

SANITARY SEWER EASEMENT

Sidwell Nos.: 15-23-300-037 – Owned by G&V Investments, L.L.C.

Property Address: 1585 South Rochester Road

That G&V Investments, L.L.C., a Michigan Limited Liability Company, whose address is 990 E. South Boulevard, Troy, MI 48085 (hereinafter "Grantor") in exchange for good and valuable consideration, receipt of which is acknowledged by Grantor, grants to the City of Rochester Hills, a Michigan Municipal Corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, a minimum 20 foot easement with variable width at the connection location for the construction, installation, operation, maintenance, repair and/or replacement of a **Sanitary Sewer**, on, over, under and across land more particularly described at **Exhibit A hereto AND shown on Exhibit B**. The Grantor shall not build any permanent above ground structures within the easement, except for fences.

In connection with the grant of the 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. Grantor has no obligation and will not install any of the improvements in the **Sanitary Sewer 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 Grantors and their successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and its 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 Tax under MCL 207.526(a); MS 7.456 (26)(a).

GRANTOR: G&V Investments, L.L.C., a Michigan Limited Liability Company


Date: Sept 8, 2016


By: CORNELL G. VENNATTALI
Its: MEMBER

John Stefan
Approved 9/8/16

STATE OF MICHIGAN)
)
COUNTY OF OAKLAND)

The foregoing instrument was acknowledged before me on this 8th day of September, 2016, by Cornell G. Vennettilli, the Member of G&V Investments, L.L.C., a Michigan Limited Liability Company, on its behalf.



Christina M. Lombera, Notary Public
Oakland County, Michigan
My Commission Expires: 8/24/2018

Drafted by:
Patrick S. McKay, Esq.
Kirk, Huth, Lange & Badalamenti, PLC
19500 Hall Road, Suite 100
Clinton Township, Michigan 48038

CHRISTINA M. LOMBERA
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Aug 24, 2018
ACTING IN COUNTY OF Oakland

When Recorded, return to:
Clerks Department
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

EXHIBIT A LEGAL DESCRIPTIONS

LEGAL DESCRIPTION – PARCEL NO. 15-23-300-037:
(per PEA, Inc.)

Part of the Southwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: BEGINNING at a point which is N01°50'00"W 2.36 feet along the West line of Section 23 and N85°52'55"E 66.05 feet and S01°48'43"E 498.70 feet from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N88°11'17"E 124.90 feet; thence Easterly 103.53 feet along the arc of a curve to the left (Radius of 650.00 feet, central angle of 09°07'34", long chord bears N83°37'30"E 103.42 feet); thence Easterly 162.88 feet along the arc of a curve to the right (Radius of 535.00 feet, central angle of 17°26'35", long chord bears N87°47'01"E 162.25 feet); thence Easterly 18.92 feet along the arc of a curve to the left (Radius of 605.00 feet, central angle of 01°47'31", long chord bears S84°23'28"E 18.92 feet); thence S01°48'43"E 715.81 feet; thence S59°07'28"E 99.29 feet; thence N88°11'17"E 46.44 feet; thence S01°48'43"E 16.68 feet; thence S81°07'54"E 227.22 feet; thence S85°24'12"E 83.08 feet; thence N87°59'50"E 155.57 feet; thence N80°48'07"E 85.23 feet; thence S13°28'04"E 53.77 feet; thence N85°49'14"E 310.85 feet; thence N58°24'40"E 67.57 feet; thence N82°36'50"E 150.54 feet; thence S04°06'47"E 235.44 feet; thence S05°57'15"W 93.62 feet; thence S87°59'50"W 996.68 feet; thence N01°48'43"W 250.00 feet; thence S87°59'50"W 615.00 feet; thence N01°48'43"W 894.11 feet along a line parallel with and 66 feet East of the West line of Section 23 to the POINT OF BEGINNING.
Containing ±16.090 acres of land.

LEGAL DESCRIPTION – SANITARY SEWER EASEMENT:
(per PEA, Inc.)

