

HIGHWAY EASEMENT

Rochester Auburn Associates, LLC, a Michigan limited liability Company, of 6750 Oak Hills Dr., Bloomfield Hills, MI 48301 grant (s) to the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for all public highway purposes, including public utilities, and the construction, operation, maintenance, repair, replacement and/or public use of water main, sanitary sewer, storm sewer, sidewalks and/or pathways in, over, under, upon, and through the following described premises situated in the City of Rochester Hills, Oakland County, Michigan:

Sidwell # 15-34-227-046

See Attached Exhibits A and B

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

All property disturbed or altered by the City by reason of construction, operation, etc., 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 itself and Grantor's successors and assigns, so long as there is no interference with the City's easement rights: (1) right of ingress and egress across the easement, and (b) right to grant other non-exclusive easements and rights-of-way across, over and under 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 13th day of FEBRUARY, 2014.

Signature: [Handwritten Signature]
Print or type name: DORRIS MARKUS
Title: MANAGING Member
Rochester Auburn Associates, LLC

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 13th day of February, 2014, by Dorris S. Markus, who is a member of Rochester Auburn Associates, LLC a Michigan limited liability company, on behalf of the company.

Drafted by: Rachel Smith
Professional Engineering Associates, Inc.
2430 Rochester Court, Ste. 100
Troy, MI 48083

[Handwritten Signature]
Dolores E. Ahearn, Notary Public
Oakland County, Michigan
My Commission expires: 03-06-2019

When recorded, return to:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills MI 48309

John Staran
Approved 3/11/14



**EXHIBIT A  
LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION – PARCEL 15-34-227-046**

Land in part of the NE 1/4 of Section 34, Township 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; including all of Lots 7 thru 13 inclusive; also including the North 100 feet of Lots 21, 22 and 23 of "AVONCROFTS SUBDIVISION" according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records;

Being more particularly described as, BEGINNING at the Northeast corner of Lot 10 of said "AVONCROFTS SUBDIVISION"; thence S00°02'21"W, 418.00 feet along the west line of Rochester Road (33' half width) to the southeast corner of Lot 7 of said "AVONCROFTS SUBDIVISION"; thence N90°00'00"W, 226.79 feet along the south line of said Lot 7 to the southwest corner of said Lot 7; thence N02°20'21"E, 48.11 feet along the west line of said Lot 7; thence S89°49'53"W, 361.32 feet along a line 100 feet south of and parallel to the south line of Lots 11, 12 and 13 of the aforementioned "AVONCROFTS SUBDIVISION" to the west line of Lot 21 of said "AVONCROFTS SUBDIVISION"; thence along said west line N04°15'00"E, 100.30 feet to the southwest corner of Lot 13 of said "AVONCROFTS SUBDIVISION"; thence N00°00'00"E, 271.20 feet along the west line of said Lot 13 to the northwest corner of said Lot 13 and the south line of W. Auburn Road (66' wide); thence S89°58'39"E, 579.00 feet along said south line to the POINT OF BEGINNING.

**LEGAL DESCRIPTION – HIGHWAY EASEMENT**

An easement for public highway purposes over land and in part of the NE 1/4 of Section 34, Township 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan; said easement being the east 20.00 feet of Lots 7 thru 10 inclusive and also being the North 27 feet of Lots 10 thru 13 inclusive of "AVONCROFTS SUBDIVISION" according to the Plat thereof, as recorded in Liber 19, Page 15, of Plats, Oakland County Records;

Being more particularly described as, BEGINNING at the Northeast corner of Lot 10 of said "AVONCROFTS SUBDIVISION"; thence S00°02'21"W, 418.00 feet along the west line of Rochester Road (33' half width) to the southeast corner of Lot 7 of said "AVONCROFTS SUBDIVISION"; thence N90°00'00"W, 20.00 feet along the south line of said Lot 7; thence thence N00°02'21"E, 391.01 feet along a line 20.00 feet west of and parallel to the west line of Rochester Road (33' half width); thence N89°58'39"W, 558.98 feet along a line 27.00 feet south of and parallel to the south line of W. Auburn Road (66' wide) to the west line of Lot 13 of said "AVONCROFTS SUBDIVISION"; thence N00°00'00"E, 27.00 feet along the west line of said Lot 13 to the northwest corner of said Lot 13 and the south line of W. Auburn Road (66' wide); thence S89°58'39"E, 579.00 feet along said south line to the POINT OF BEGINNING.

*Mike Tavant Approved 12/20/13*

PROFESSIONAL  
ENGINEERING  
ASSOCIATES

CLIENT:  
Rochester Auburn Assoc.  
6750 Oakhills Drive  
Bloomfield Hills, MI., 48301

SCALE: 1"= 100'

