

TEMPORARY TURNAROUND EASEMENT

L. & R. Homes, Inc., a Michigan corporation, of 2490 Walton Boulevard, Suite 103, Rochester Hills, MI 48309 ('Grantor') grants to the CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 ('Grantee'), an easement for the operation, maintenance, repair and/or replacement of a paved 40' radius temporary turnaround constructed by the Grantor and maintained by the Grantee (City of Rochester Hills), for fire and emergency access on, under, through and across land more particularly described as:

Parcel ID # 70-15-34-101-073 ; 70-15-34-101-074 ; 70-15-34-101-075

See Attached Exhibits A and B

All property disturbed or altered, now or in the future, by reason of the operation, maintenance, repair and/or replacement of the turnaround 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 terminate upon the extension and construction of Raffler Drive to Livernois Road, however the easement shall be non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City until the easement is terminated.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the operation, maintenance, repair and/or replacement of the turnaround: (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 6TH day of NOVEMBER, 20 19.

L. & R. Homes, Inc.,
A Michigan corporation

By: *Vito L. Randazzo*
Vito L. Randazzo, Its Authorized Agent

STATE OF MICHIGAN

COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 6th day of November, 20 19,

by VITO L. RANDAZZO, who is authorized agent of L.&R. HOMES, INC., a Michigan corporation, on behalf of the corporation.

JOSY A. FOISY
Notary Public, State of Michigan
County of Oakland
My Commission Expires Sep. 23, 2025
Acting in the County of Oakland

Josy A. Foisy, Notary Public
County, Michigan
My Commission Expires: 9-23-2025

Drafted by:
L. & R. Homes, Inc.
Vito L. Randazzo
2490 Walton Blvd, Ste 103
Rochester Hills, MI 48309

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

John Staraw
Approved 11/7/19

EXHIBIT A

LEGAL DESCRIPTION: PARCEL

Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Lot 28 and Lot 29 of "Supervisor's Plat No. 5," as recorded in Liber 6, of Plats, Page 55, Oakland County Records, also described as:

Beginning at a point which is S89°59'03"E 1059.69 feet along the North line of Section 34 and the centerline of Auburn Road (120 ft. wd. R.O.W.) and S00°00'54"E 60.00 feet from the Northwest Corner of Section 34; thence S 89°59'03"E 330 feet along the North line of said Lot 28 and 29; thence S00°00'54"E 1259.78 feet along the East line of Lot 29 and the West line of Hazelwood Condominiums (L.26610, P.623-680); thence N90°00'00"W 330 feet along the South line of Lot 28 and 29; thence N00°00'54"W 1259.87 feet along the West line of Lot 28 to the point of beginning.

Containing 415,741 square feet --- 9.544 acres (Net), more or less.

EXCLUDING INTERIOR ROAD ROW AS FOLLOWS:

