

**SANITARY SEWER EASEMENT**

Bparc, Inc. a Michigan corporation of 14955 Technology Dr., Shelby Township, Michigan, 48315 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 # 70-15-24-301-052

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 3rd day of OCT, 2016.

Bparc, Inc.  
a Michigan corporation

By: *Mike Gesuale*  
Mike Gesuale  
Its: President

STATE OF MICHIGAN  
COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 3rd day of October, 2016, by Mike Gesuale who is the President of Bparc, Inc., a Michigan corporation, on behalf of the corporation.

**KRISTIE WHITCOMB**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 10-17-2021  
Acting In the County of Macomb

*Kristie Whitcomb*  
Notary Public  
Macomb County, Michigan  
My commission Expires: 10-17-2021

Drafted by:  
Demetrios J. Polyzois  
14955 Technology Dr.  
Shelby Township, MI 48315

John Staran  
Approved 10/19/16

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

# EXHIBIT A

## BRAMPTON PARK

LOT 9, EXCEPT THE WEST 27.00 AND EXCEPT THE EAST 252.00 FT. OF THE NORTH 177 FT. AND EXCEPT THE EAST 242 FT. OF THE SOUTH 90 FT., OF "FERRYVIEW HOMELANDS", A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 24, T.3N. R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 THENCE S89°40'12"E 27.00 FT. TO THE POINT OF BEGINNING; THENCE S89°40'12"E 477.67 FT.; THENCE S00°09'24"E 267.00 FT.; THENCE N89°40'33"W 477.63 FT. TO THE EAST RIGHT OF WAY OF JOHN R ROAD (60 FT. 1/2 WIDTH); THENCE ALONG SAID EAST RIGHT OF WAY OF JOHN R ROAD N00°10'00"W 267.05 FT. TO THE POINT OF BEGINNING.

CONTAINING 127,537.84 SQ. FT. OR 2.928 ACRES

# 15-24-301-052

## EASEMENT DESCRIPTION – CENTERLINE OF A 20 FT. WD. SANITARY SEWER EASEMENT

PART OF LOT 9 OF "FERRYVIEW HOMELANDS", A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4, SECTION 24, T.3N. R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 27 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS. BEING MORE PARTICULARLY DESCRIBED AS, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 9 THENCE S89°40'12"E 27.00 FT. TO THE EAST RIGHT OF WAY OF JOHN R ROAD (60 FT. 1/2 WIDTH) AND S00°10'00"E 174.97 FT. ALONG SAID EAST RIGHT OF WAY OF JOHN R ROAD TO THE POINT OF BEGINNING; THENCE N44°39'51"E 34.05 FT.; THENCE S89°20'34"E 155.28 FT.; THENCE S80°57'37"E 141.30 FT. TO THE POINT OF ENDING.

