

SANITARY SEWER EASEMENT

KRUK PROPERTIES, LLC a Michigan limited liability company of 210 Campbell Street, Rochester, Michigan 48307 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 # 15-15-404-002

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 15th day of March, 2016.

Grantor
Kruk Properties, LLC, a Michigan limited
Liability company

[Signature]
By: George Kruk, Jr.
Its: Managing Member

STATE OF MICHIGAN
COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 15th day of March, 2016 by George Kruk, Jr. who is a Managing Member of Kruk Properties, LLC, a Michigan limited liability company, on behalf of the company.

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

[Signature]
_____, Notary Public
Macomb County, Michigan
My commission Expires: 10-17-2021

Drafted by:

Demetrios J. Polyzois
64155 Van Dyke, Ste. 269
Washington Township, MI 48095

[Signature]
Approved 4/4/16

When recorded, return to:

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

EXHIBIT A

GRANTOR PROPERTY DESCRIPTION

T3N, R11E, SEC 15 THAT PART OF NW 1/4 OF SE 1/4 LYING SELY OF GT
RR R/W & NWLY OF ELY BANK OF CLINTON RIVER & ELY OF MILL RACE
CROSSING SD NW 1/4 OF SE 1/4 6 AB240

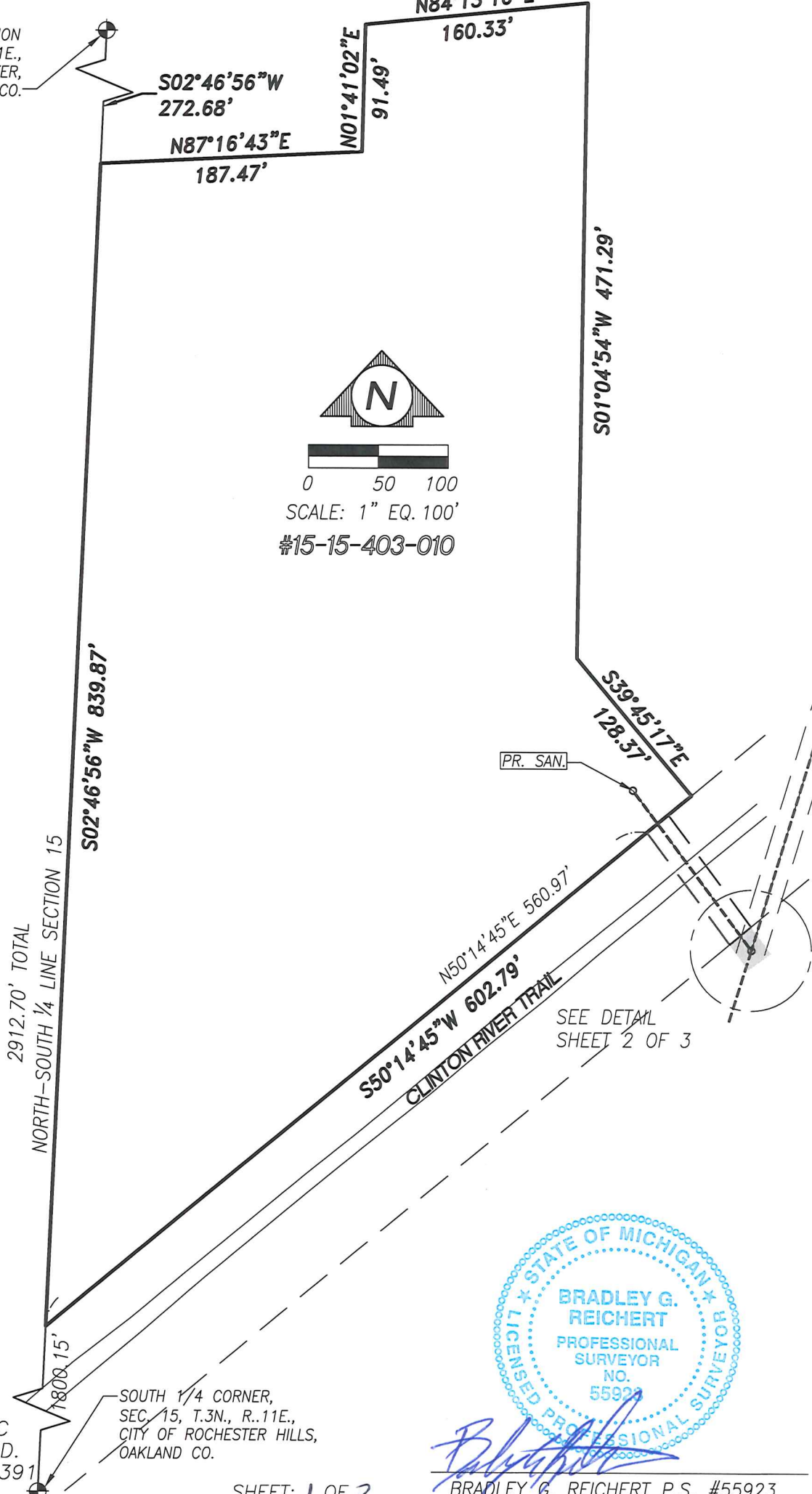
SIDWELL # 15-15-404-002

SKETCH OF SANITARY EASEMENT

THE EASTERLY 1/2 OF BLOCK 10 OF "C.O. RENSHAW ADDITION TO THE VILLAGE OF ROCHESTER" AS RECORDED IN L.4 OF PLATS, P.55, O.C.R., ALSO PART OF THE N.W. 1/4 OF THE S.E. 1/4 OF SEC. 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

CENTER OF SECTION
SEC. 15, T.3N., R.11E.,
CITY OF ROCHESTER,
OAKLAND CO.