A variable width sanitary sewer easement over part of the above described Parcel No. 15-23-300-037, being part of the Southwest 1/4 of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, said easement being more particularly described as:

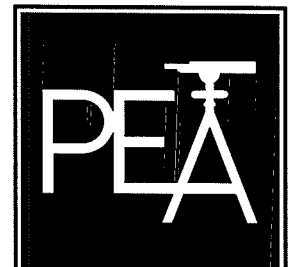
Commencing at the Southwest corner of said Section 23;
thence N01°48'43"W, 1043.54 feet along the West line of said Section 23;
thence N87°59'50"E, 680.90 feet along the North line extended of Hamlin Place Farms Subdivision, as recorded in Liber 15, Page 34, Oakland County Records to the POINT OF BEGINNING;

thence along said easement the following eight (8) courses:

- 1) N01°48'43"W, 20.00 feet;
- 2) N87°59'50"E, 11.50 feet;
- 3) N01°48'43"W, 218.73 feet;
- 4) N17°04'48"E, 51.92 feet to the South line of an existing sanitary sewer easement, as recorded in Liber 7198, Page 187, Oakland County Records;
- 5) along said South line, S78°06'38"E, 20.08 feet;
- 6) S17°04'48"W, 50.40 feet;
- 7) S01°48'43"E, 235.34 feet to the aforementioned North line of Hamlin Place Farms and;
- 8) along said North line, S87°59'50"W, 31.50 to the POINT OF ENDING;

Containing ±5,994 square feet or ±0.138 acres of land.

*Mike Tavit
Approved 9/30/16*



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: NORTHPOINT DEVELOPMENT 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64150	SCALE: –	JOB No: 2015233
	DATE: 8-11-16	DWG. No: 1

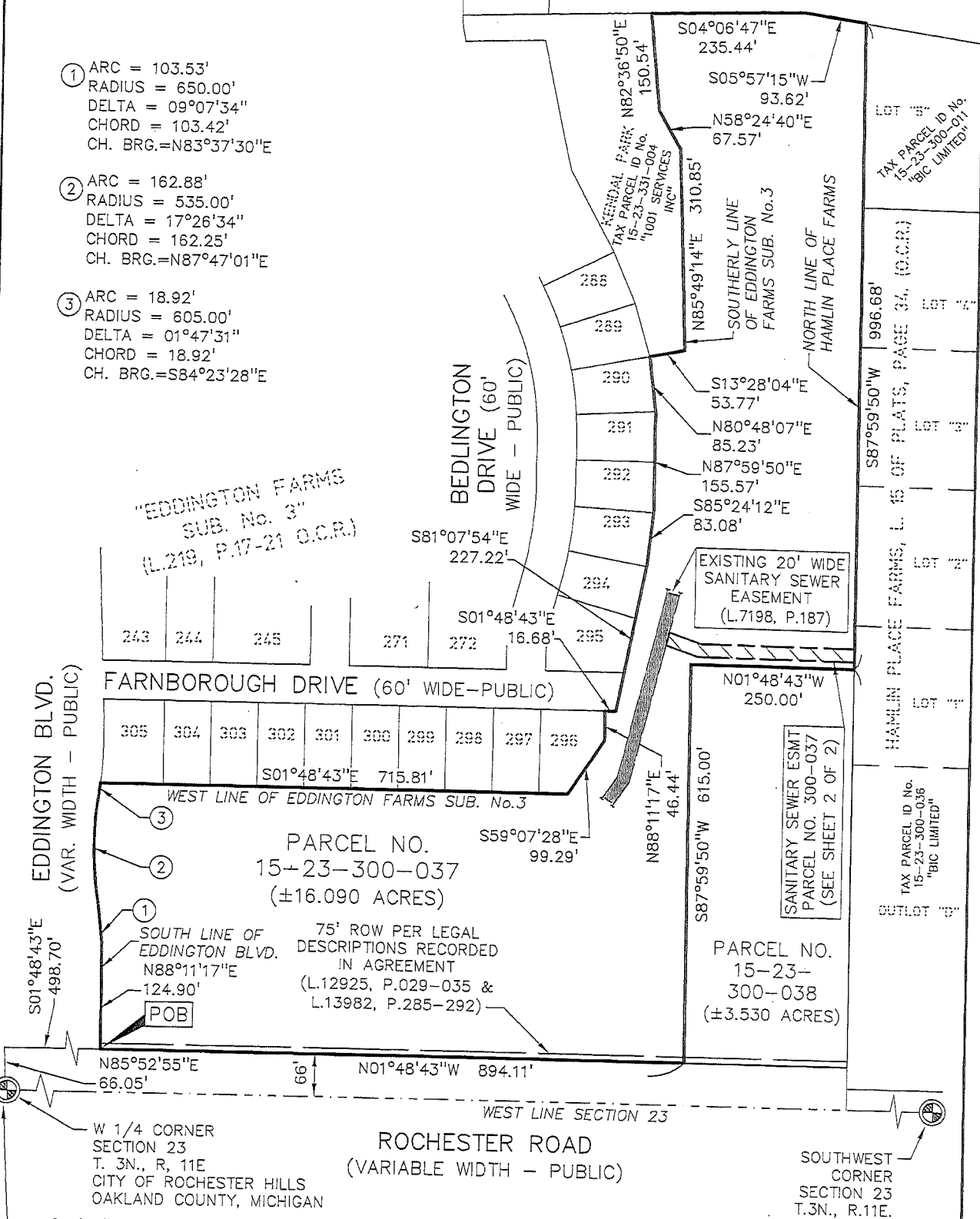
EXHIBIT B
SKETCH OF PARCEL NO. 15-23-300-037

