	70.45	N47°16'24"E
C2	3°51'53"	1697.48	114.50	57.27	114.48	S43°14'58"W
C3	12°37'45"	1712.48	377.46	189.50	376.70	S51°29'46"W

DEVELOPMENT PARCEL
LEGAL DESCRIPTION

A PART OF SECTION 24 AND PART OF THE NORTH 1/2 OF SECTION 25, T-2-N, R-8-E, COMMERCE TOWNSHIP, OAKLAND COUNTY MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 24, BEING ALSO THE NORTHWEST CORNER OF SAID SECTION 25; THENCE N32°23'46"W, 1315.43 FEET ALONG THE WEST LINE OF SAID SECTION 24 (WELCH ROAD, 33' HALF-WIDTH); THENCE N86°31'09"E, 1343.21 FEET; THENCE N30°05'01"W, 1317.90 FEET IN PART ALONG THE EAST LINES OF "CAMPBELL CREEK CONDOMINIUM", O.C.C.P. NO. 561 AND "GOLFVIEW LAKE ESTATES CONDOMINIUM", O.C.C.P. NO. 611 TO A POINT ON THE EAST-WEST 1/4 LINE OF SAID SECTION 24; THENCE S86°24'57"W, 2.28 FEET ALONG SAID EAST-WEST 1/4; THENCE N31°18'49"W, 823.44 FEET IN PART ALONG THE EAST LINE OF SAID "GOLFVIEW LAKE ESTATES CONDOMINIUM"; THENCE N40°05'47"W, 335.71 FEET TO A FOUND MONUMENT AT THE SOUTHEAST CORNER OF "OAKLEY ACRES NO. 3", AS RECORDED IN LIBER 207 OF PLATS, PAGES 9 THROUGH 11; THENCE N31°16'44"W, 129.12 FEET ALONG THE EAST LINE OF SAID "OAKLEY ACRES NO. 3" AS MONUMENTED; THENCE N86°13'39"E, 822.34 FEET; THENCE N32°31'39"W, 266.00 FEET; THENCE N86°13'40"E, 130.00 FEET; THENCE N3°31'39"W, 6.00 FEET; THENCE N86°13'40"E, 340.00 FEET; THENCE N3°31'39"E, 565.00 FEET; THENCE N86°13'40"E, 60.00 FEET; THENCE S3°31'39"E, 837.00 FEET; THENCE S86°13'40"W, 427.01 FEET; THENCE S3°31'39W, 194.00 FEET; THENCE N86°13'40"E, 427.01 FEET; THENCE N86°31'27"E, 1325.65 FEET; THENCE S2°53'41"E, 132.63 FEET; THENCE N86°47'18"E, 349.83 FEET TO A POINT ON THE WEST LINE OF OLD FARM LANE (70 FT WIDE – PRIVATE), BEING ALSO THE WEST LINE OF "HAGGERTY ROAD INDUSTRIAL PARK NO. 2", O.C.C.P. NO. 797; THENCE S2°53'25"E, 47.92 FEET ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID "HAGGERTY ROAD INDUSTRIAL PARK NO. 2"; THENCE N86°45'50"E, 578.95 FEET ALONG THE SOUTH LINE OF SAID "HAGGERTY ROAD INDUSTRIAL PARK NO. 2"; THENCE S2°39'00"E, 495.93 FEET; THENCE N86°45'34"E, 372.61 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGGERTY ROAD (VARIABLE WIDTH), SAID POINT BEING 60 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE S2°38'32"E, 211.00 FEET ALONG SAID WEST LINE; THENCE S86°45'50"W, 372.58 FEET; THENCE S2°39'00"E, 202.96 FEET TO A POINT ON THE EAST-WEST 1/4 LINE, SAID POINT BEING 432.59 FEET WEST OF THE EAST 1/4 CORNER OF SAID SECTION 24; THENCE S86°24'46"W, 67.41 FEET ALONG SAID EAST-WEST 1/4 LINE; THENCE S2°48'39"E, 450.00 FEET ALONG A LINE PARALLEL TO THE EAST LINE OF SAID SECTION 24; THENCE N86°24'49"E, 439.99 FEET ALONG A LINE PARALLEL TO SAID EAST-WEST 1/4 LINE OF SAID SECTION 24 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HAGGERTY ROAD (VARIABLE WIDTH), SAID POINT BEING 60 FEET WEST OF THE EAST LINE OF SAID SECTION 24; THENCE THE FOLLOWING FIVE (5) COURSES ALONG SAID WEST RIGHT-OF-WAY LINE: (1) S2°48'39"E, 299.85 FEET; AND (2) S87°11'21"W, 10.00 FEET; AND (3) S2°48'39"E, 394.00 FEET; AND (4) S16°06'18"W, 189.10 FEET; AND (5) S34°27'28"W, 110.18 FEET; THENCE N58°23'49"W, 313.48 FEET; THENCE N34°27'28"E, 31.62 FEET; THENCE