

SANITARY SEWER EASEMENT

MJC HARVARD PLACE LLC a Michigan limited liability company of
46600 Romeo Plank Road, Suite 5, Macomb, MI 48044

grants to the CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for the construction, operation, maintenance, repair and/or replacement of a sanitary sewer on, under through and across land more particularly described as:

See attached Exhibits A and B

Sidwell # 70-15-24-100-051

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the sanitary sewer, or the facilities incidental thereto, which may be located in the easement.

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the sanitary sewer shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use and exercise of easement rights granted hereunder are made.


The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the sanitary sewer: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant other non-exclusive easements and rights-of-way across, over, under and through the easement parcel, with the condition that prior to such a grant written consent shall be obtained from the City.

Exempt from Transfer Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this
17th day of MARCH, 2015.

MJC HARVARD PLACE LLC



Signature
MICHAEL A. CHIRCO
(Print Name)
AUTHORIZED REPRESENTATIVE
Title

Signature

(Print Name)

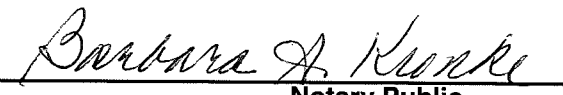
Title

STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 17th day of MARCH, 2015, by MICHAEL A. CHIRCO who is a member of MJC HARVARD PLACE LLC, of _____, a Michigan limited liability company, on behalf of the company.

Drafted by: Shamik Tripathi
Land Develop. Consulting Serv., Inc.
46600 Romeo Plank Rd, Ste 2
Macomb, MI 48044
When recorded, return to:

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



, Notary Public
County, Michigan
My Commission Expires:
BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
NOTARY IN COUNTY OF MACOMB

John Staran
Appd - 3/30/15

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

PART OF THE NW 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SCHOOL ROAD (NORTH 43 FEET WIDE) BEING DISTANT S87°37'27"E 769.35 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 24 AND CENTERLINE OF SAID SCHOOL ROAD, AND N00°42'00"E 43.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE CONTINUING N00°42'00"E 833.35 FEET; THENCE S87°36'01"W 720.03 FEET TO THE EAST LINE OF JOHN R. ROAD (EAST 60 FEET WIDE); THENCE ALONG SAID EAST LINE N00°00'00"E 149.99 FEET; THENCE S87°36'24"W 60.05 FEET TO THE WEST LINE OF SAID SECTION 24 AND CENTERLINE OF SAID JOHN R. ROAD; THENCE ALONG SAID WEST LINE N00°00'00"E 348.00 FEET; THENCE N87°36'06"E 1326.16 FEET TO THE 1/8 LINE OF SECTION 24; THENCE ALONG SAID 1/8 LINE S00°01'42"W 1377.16 FEET TO SAID NORTH LINE OF SCHOOL ROAD; THENCE ALONG SAID NORTH LINE N87°37'27"W, 555.59 FEET TO THE POINT OF BEGINNING. CONTAINING 25.755 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

Mike Taunt
Approved 2/16/16


	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	HARVARD PLACE PART OF THE NORTHWEST 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	
SANITARY SEWER EASEMENT- EXHIBIT "A"		SCALE: 1" = 200' DATE: 02-16-16 DRAWN BY: S.H.T. LDCS # 11-002
CLIENT: MJC HARVARD PLACE LLC 46600 ROMEO PLANK, SUITE 5, MACOMB, MI 48044 PHONE: 586-263-1203		DRAWING NO. 1 OF 1

EXHIBIT "B"

PROPOSED VARIABLE WIDTH SANITARY SEWER EASEMENT:

PART OF THE NW 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY OF SCHOOL ROAD (NORTH 43 FEET WIDE), BEING DISTANT S87°37'27"E 1138.75 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 24 AND THE CENTERLINE OF SAID SCHOOL ROAD, AND N00°42'00E 43.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 24;