JOB No: 2012074

DATE: 11-27-13

DWG. No: 1 of 2

2430 Rochester Ct. Suite 100  
Troy, MI 48083-1872  
(248) 689-9090

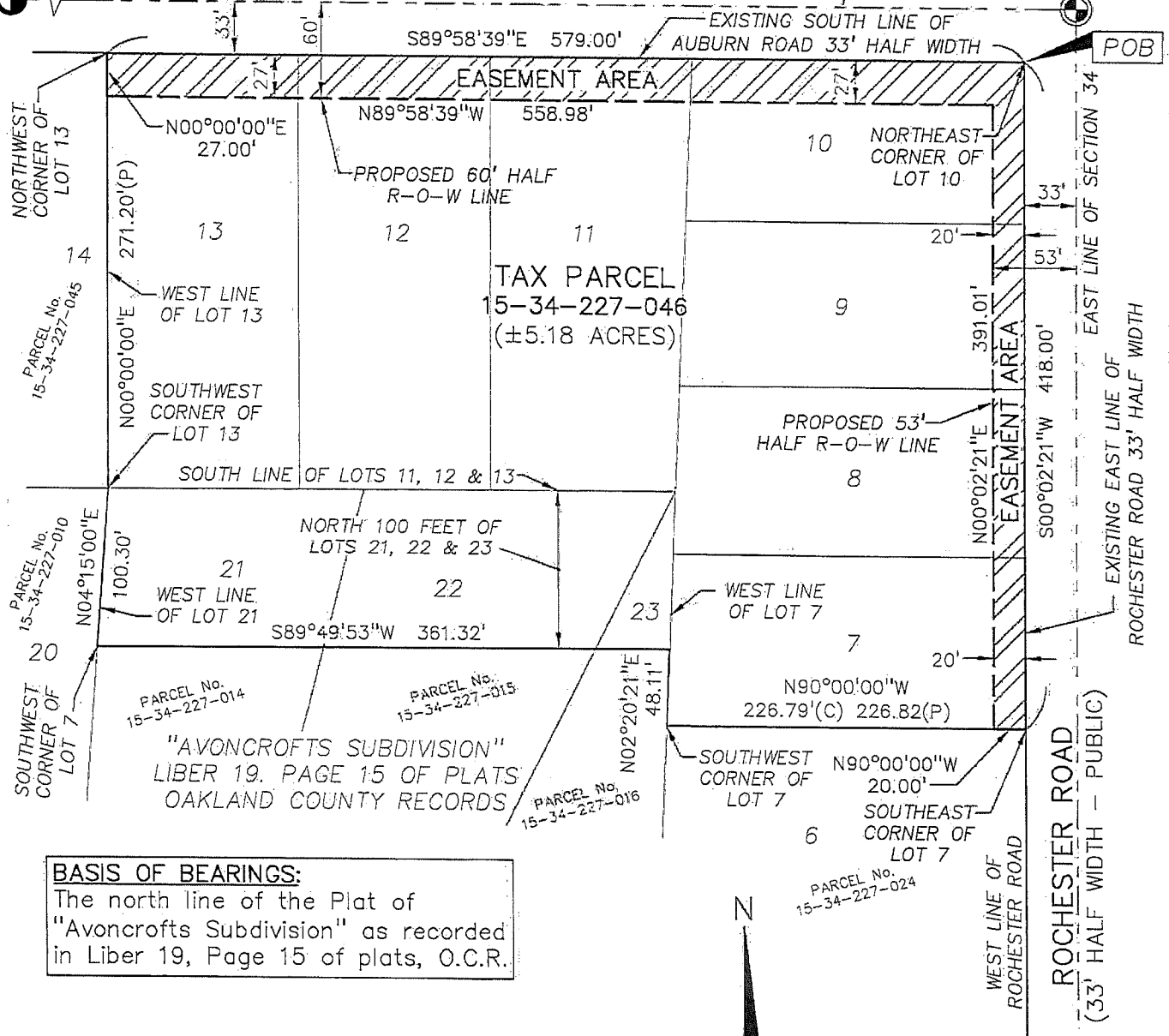
## EXHIBIT B SKETCH OF HIGHWAY EASEMENT

NORTH 1/4 CORNER  
OF SECTION 34,  
T.03N., R.11E.  
AVON TWP., MI  
(L.14992, P.089)

NORTH LINE OF  
SECTION 34 &  
CENTERLINE OF  
AUBURN ROAD

CALCULATED  
NE CORNER OF  
SECTION 34,  
T.03N., R.11E.  
AVON TWP., MI  
(L.14992, P.096)

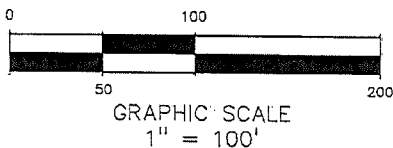
W. AUBURN ROAD  
(66' WIDE-PUBLIC)



**BASIS OF BEARINGS:**  
The north line of the Plat of  
"Avoncrofts Subdivision" as recorded  
in Liber 19, Page 15 of plats, O.C.R.

**LEGEND**

- (P) PLAT
- (C) CALCULATED
- SECTION CORNER FOUND
- SECTION CORNER RECORD



EAST 1/4  
CORNER OF  
SECTION 34,  
T.03N., R.11E.  
AVON TWP., MI  
(L.14992, P.090)

PROFESSIONAL  
ENGINEERING  
ASSOCIATES

2430 Rochester Ct. Suite 100  
Troy, MI 48063-1872  
(248) 689-9090

CLIENT: <b>Rochester Auburn Assoc.</b> 6750 Oakhills Drive Bloomfield Hills, MI., 48301	SCALE: 1" = 100'	JOB No: 2012074	2430 Rochester Ct. Suite 100 Troy, MI 48063-1872 (248) 689-9090
	DATE: 11-27-13	DWG. No: 2 of 2	