

SANITARY SEWER EASEMENT

Redwood Rochester Hills East Avon Road MI P1 LLC, an Ohio limited liability company of 7510 E. Pleasant Valley Road, Independence, Ohio 44131 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

Parcel ID#15-13-476-005

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 13th day of AUGUST, 2021.

Redwood Rochester Hills East Avon Road MI P1 LLC,
an Ohio limited liability company

Signature

David Conwill

Print Name

Authorized Manager

Title

RECEIVED

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 13th day of AUGUST, 2021,

by David Conwill, the Authorized Manager of Redwood Rochester Hills East Avon Road MI P1 LLC, an Ohio limited liability company, on behalf of the company.

, Notary Public

CUYAHOGA

County, OHIO

My Commission Expires: 09/11/2024

John Staron
Approved
8/18/21

Drafted by:
Adele Swann
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

When recorded, return to
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



CHARLES B. GRASSER,
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan described as:

Beginning at the Southeast corner of said Section 13, thence South 86 degrees 37 minutes 00 seconds West, 1374.48 feet along the South line of Section 13; thence North 0 degree 16 minutes 47 seconds East, 1257.82 feet to the centerline of Avon Road; thence North 72 degrees 25 minutes 31 seconds East, 130.66 feet and North 68 degrees 25 minutes 11 seconds East, 76.89 feet along the centerline of Avon Road; thence South 22 degrees 41 minutes 00 seconds East, 378.86 feet; thence North 65 degrees 14 minutes 30 seconds East, 313.61 feet; thence South 44 degrees 15 minutes 30 seconds East, 160.00 feet; thence North 65 degrees 14 minutes 30 seconds East, 159.13 feet to the centerline of Dequindre Road; thence South 44 degrees 15 minutes 30 seconds East, 156.15 feet along said centerline; thence South 36 degrees 35 minutes 30 seconds East, 620.90 feet along said centerline to its intersection with the East line of said Section 13; thence South 0 degree 34 minutes 44 seconds East, 367.91 feet along said East line to the point of beginning. Containing 1,300,192.18 square feet or 29.848 acres, more or less. Subject to rights of the public over the North 33 feet for Avon Road and the Easterly 33 feet for Dequindre Road.

Tax Parcel No.: 70-15-13-476-005

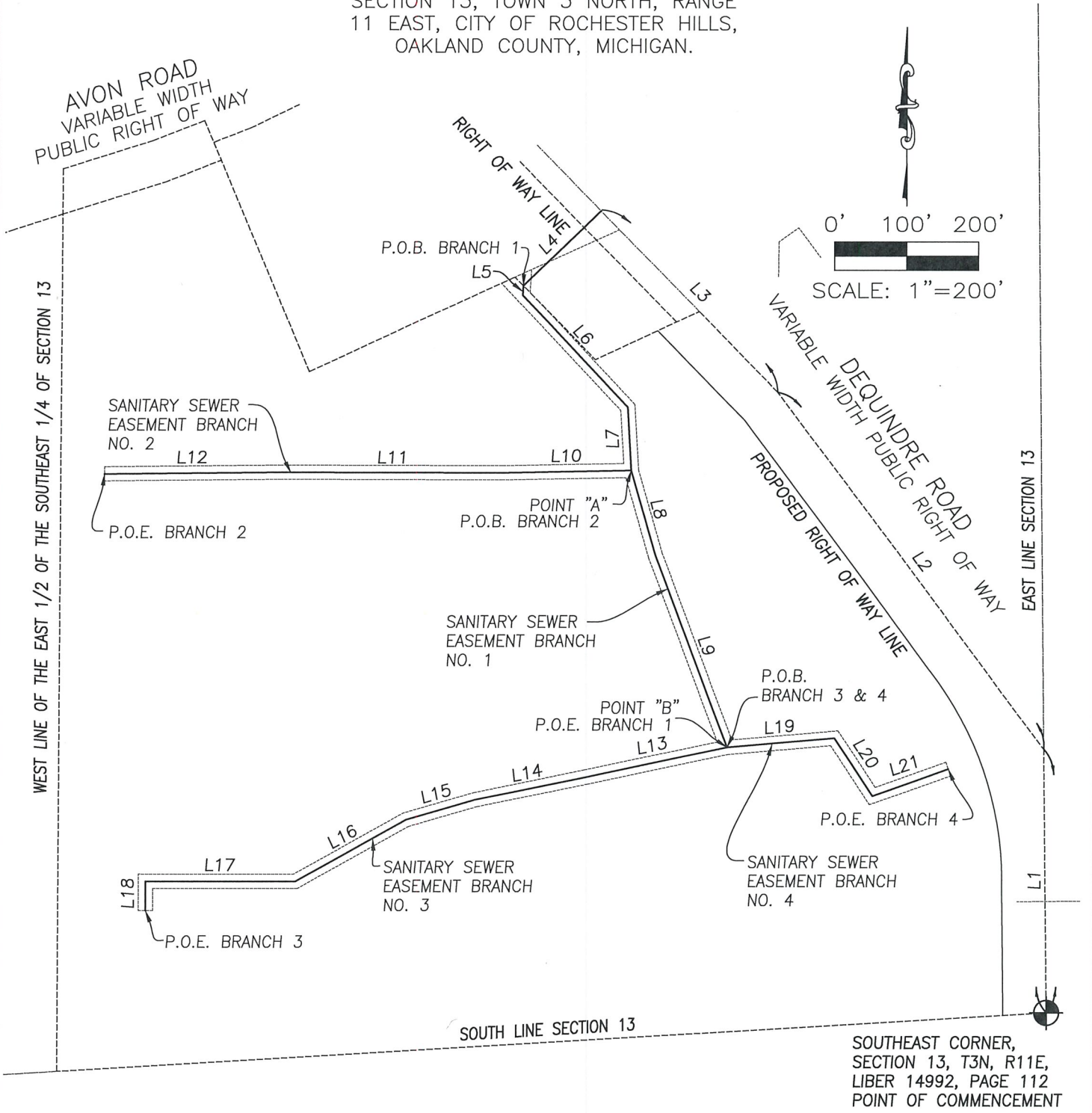
Commonly known as: 51171 Dequindre Road, Rochester Hills, Michigan

