

SANITARY SEWER EASEMENT

CHRISTENBURY Development, LLC a Michigan limited liability company
of 19573 Tanglewood Ct Clinton Twp MI 48038
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 (Usually the Legal Description & Drawing)

Sidwell #

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
23rd day of August, 2013.

Christenbury Development, LLC

Vitaliano Terracciano
Signature

VITALIANO TERRACCIANO
(Print Name)

MEMBER
Title

Signature

(Print Name)

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 23rd day of August,
2013, by Vitaliano Terracciano who is a member of Christenbury Dev. LLC,
a Michigan limited liability company, on behalf of the company.

Josy A. Foisy
JOSY A FOISY

Drafted by:
Vitaliano Terracciano
19573 Tanglewood
Clinton Twp, MI
48038

JOSY A FOISY
NOTARY PUBLIC,
COUNTY OF OAKLAND
MY COMMISSION EXPIRES
ACTING IN COUNTY OF

NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 23, 2019
ACTING IN COUNTY OF Oakland

When recorded, return to:

John Staran, Notary Public
County, Michigan
My Commission Expires:

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

John Staran
App'd- 10/27-13

EXHIBIT A

LEGAL DESCRIPTION – CHRISTENBURY ESTATES (PARCELS 1 – 4)

Part of the NE 1/4 of Section 1, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Commencing at the East 1/4 corner of Section 1; thence N89°44'48"W 60.00 feet to the Point of Beginning; thence N89°44'48"W 469.15 feet; thence N04°12'20"W 299.69 feet; thence N72°59'40"E 15.53 feet; thence N21°22'51"W 222.81 feet; thence N68°41'30"E 202.71 feet; thence N78°11'30"E 191.22 feet; thence S00°35'30"E 65.00 feet; thence N89°24'30"E 175.00 feet to the West Line Dequindre Road (R.O.W. varies); thence S00°35'30"E 562.61 feet along said line to the Point of Beginning.

Containing 285,062 square feet ---- 6.544 acres (Gross).

LEGAL DESCRIPTION – SANITARY SEWER EASEMENT

Part of the NE 1/4 of Section 1, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Commencing at the East 1/4 corner of Section 1; thence N89°44'48"W 60.00 feet to the Point of Beginning; thence N89°44'48"W 15.00; thence N00°35'30"W 297.70 feet; thence S89°24'30"W 394.47 feet; thence 78.82 feet along the arc of a curve to the left said curve having a radius of 218.00 feet a chord of S79°02'59"W 78.40 feet; thence N04°12'20"W 22.24 feet; N72°59'40"E 15.53 feet; thence N21°22'51"W 10.94 feet; thence 68.35 feet along the arc of a curve to the right said curve having a radius of 250.00 feet a chord of N81°34'33"E 68.14 feet thence N89°24'30"E 409.47 feet to the West R.O.W. line of Dequindre Road (R.O.W. varies); thence S00°35'30"E 329.92 along said line to the Point of Beginning.

