

**HIGHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that, **SUSAN B. DYER-HURDON and JOHN L. DYER-HURDON III, wife and husband and S-3 DEVELOPMENT, L.L.C., a Michigan limited liability company**, whose address is, **1756 E. Auburn Road, Rochester Hills, Michigan 48307** (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

**See Exhibit "A"**

*Tax Identification Number: 15-36-203-011*  
*Commonly Known as: 1686 E. Auburn Road*

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the **City of Rochester Hills, a Michigan Municipal Corporation**, whose address is **1000 Rochester Hills Drive, Rochester Hills, MI 48309**, (hereinafter referred to as "Grantee"), a perpetual easement for highway purposes, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A"**

and to enter upon sufficient land adjacent to said highway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.



IN WITNESS WHEREOF, the undersigned Grantors have affixed their signatures this 25<sup>th</sup> day of September A.D., 2018.

By: *Susan B. Dyer-Hurdon*

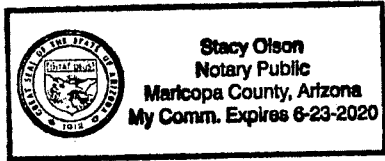
Susan B. Dyer-Hurdon

By: *John L. Dyer-Hurdon, III*

John L. Dyer-Hurdon, III

Arizona  
STATE OF MICHIGAN ~~SO~~)  
)SS  
COUNTY OF Maricopa

The foregoing instrument was acknowledged before me on this 25<sup>th</sup> day of September, A.D., 2018, by **Susan B. Dyer-Hurdon and John L. Dyer-Hurdon, wife and husband.**



*Stacy Olson*  
Notary Public, Maricopa County, MI <sup>SO</sup> AZ  
Acting in the county of  
My commission expires 6/23/20

IN WITNESS WHEREOF, the undersigned Grantors have affixed their signatures this 10<sup>th</sup> day of September A.D., 2018.

**S-3 DEVELOPMENT, L.L.C., a Michigan limited liability company**

By: [Signature]  
Signature

Its: SHAUN LLEWELLYN MEMBER  
Printed Name & Title

By: [Signature]  
Signature

Its: STEPHEN D. OPATICH MEMBER  
Printed Name & Title

STATE OF MICHIGAN )  
  )SS  
COUNTY OF Oakland )

On this 10<sup>th</sup> day of September, A.D., 2018, before me, a Notary Public in and for said County, appeared SHAUN LLEWELLYN and STEPHEN D. OPATICH, and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the Member and the Member of **S-3 Development, L.L.C., a Michigan limited liability company**, the corporation named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument the free act and deed of said corporation.

JEFFREY L JONES  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES May 8, 2020  
ACTING IN COUNTY OF Oakland

[Signature]  
Notary Public,                     County, MI  
Acting in the county of Oakland  
My commission expires May 8, 2020

This instrument drafted by:  
Sameer Hamad  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

*Tax Identification Number: 15-36-203-011*

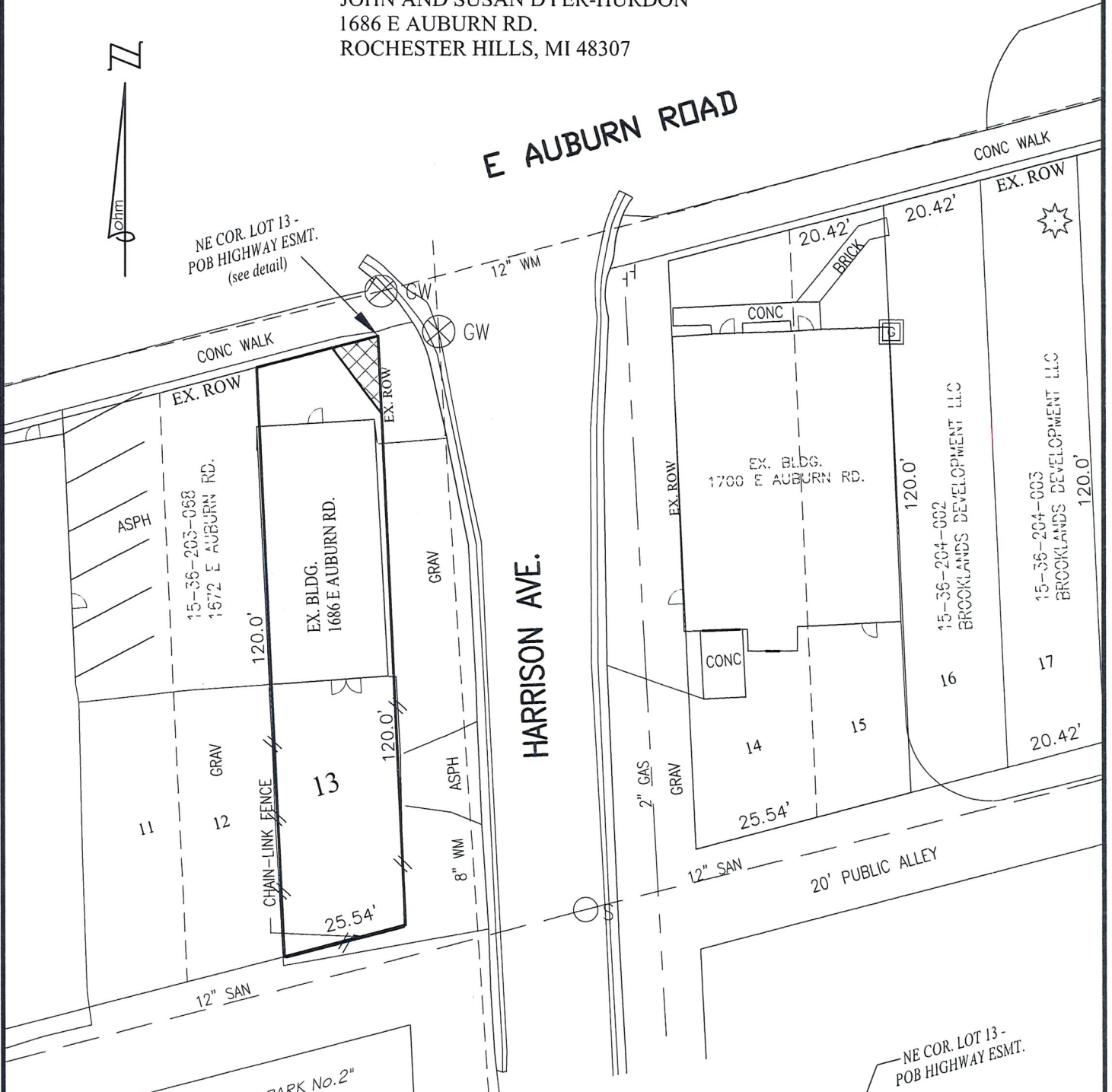
WHEN SIGNED RETURN TO:  
Tina Barton, City Clerk  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