Exhibit Approved
Date: 3/30/21 Jm

Exhibit Approved
Date: 3/30/21 Jm

EXHIBIT B EASEMENT DIAGRAM

A PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.



GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE: 3/30/2021
FIELD: — DRAWN BY: RJW
DATE: MARCH 20, 2020
FILE: S220-2018
SHEET 1 OF 2

EXHIBIT B EASEMENT DIAGRAM

A PART OF THE SOUTHEAST 1/4 OF
SECTION 13, TOWN 3 NORTH, RANGE
11 EAST, CITY OF ROCHESTER HILLS,
OAKLAND COUNTY, MICHIGAN.

SANITARY SEWER DESCRIPTIONS

A 20 feet wide sanitary sewer easement situated in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of which is described as:

Sanitary Sewer Easement Branch No. 1, 20 feet wide.

Commencing at the Southeast corner of said Section 13; thence N00°34'44"W, 367.91 feet to a point on the centerline of Dequindre Road (variable width public right of way); thence N36°35'30"W, 620.90 feet along the centerline of Dequindre Road; thence N44°15'30"W, 352.58 feet along the centerline of Dequindre Road; thence S45°44'30"W, 150.00 feet to the point of beginning of the following described 20 feet wide sanitary sewer easement; thence S03°14'34"W, 13.30 feet; thence S43°14'08"E, 213.23 feet; thence S03°18'34"E, 89.11 feet to point "A"; thence S15°48'52"E, 124.28 feet; thence S20°33'25"E, 284.81 feet to point "B" and the point of ending.

Sanitary Sewer Easement Branch No. 2, 20 feet wide.

Beginning at point "A" of Sanitary Sewer Easement Branch No. 1; thence S88°54'14"W, 178.19 feet; thence N89°50'37"W, 309.13 feet; thence S89°27'39"W, 242.87 feet to the point of ending.

Sanitary Sewer Easement Branch No. 3, 20 feet wide.

Beginning at point "B" of Sanitary Sewer Easement Branch No. 1; thence S78°06'34"W, 199.71 feet; thence S78°24'27"W, 156.87 feet; thence S73°46'46"W, 99.95 feet; thence S60°41'03"W, 176.19 feet; thence N89°58'58"W, 207.43 feet; thence S00°10'24"E, 41.27 feet to the point of ending.

Sanitary Sewer Easement Branch No. 4, 20 feet wide.

Beginning at point "B" of Sanitary Sewer Easement Branch No. 1; thence N85°01'08"E, 149.02 feet; thence S33°22'09"E, 96.02 feet; thence N70°30'34"E, 111.95 feet to the point of ending.

LINE	BEARING	DISTANCE
L1	N00°34'44"W	367.91'
L2	N36°35'30"W	620.90'
L3	N44°15'30"W	352.58'
L4	S45°44'30"W	150.00'
L5	S03°14'34"W	13.30'
L6	S43°14'08"E	213.23'
L7	S03°18'34"E	89.11'

LINE	BEARING	DISTANCE
L8	S15°48'52"E	124.28'
L9	S20°33'25"E	284.81'
L10	S88°54'14"W	178.19'
L11	N89°50'37"W	309.13'
L12	S89°27'39"W	242.87'
L13	S78°06'34"W	199.71'
L14	S78°24'27"W	156.87'

LINE	BEARING	DISTANCE
L15	S73°46'46"W	99.95'
L16	S60°41'03"W	176.19'
L17	N89°58'58"W	207.43'
L18	S00°10'24"E	41.27'
L19	N85°01'08"E	149.02'
L20	S33°22'09"E	96.02'
L21	N70°30'34"E	111.95'

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