15-01-277-015 & # 15-01-278-006

Approved 11-12-13
Revisions OK per Mike's
Comments ARS

JJ-13-720
SHEET 1 OF 2

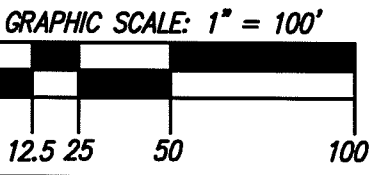
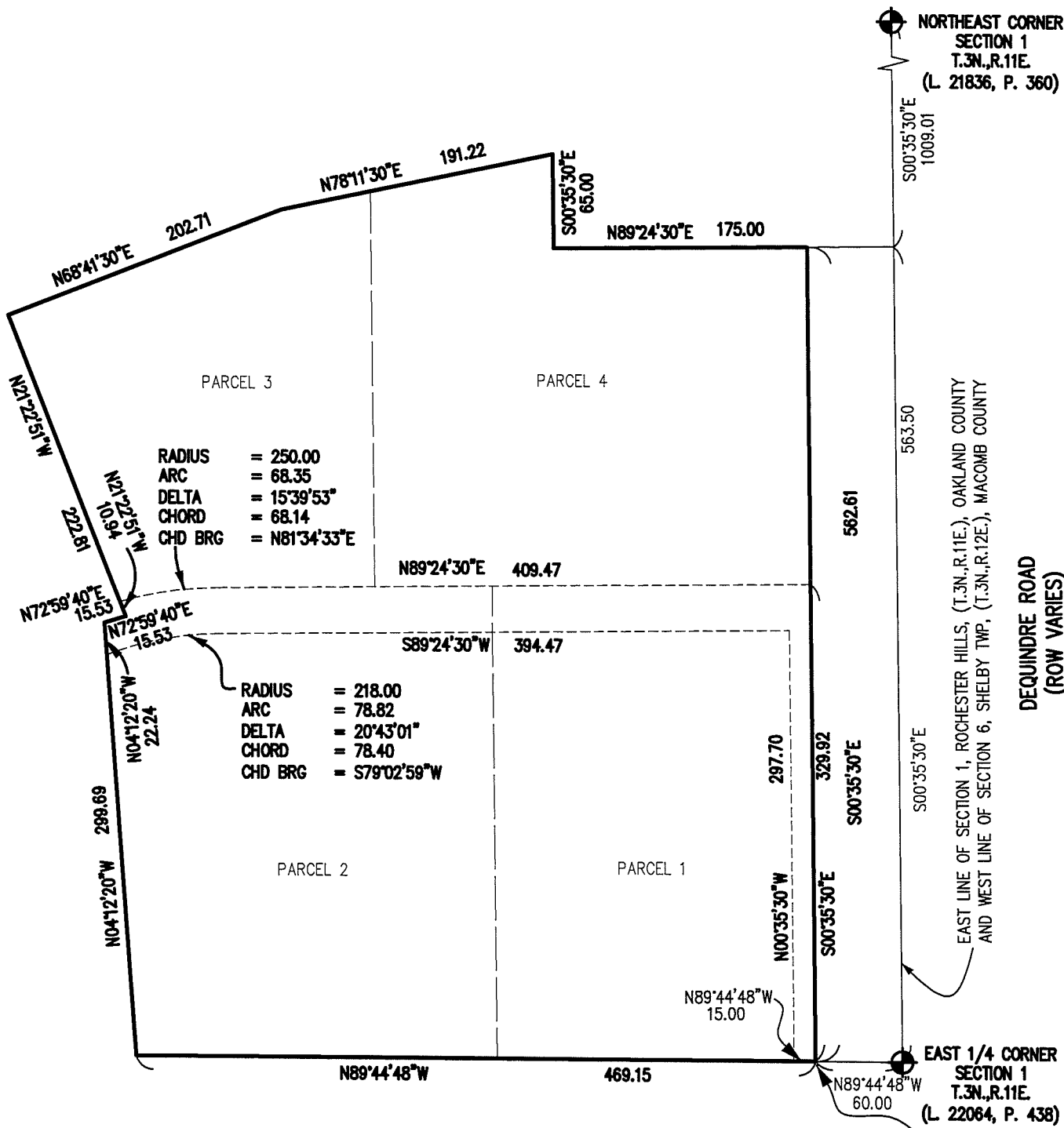
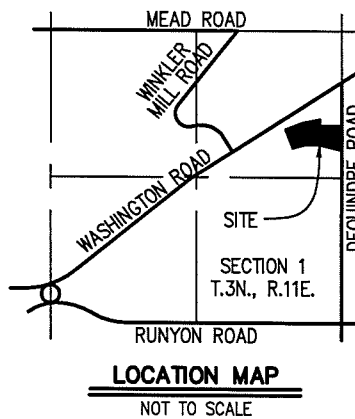


1055 South Boulevard E., Suite 200
Rochester Hills, Michigan 48307
Telephone: (586) 726-9111
Fax: (248) 852-7707
Website: www.jjassociates.net

CLIENT:
DATE: 10/15/13 JS

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EXHIBIT B



POB CHRISTENBURY ESTATES (PARCELS 1-4)
POB SANITARY SEWER EASEMENT

JJ-13-720
SHEET 2 OF 2



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