

SANITARY SEWER EASEMENT

Palazzolo Bros of Oakland, LLC, a Michigan limited liability company of 3737 Cherry Creek Lane, Sterling Heights, MI 48314, 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#15-15-182-029

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 14th day of October, 2021.

Palazzolo Bros. of Oakland, LLC

Salvatore Palazzolo
Signature
Salvatore Palazzolo
Print Name
Member
Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 14th day of October, 2021, by Salvatore Palazzolo who is a member of Palazzolo Bros of Oakland, LLC, a Michigan limited liability company, on behalf of the company.

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

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

John Staran
Approved 10/25/21

When recorded, return to

Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

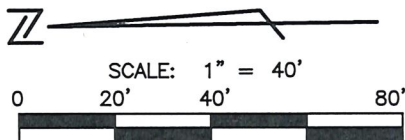
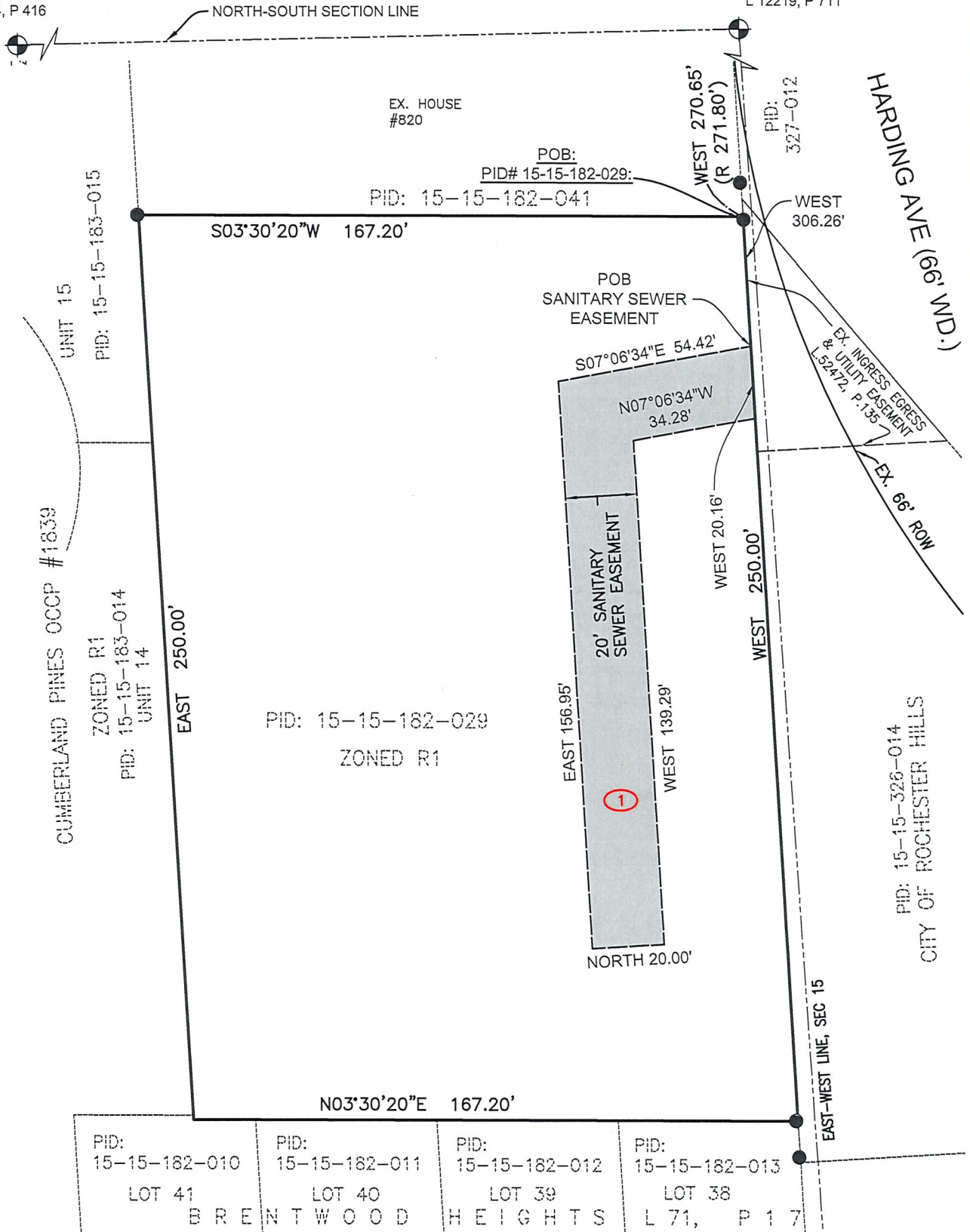
EXHIBIT A