TAX PARCEL ID No.
15-23-400-011
"STONEMOR MICHIGAN LLC"

① ARC = 103.53'
RADIUS = 650.00'
DELTA = 09°07'34"
CHORD = 103.42'
CH. BRG.=N83°37'30"E

② ARC = 162.88'
RADIUS = 535.00'
DELTA = 17°26'34"
CHORD = 162.25'
CH. BRG.=N87°47'01"E

③ ARC = 18.92'
RADIUS = 605.00'
DELTA = 01°47'31"
CHORD = 18.92'
CH. BRG.=S84°23'28"E



EDDINGTON BLVD.
(VAR. WIDTH - PUBLIC)

BEDLINGTON DRIVE (60' WIDE - PUBLIC)

FARNBOROUGH DRIVE (60' WIDE - PUBLIC)

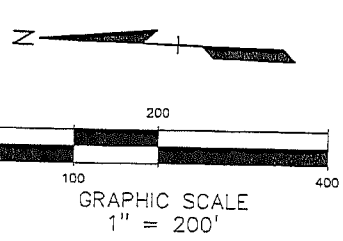
ROCHESTER ROAD
(VARIABLE WIDTH - PUBLIC)

PARCEL NO.
15-23-300-037
(±16.090 ACRES)

PARCEL NO.
15-23-300-038
(±3.530 ACRES)

75' ROW PER LEGAL DESCRIPTIONS RECORDED IN AGREEMENT (L.12925, P.029-035 & L.13982, P.285-292)

WEST LINE SECTION 23
W 1/4 CORNER SECTION 23 T. 3N., R. 11E CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN
SOUTHWEST CORNER SECTION 23 T. 3N., R. 11E.



LEGEND

	EASEMENT AREA LYING OVER PARCEL NO. 300-037
	EXISTING SANITARY EASEMENT (L.7198, P.187)