Part of the NW 1/4 of Section 34, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1389.69 feet along the North Line of Section 34, being also a Center Line of Auburn Road (120' wd. R-O-W) and S00°00'54"E 60.00 feet to a point on the South Line of Auburn Road, said point being the NE Corner of Lot 29 of "Supervisor's Plat No.5" (L.6, P.55, O.C.R.) and continuing S00°00'54"E 192.03 feet along the East Line of Lot 29 of "Supervisor's Plat No. 5", being also the West Line of "Hazelwood Hills", an Oakland County Condominium Plan No. 1464 (L.26610, P.674-680, O.C.R.), from the NW Corner of said Section 34; thence continuing S00°00'54"E 60.00 feet along the East Line of Lot 29 of "Supervisor's Plat No.5", being also the West Line of "Hazelwood Hills"; thence S89°59'06"W 121.50 feet along the South Line of Grand Park Drive (60' wd. Public R-O-W); thence Southwesterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'00", long chord bears S44°59'06"W 19.09 feet), said curve being a part of the Southerly Line of Grand Park Drive and the Northeasterly Line of Raffle Drive (60' wd. Public R-O-W); thence the following two (2) courses along the Easterly Line of said Raffle Drive; S00°00'54"E 863.29 feet and southerly 27.81 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 20°49'47", long chord bears S10°25'48"E 27.66 feet); thence Southwesterly 148.00 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 110°50'42", long chord bears S34°34'39"W 125.97 feet), said curve being the Southeasterly Line of Raffle Drive; thence N90°00'00"W 128.48 feet along the South Line of Raffle Drive, being a part of the South Line of Lot 28 of "Supervisor's Plat No. 5", to the SW Corner of Lot 28 of "Supervisor's Plat No.5"; thence N00°00'54"W 60.00 feet across said Raffle Drive and along a part of the West Line of Lot 28 of "Supervisor's Plat No.5"; thence N90°00'00"E 121.50 feet along the North Line of Raffle Drive; thence northeasterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'54", long chord bears N44°59'33"E 19.09 feet), said curve being the Southwesterly Line of said Raffle Drive; thence the following two (2) courses along the West Line of Raffle Drive; N00°00'54"W 876.62 feet and Northerly 34.16 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 25°34'59", long chord bears N12°48'24"W 33.87 feet); thence Northeasterly 198.67 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 148°48'00", long chord bears N48°48'07"E 147.36 feet), said curve being a part of the Northwesterly Line of Raffle Drive and the Northerly Line of Grand Park Drive; thence the following two (2) courses along the North Line of said Grand Park Drive; Easterly 44.35 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 33°13'01", long chord bears S73°24'24"E 43.73 feet) and N89°59'06"E 49.68 feet to the Point of Beginning. Containing 83,089 square feet --- 1.907 acres.

LEGAL DESCRIPTION: TEMPORARY TURNAROUND EASEMENT

Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1059.69 feet along the North line of Section 34 and the centerline of Auburn Road (120 ft. wd. R.O.W.) and S00°00'54"E 1260.00 feet and S90°00'00"E 98.70 feet from the Northwest Corner of Section 34; thence 49.50 feet along the arc of a curve to the right (Radius of 41.00 feet, central angle of 69°15'00", long chord bears N34°43'25"E 46.59 feet) thence 11.17 feet along the arc of a curve to the left (Radius of 39.00 feet, central angle of 16°25'02", long chord bears N61°08'23"E 11.14 feet) thence S00°00'54"E 30.17 feet; thence 21.21 feet along the arc of a curve to the right (Radius of 13.50 feet, central angle of 90°00'54", long chord bears S44°59'33"W 19.09 feet); thence N90°00'00"W 22.80 feet to the point of beginning.

Jenny M. Approved 11/6/19

JJ-19-788
SHEET 1 OF 2



FORMERLY MCS ASSOCIATES, INC.

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

CLIENT: L & R HOMES
DATE: 11/05/2019 JS

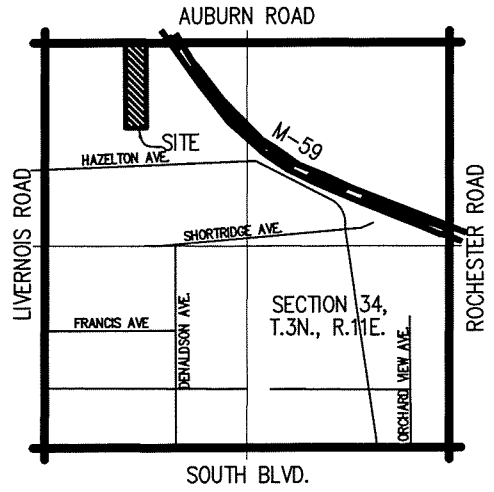
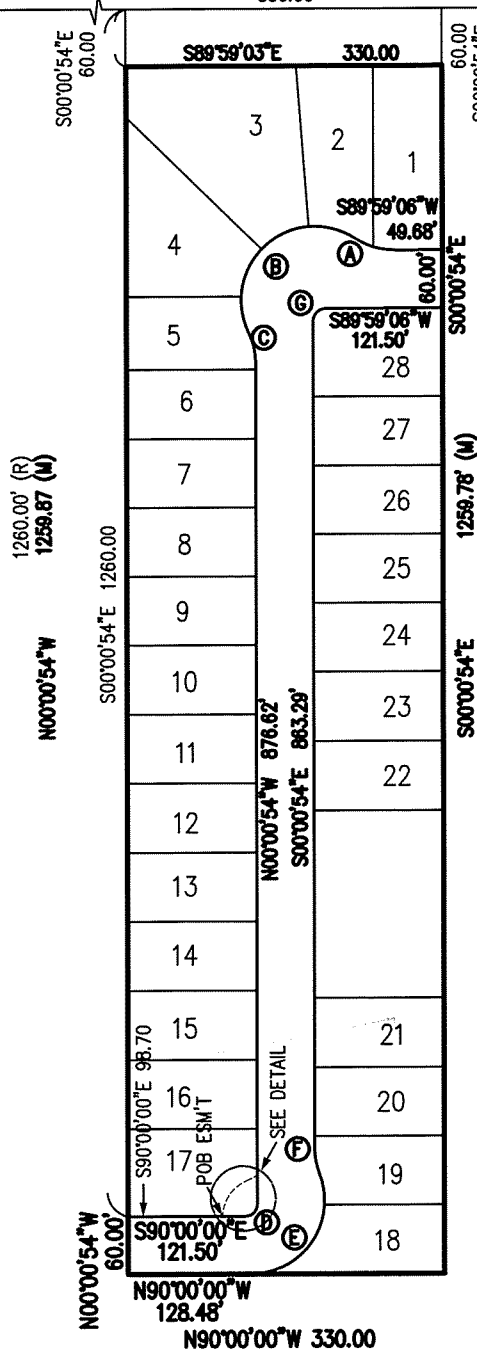
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EXHIBIT B