Project: E. Auburn Road      Parcel No. 24

# HIGHWAY EASEMENT SKETCH

Exhibit "A"

70-15-36-203-011  
 JOHN AND SUSAN DYER-HURDON  
 1686 E AUBURN RD.  
 ROCHESTER HILLS, MI 48307



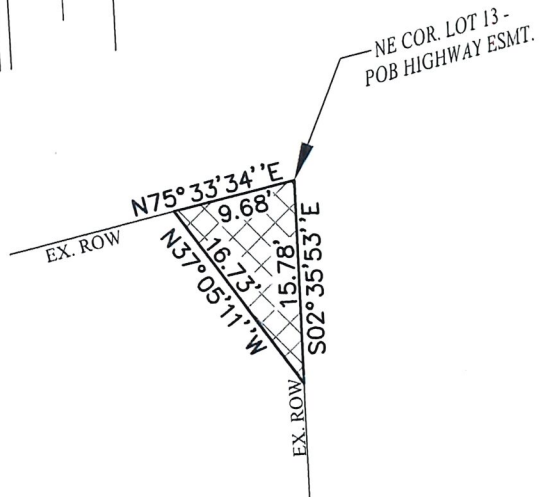
"BROOKLANDS PARK No. 2"  
 (L.50, P.32, O.C.R.)



SCALE: 1" = 30'

### LEGEND

- ROW RIGHT-OF-WAY
- ⊙ PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- ▨ HIGHWAY EASEMENT



**DETAIL - HIGHWAY EASEMENT**  
 (not to scale)

**HIGHWAY EASEMENT**  
 PART OF THE NE 1/4 OF SECTION 36  
 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY  
**PARCEL ID# 70-15-36-203-011**

SCALE  
 1"=30'  
 SHEET  
**34**  
 OF 45



DATE: 04-04-18 CLIENT: CITY OF ROCHESTER HILLS JOB # 0190-17-0020

34000 Plymouth Road | Livonia, MI 48150 | P (734) 522-6711 | F (734) 522-6427 | WWW.OHM-ADVISORS.COM

# HIGHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (70-15-36-203-011)

(Per Title Commitment No. 63-18577933, Issued by ATA National Title Group)

A parcel of land being a part of the NE 1/4 of Section 36, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Lot 13, "Supervisor's Plat of Brooklands Park No. 2", according to the plat thereof as recorded in Liber 50, Page 32 of Plats, Oakland County Records. Subject to all easements and restrictions of record, if any.

## HIGHWAY EASEMENT

A parcel of land being a part of the NE 1/4 of Section 36, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Beginning at the NE corner of Lot 13, "Supervisor's Plat of Brooklands Park No. 2", according to the plat thereof as recorded in Liber 50, Page 32 of Plats, Oakland County Records; thence S 02°35'53" E 15.78 feet along the East line of said Lot 13 and the West right of way line of Harrison Avenue; thence N 37°05'11" W 16.73 feet; thence N 75°33'34" E 9.68 along the North line of said Lot 13 and the South right of way line of E Auburn Road to the Point of Beginning.

Contains 75 square feet or 0.002 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<b>HIGHWAY EASEMENT</b>		SCALE
PART OF THE NE 1/4 OF SECTION 36		H: 1"=30'
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY		SHEET
PARCEL ID# 70-15-36-204-001		45
		OF 45
DATE:	CLIENT:	JOB #
04-04-18	CITY OF ROCHESTER HILLS	0190-17-0020
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM		
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