EXISTING PARCEL - SANITARY SEWER EASEMENT

N 1/4 COR
SEC 15
T3N, R11E.
L 22064, P 416

SOUTH CASTELL AVENUE
(50' WIDE PUBLIC)

CENTER SEC 15
T3N, R11E.
L 12219, P 711



LEGEND

- SET IRON/NAIL
- FOUND IRON/PIPE/MON/NAIL
- ⊕ SECTION CORNER
- R RECORDED
- ① ESMT NUMBER

① SANITARY SEWER EASEMENT

Exhibit Approved
Jm
 09/07/2021 7:40:48 AM

REVISED 8/2/21 & 9/1/21



Fenn & Associates, Inc. Land Surveying and Civil Engineering

14933 Commercial Drive, Shelby Township, MI 48315
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

ADDRESS: 830 HARDING AVE.

PID: 15-15-182-029

CLIENT: PALAZZOLO BROTHERS CONSTRUCTION

PART OF THE NW SECTION 15
T3N, R11E CITY OF ROCHESTER
OAKLAND COUNTY, MICHIGAN

DATE 02/17/21
DRAWN IB/JJS, PE
JOB NO. C18-013.14X

SCALE 1" = 40'
CHECK JSR, PE
SHEET 1 OF 3

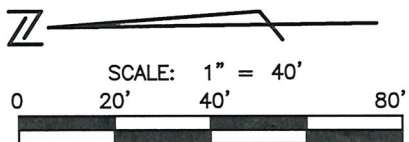
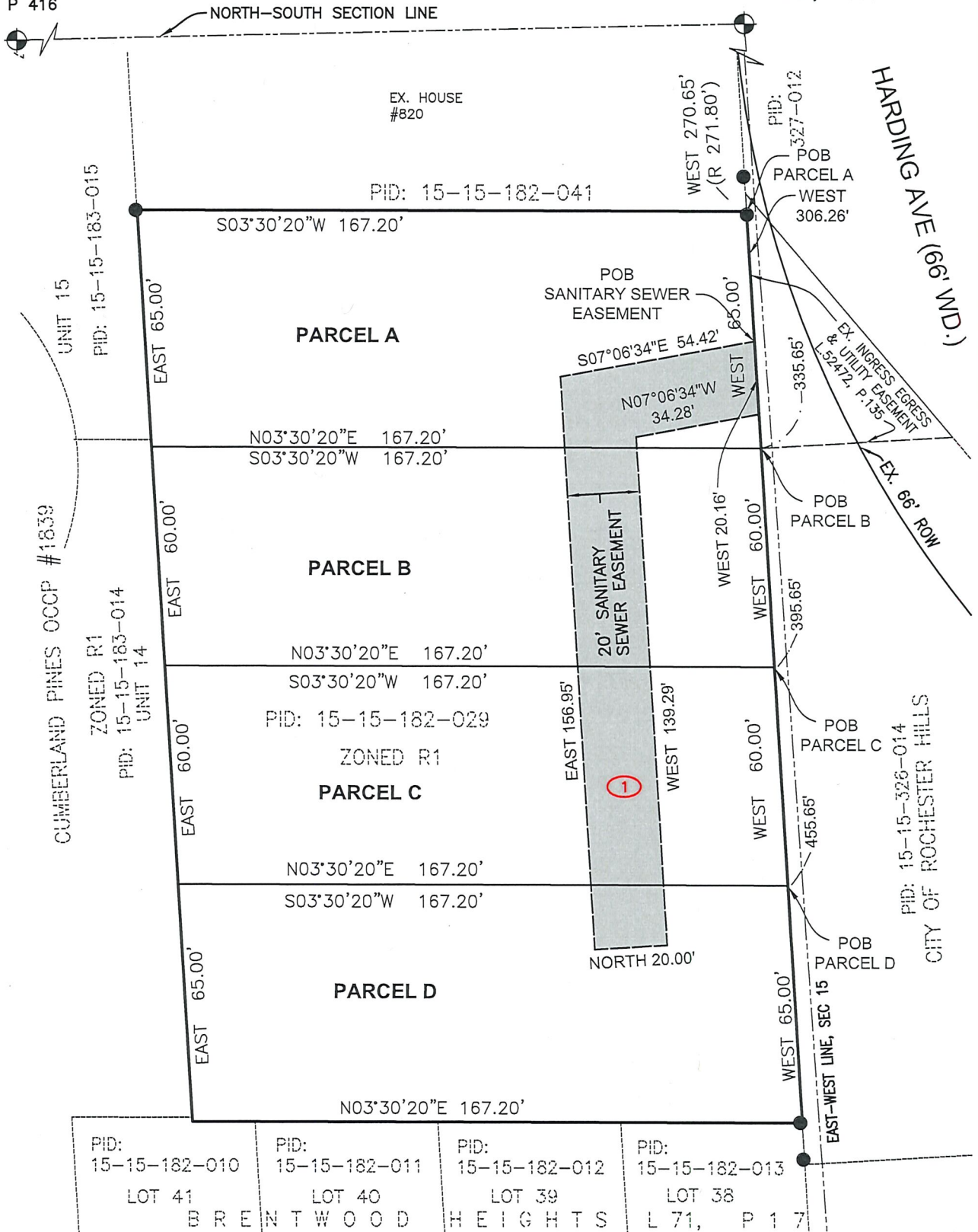
EXHIBIT B