NORTHWEST CORNER
SECTION 34
T.3N., R.11E.
(L.14992, P.86) S89°59'03"E
1059.69

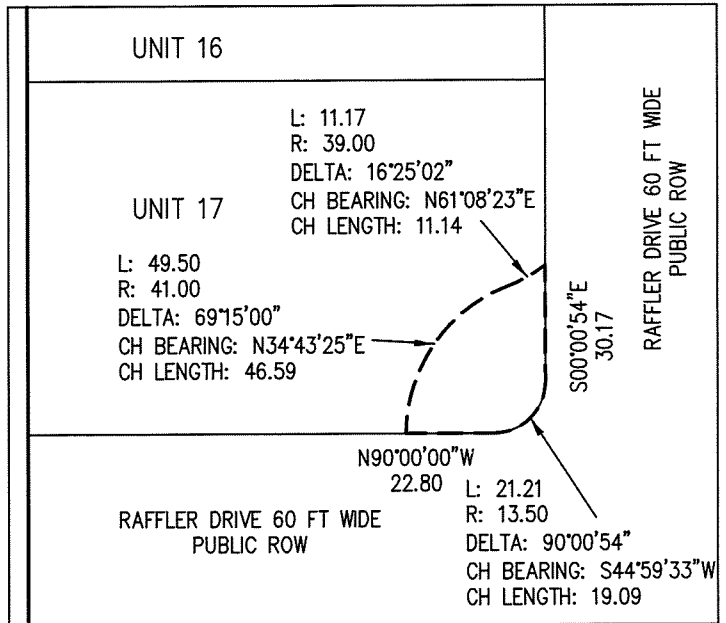
NORTH LINE SECTION 34
S89°59'03"E
330.00

NORTH 1/4
SECTION 34
T.3N., R.11E.
(L.14992, P.89) S89°59'03"E
1335.46



LOCATION MAP

NOT TO SCALE

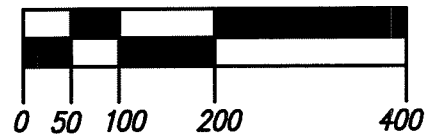


EASEMENT DETAIL
SCALE: 1"=50'

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
A	44.35	76.50	33°13'01"	S73°24'24"E	43.73
B	198.67	76.50	148°48'00"	N48°48'07"E	147.36
C	34.16	76.50	25°34'59"	N12°48'24"W	33.87
D	21.21	13.50	90°00'54"	N44°59'33"E	19.09
E	148.00	76.50	110°50'42"	N34°34'39"E	125.97
F	27.81	76.50	20°49'47"	S10°25'48"E	27.66
G	21.21	13.50	90°00'00"	S44°59'06"W	19.09

GRAPHIC SCALE: 1" = 200'



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SHEET 2 OF 2