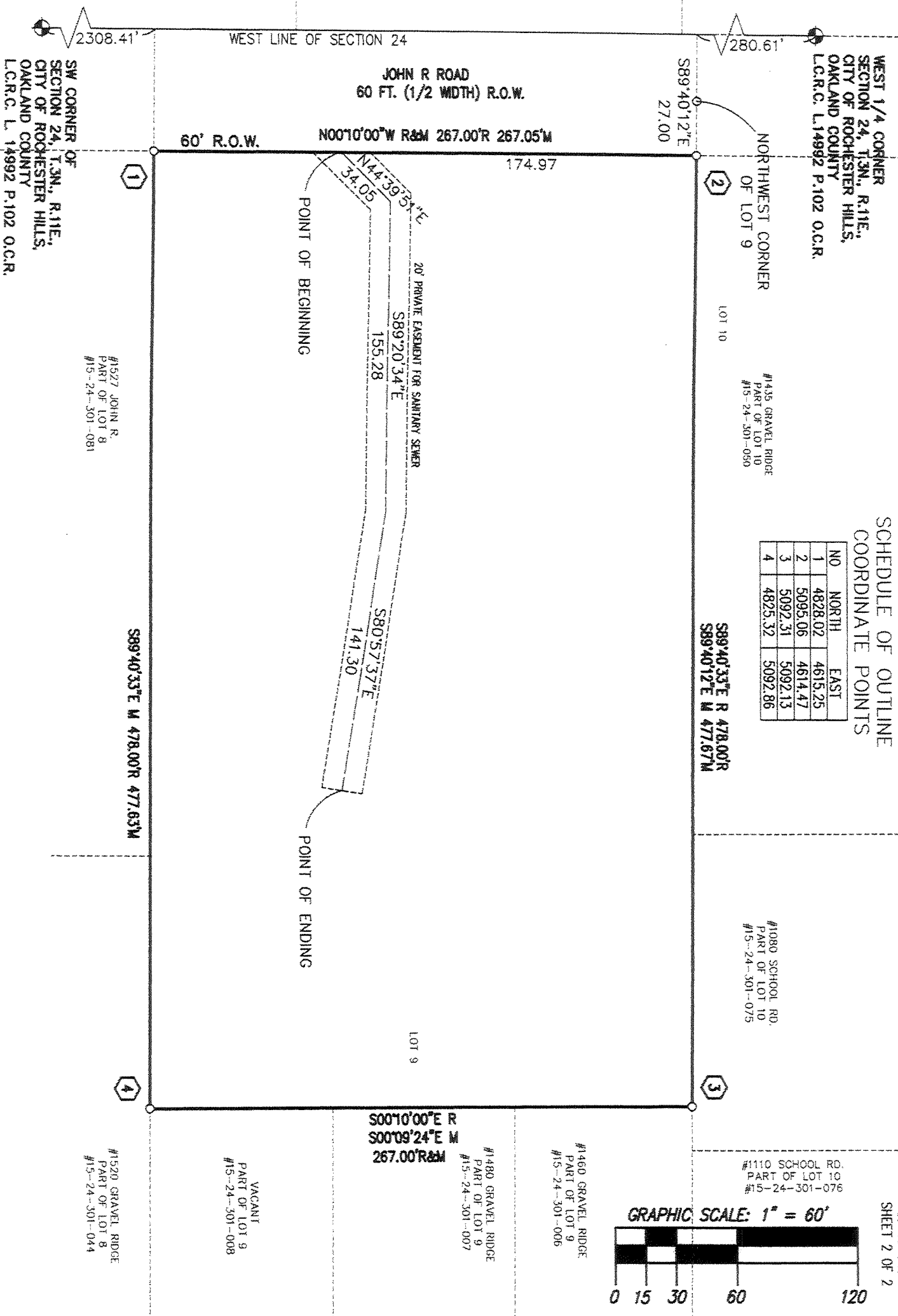
Mike Tawnt  
Approved 9/27/16

JJ-16-745  
SHEET 1 OF 2

 **ASSOCIATES, INC.**  
Civil Engineering and Surveying

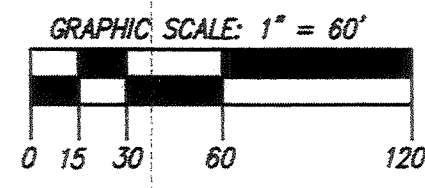
**FORMERLY**  
**MCS ASSOCIATES, INC.**  
1055 SOUTH BOULEVARD E., SUITE 200  
ROCHESTER HILLS, MICHIGAN 48307  
TELEPHONE (586) 726-9111 FAX (248) 852-7707

# EXHIBIT B



SCHEDULE OF OUTLINE COORDINATE POINTS

NO	NORTH	EAST
1	4828.02	4615.25
2	5095.06	4614.47
3	5092.31	5092.13
4	4825.32	5092.86



JL-16-745  
SHEET 2 OF 2

**JJ ASSOCIATES, INC.**  
Civil Engineering and Surveying

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