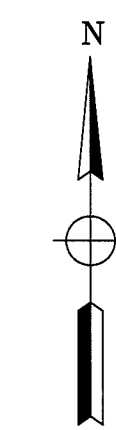
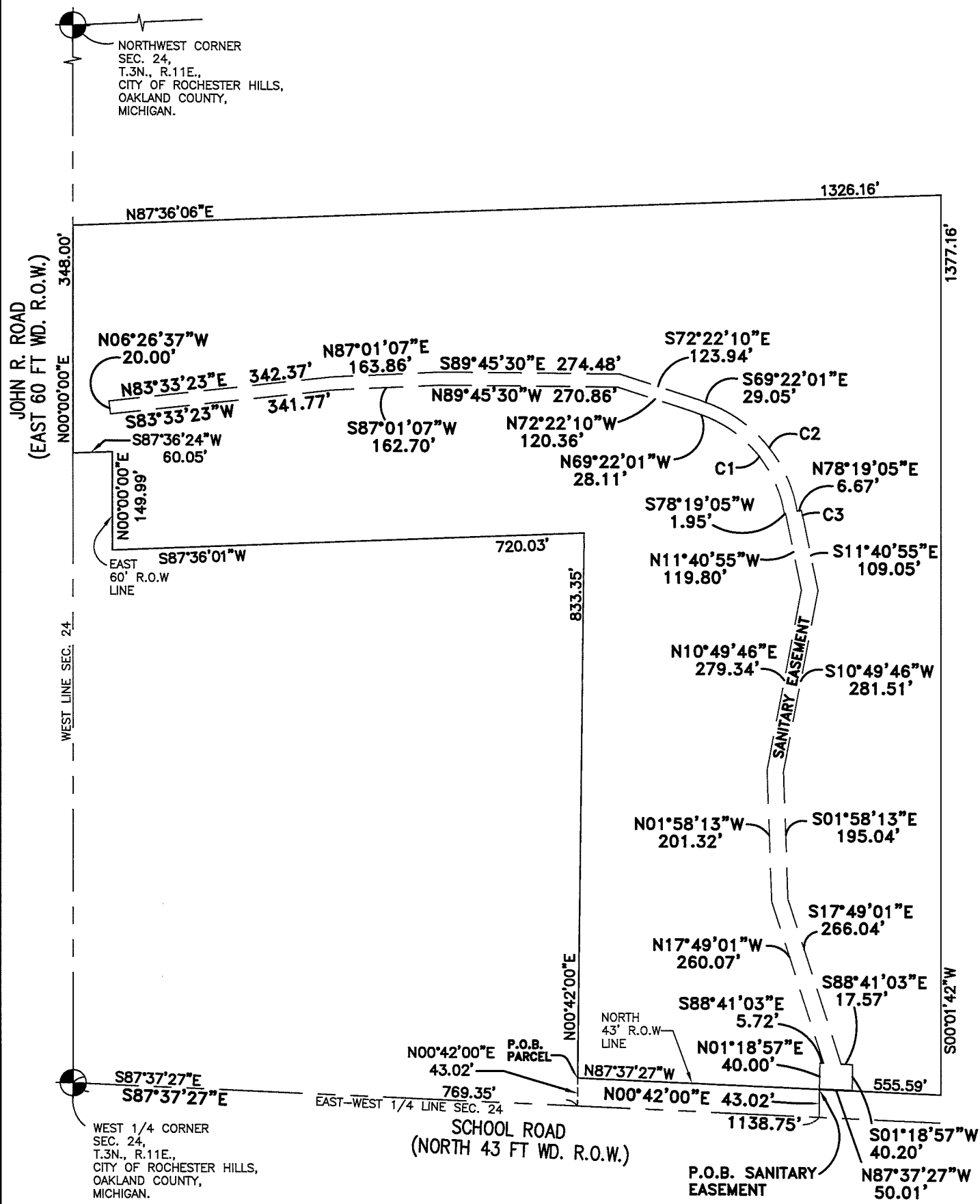
THENCE N01°18'57"E 40.00 FEET;
 THENCE S88°41'03"E 5.72 FEET;
 THENCE N17°49'01"W 260.07 FEET;
 THENCE N01°58'13"W 201.32 FEET;
 THENCE N10°49'46"E 279.34 FEET;
 THENCE N11°40'55"W 119.80 FEET;
 THENCE S78°19'05"W 1.95 FEET;
 THENCE 192.37 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING RADIUS OF 190.47 FEET, A DELTA ANGLE OF 57°51'57" AND A LONG CHORD BEARING N37°59'54"W 184.30 FEET;
 THENCE N69°22'01"W 28.11 FEET;
 THENCE N72°22'11"W 120.36 FEET;
 THENCE N89°45'30"W 270.86 FEET;
 THENCE S87°01'07"W 162.70 FEET;
 THENCE S83°33'23"W 341.77 FEET;
 THENCE N06°26'37"W 20.00 FEET;
 THENCE N83°33'23"E 342.37 FEET;
 THENCE N87°01'07"E 163.86 FEET;
 THENCE S89°45'30"E 274.48 FEET;
 THENCE S72°22'10"E 123.94 FEET;
 THENCE S69°22'01"E 29.05 FEET;
 THENCE 212.09 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING RADIUS OF 210.47 FEET, A DELTA ANGLE OF 57°44'09" AND A LONG CHORD BEARING S38°10'55"E 203.23 FEET;
 THENCE N78°19'05"E 6.68 FEET;
 THENCE 15.73 FEET A CURVE TO THE RIGHT, SAID CURVE HAVING RADIUS OF 240.93 FEET, A DELTA ANGLE OF 3°44'27" AND A LONG CHORD BEARING S12°37'21"E 15.73 FEET;
 THENCE S11°40'55"E 109.05 FEET;
 THENCE S10°49'46"W 281.51 FEET;
 THENCE S01°58'13"E 195.04 FEET;
 THENCE S17°49'01"E 266.04 FEET;
 THENCE S88°41'03"E 17.57 FEET;
 THENCE S01°18'57"W 40.20 FEET;
 THENCE N87°37'27"W 50.01' FEET TO THE POINT OF BEGINNING.

REV. 2/16/16
 REV. 1/18/16

	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
	HARVARD PLACE PART OF THE NORTHWEST 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN		
SANITARY SEWER EASEMENT- EXHIBIT "B"			SCALE: 1" = 200' DATE: 12-01-14 DRAWN BY: S.H.T. LDGS # 11-002
CLIENT: MJC HARVARD PLACE LLC 46600 ROMEO PLANK, SUITE 5, MACOMB, MI 48044 PHONE: 586-263-1203			DRAWING NO. 1 OF 2

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EXHIBIT "B"



SCALE 1" = 200'

REV. 2/16/16
REV. 1/18/16

CURVE TABLE					
CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA
C1	192.37'	190.47'	N37°59'54"W	184.30'	57°51'57"
C2	212.09'	210.47'	S38°10'55"E	203.23'	57°44'09"
C3	15.73'	240.93'	S12°37'21"E	15.73'	03°44'27"

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