N58°23'49"W, 668.41 FEET; THENCE S78°04'01"W, 247.93 FEET; THENCE S50°42'30"E, 208.76 FEET; THENCE S31°35'56"W, 184.65 FEET; THENCE S61°02'32"W 57.12'; THENCE S25°37'35"W, 76.16 FEET; THENCE S25°37'35"W, 76.16 FEET; THENCE S86°58'32"W, 71.25 FEET; THENCE S3°01'28"E, 576.71 FEET; THENCE S58°29'47"E, 625.86 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, 70.46 FEET, SAID CURVE HAVING A RADIUS OF 1529.28 FEET, A CENTRAL ANGLE OF 2°38'23", AND A LONG CHORD BEARING N47°16'24"E, 70.45 FEET TO A POINT ON THE NORTHWESTERLY RIGHT OF WAY LINE OF PONTIAC TRAIL (VARIABLE WIDTH); THENCE THE FOLLOWING ELEVEN COURSES ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE: (1) S34°37'15"W, 42.42 FEET, AND (2) S41°19'03"W, 173.81 FEET; AND (3) ALONG A NON-TANGENT CURVE TO THE RIGHT, 114.50 FEET, SAID CURVE HAVING A RADIUS OF 1697.48 FEET, A CENTRAL ANGLE OF 3°51'53", AND A LONG CHORD BEARING S43°14'58"W, 114.48 FEET, AND (4) S44°49'05"E, 15.00 FEET, AND (5) ALONG A NON-TANGENT CURVE TO THE RIGHT, 377.46 FEET, SAID CURVE HAVING A RADIUS OF 1712.48 FEET, A CENTRAL ANGLE OF 12°37'45", AND A LONG CHORD BEARING S51°29'46"W, 376.70 FEET; AND (6) S57°48'40"W, 130.38 FEET; AND (7) S64°17'40"W, 774.15 FEET; AND (8) N25°42'20"W, 25.00 FEET; AND (9) S64°17'40"W, 1000.00 FEET; AND (10) S25°42'20"E, 20.00 FEET; AND (11) S64°17'40"W, 48.77 FEET TO A POINT ON THE EAST LINE OF "KINGSTOWNE MANOR" CONDOMINIUM (O.C.C.P. NO. 9); THENCE THE FOLLOWING FOUR COURSES ALONG SAID EAST LINE OF "KINGSTOWNE MANOR" CONDOMINIUM: (1) N27°25'29"W, 245.09 FEET, AND (2) N02°43'29"W, 85.00 FEET; AND (3) N64°27'31"E, 100.00 FEET; AND (4) N03°08'29"W, 199.12 FEET TO THE NORTHEAST CORNER OF SAID "KINGSTOWNE MANOR" CONDOMINIUM; THENCE S86°37'31"W, 712.64 FEET ALONG THE NORTH LINE OF SAID "KINGSTOWNE MANOR" CONDOMINIUM TO THE NORTHEAST CORNER OF "WILLIAMS WOODS" CONDOMINIUM (O.C.C.P. NO. 1033) AS MONUMENTED; THENCE S86°20'38"W, 189.22 FEET ALONG THE NORTH LINE OF SAID "WILLIAMS WOODS" CONDOMINIUMS AS MONUMENTED; THENCE S86°40'07"W, 339.57 FEET TO THE NORTHEAST CORNER OF "QUAIL CREEK" SUBDIVISION, (AS RECORDED IN LIBER 215, PAGES 23 THRU 25 OAKLAND COUNTY RECORDS) AS MONUMENTED; THENCE S86°39'28"W, 299.20 FEET ALONG THE NORTH LINE OF SAID "QUAIL CREEK" SUBDIVISION AS MONUMENTED; THENCE S2°43'43"E, 15.06 FEET TO THE NORTHEAST CORNER OF "PONTIAC TRAIL ACRES" SUBDIVISION (AS RECORDED IN LIBER 68, PAGE 20 OAKLAND COUNTY RECORDS); THENCE S86°39'53"W, 328.31 FEET ALONG THE NORTH LINE OF SAID "PONTIAC TRAIL ACRES" TO THE NORTHWEST CORNER OF LOT 31 OF SAID DIVISION; THENCE N30°03'04"W, 108.26 FEET; THENCE S86°37'25"W, 374.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 25; THENCE N3°09'02"W, 57.00 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 353.482 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN WELCH ROAD.

REVISION:
ADD PARCELS 17-25-126-001, 17-25-126-115 AND 17-24-300-044

DATE: 10/19/06

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SHEET TITLE:
DEVELOPMENT PARCEL

COMMERCE TOWNSHIP, OAKLAND COUNTY, MI.

DATE:	07/03/06
SCALE:	1" = 200'
SHEET:	1 OF 1
JOB:	15685.55

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