PROPOSED PARCELS - SANITARY SEWER EASEMENT

N 1/4 COR
SEC 15
T3N, R11E.
L 22064, P 416

SOUTH CASTELL AVENUE
(50' WIDE PUBLIC)

CENTER SEC 15
T3N, R11E.
L 12219, P 711



① SANITARY SEWER EASEMENT

Exhibit Approved
Jm
 09/07/2021 7:40:59 AM

LEGEND

- SET IRON/NAIL
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JOB NO. C18-013.14X

SCALE 1" = 40'
CHECK JSR, PE
SHEET 2 OF 3

EXHIBIT C

DESCRIPTIONS

SANITARY SEWER EASEMENT

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 306.26 feet to the Sanitary Sewer Easement Point of Beginning;
thence West 20.16 feet;
thence N07°06'34"W 34.28 feet;
thence West 139.29 feet;
thence North 20.00 feet;
thence East 156.95 feet;
thence S07°06'34"E 54.42 feet to the Sanitary Sewer Easement Point of Beginning.

EXISTING PID# 15-15-182-029:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 270.65 feet (recorded as 271.80 feet) to the Point of Beginning;
thence West 250.00 feet;
thence North 03°30'20" East 167.20 feet along the East line of Brentwood Heights Subdivision as recorded in Liber 71 of Plats, Page 17 Oakland County Records;
thence East 250.00 feet along the South line of Cumberland Pines OCCP # 1839;
thence South 03°30'20" West 167.20 feet to the Point of Beginning.

PROPOSED PARCEL A:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 270.65 feet to the Parcel A Point of Beginning;
thence West 65.00 feet;
thence N03°30'20"E 167.20 feet;
thence East 65.00 feet;
thence S03°30'20"W 167.20 feet to the Parcel A Point of Beginning.

PROPOSED PARCEL B:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 335.65 feet to the Parcel B Point of Beginning;
thence West 60.00 feet;
thence N03°30'20"E 167.20 feet;
thence East 60.00 feet;
thence S03°30'20"W 167.20 feet to the Parcel B Point of Beginning.

PROPOSED PARCEL C:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 395.65 feet to the Parcel C Point of Beginning;
thence West 60.00 feet;
thence N03°30'20"E 167.20 feet;
thence East 60.00 feet;
thence S03°30'20"W 167.20 feet to the Parcel C Point of Beginning.

PROPOSED PARCEL D:

Part of the Southeast 1/4 of the Northwest 1/4 of Section 15, Town 3 North, Range 11 East, City of Rochester, Oakland County, Michigan, described as:
Commencing at the Center of Section 15;
thence West 455.65 feet to the Parcel D Point of Beginning;
thence West 65.00 feet;
thence N03°30'20"E 167.20 feet;
thence East 65.00 feet;
thence S03°30'20"W 167.20 feet to the Parcel D Point of Beginning.

Exhibit Approved
Jm
09/07/2021 7:41:10 AM

REVISED 8/2/21 & 9/1/21



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