CLIENT:
NORTHPOINT DEVELOPMENT
5015 NW CANAL STREET, SUITE 200
RIVERSIDE, MO 64150

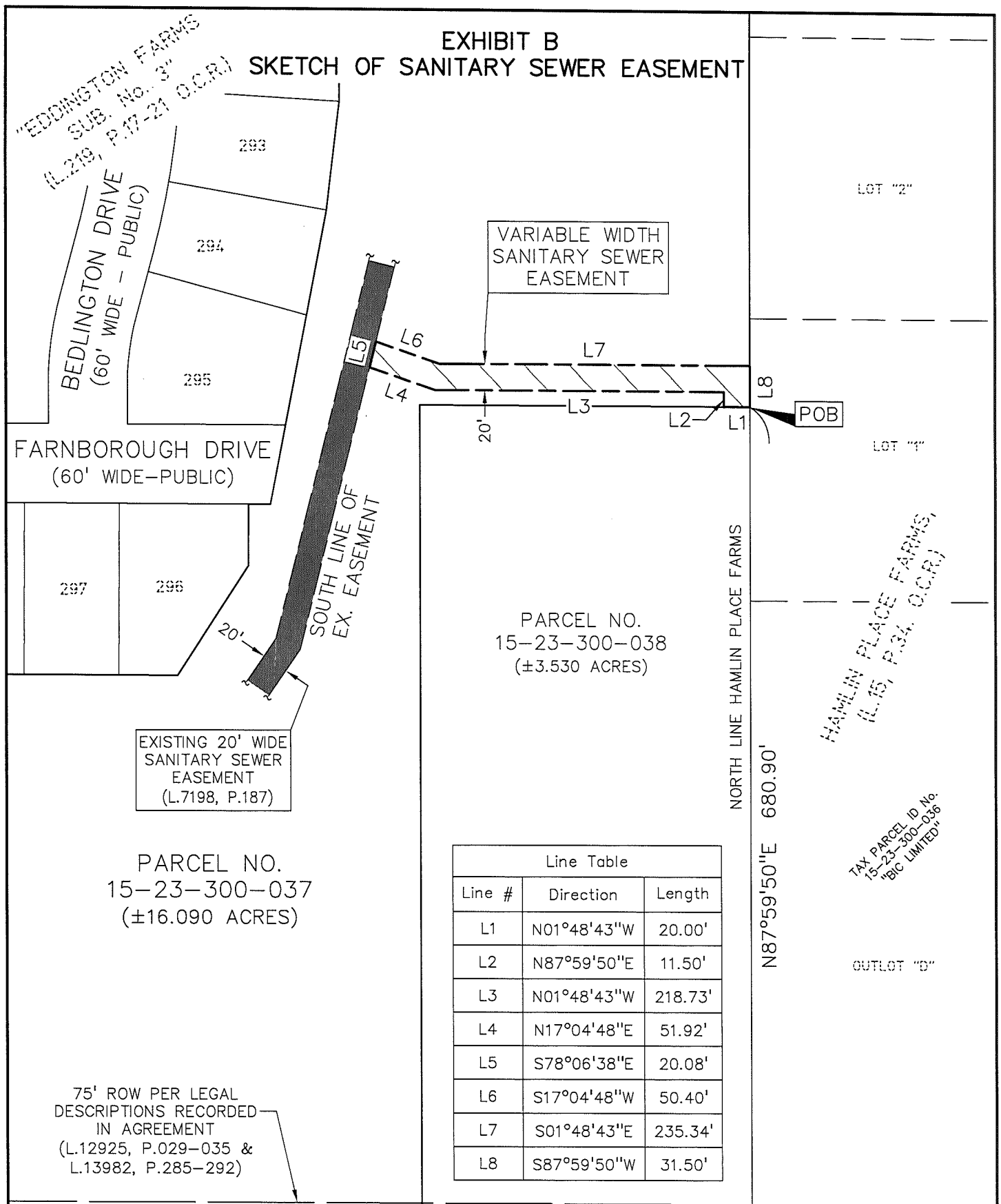
SCALE: 1" = 200'
DATE: 8-11-16

JOB No: 2015233
DWG. No: 1 of 2

PEA, Inc.
2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

EXHIBIT B

SKETCH OF SANITARY SEWER EASEMENT



PARCEL NO.
15-23-300-037
(±16.090 ACRES)

EXISTING 20' WIDE
SANITARY SEWER
EASEMENT
(L.7198, P.187)

75' ROW PER LEGAL
DESCRIPTIONS RECORDED
IN AGREEMENT
(L.12925, P.029-035 &
L.13982, P.285-292)

PARCEL NO.
15-23-300-038
(±3.530 ACRES)

Line Table		
Line #	Direction	Length
L1	N01°48'43"W	20.00'
L2	N87°59'50"E	11.50'
L3	N01°48'43"W	218.73'
L4	N17°04'48"E	51.92'
L5	S78°06'38"E	20.08'
L6	S17°04'48"W	50.40'
L7	S01°48'43"E	235.34'
L8	S87°59'50"W	31.50'

N87°59'50"E 680.90'

NORTH LINE HAMLIN PLACE FARMS

HAMLIN PLACE FARMS
(L.15, P.34, O.C.R.)

TAX PARCEL ID No.
15-23-300-036
"BIC LIMITED"

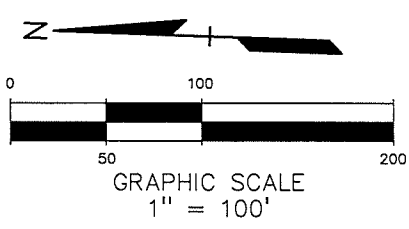
OUTLOT "B"

SOUTHWEST CORNER
SECTION 23
T.3N., R.11E.

N01°48'43"W
1043.54'

ROCHESTER ROAD
(VARIABLE WIDTH - PUBLIC) WEST LINE SECTION 23

WEST 1/4 CORNER
SECTION 23
T.3N., R.11E.



LEGEND

	EASEMENT AREA LYING OVER PARCEL NO. 15-23-300-037
	EXISTING EASEMENT AREA (L.7198, P.187, O.C.R.)



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CLIENT: NORTHPOINT DEVELOPMENT 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64150	SCALE: 1" = 100'	JOB No: 2015233
	DATE: 8-11-16	DWG. No: 2 of 2