HELMAND ST.
50-FT. WIDE
N84°13'10"E



0 50 100

SCALE: 1" EQ. 100'

#15-15-403-010

*Mike Taust
Approved
3/17/16*

PREPARED FOR:
MJ RIDGEPOINTE LLC
64155 VAN DYKE RD.
WASHINGTON, MI 48391
(586) 421-5729

SOUTH 1/4 CORNER,
SEC. 15, T.3N., R.11E.,
CITY OF ROCHESTER HILLS,
OAKLAND CO.



Bradley G. Reichert

BRADLEY G. REICHERT P.S. #55923

SHEET: 1 OF 2

Scale: 1"=100'
Date: 10/30/15
Job No. 13-061
Drawn: S.R.B.

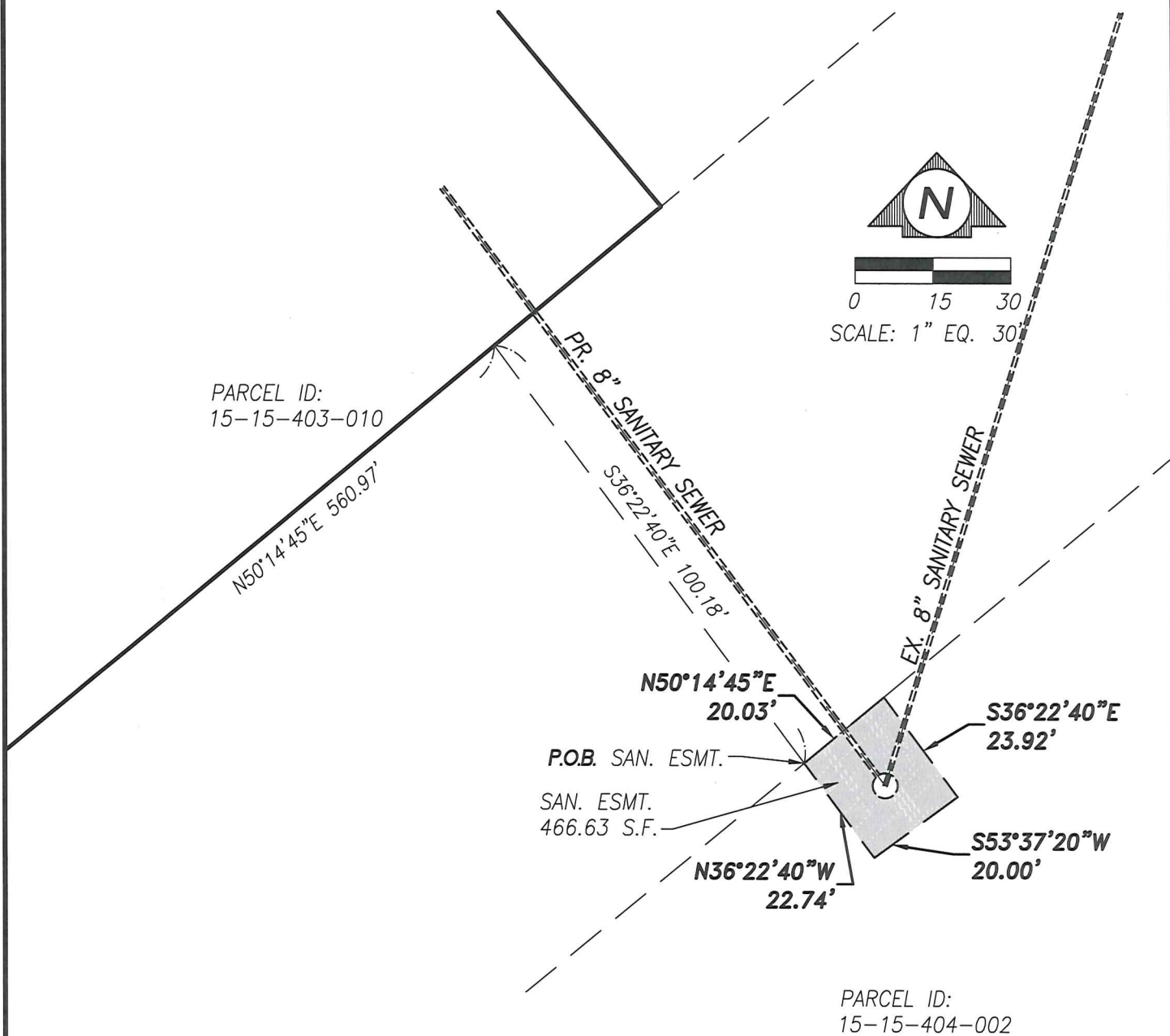


P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:
3/3/16	SRB

SKETCH OF SANITARY EASEMENT

LEGAL DESCRIPTION OF 20 FT. WIDE SANITARY EASEMENT: PART OF THE S.E. 1/4 OF SECTION 15, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION OF SAID SECTION 15; THENCE S.02°46'56"W, 1112.55 FT. ALONG THE NORTH-SOUTH 1/4 LINE TO A POINT ON THE NORTHWESTERLY LINE OF THE CLINTON RIVER TRAIL (FORMERLY THE GRAND TRUNK RAILROAD RIGHT OF WAY); THENCE N.50°14'45"E., 560.97 FT. ALONG THE CLINTON RIVER TRAIL; THENCE S.36°22'40"E., 100.18 FT. TO THE POINT OF BEGINNING: THENCE N. 50°14'45"E., 20.03 FT.: THENCE S36°22'40"E., 23.92 FT.: THENCE S.53°37'20"W., 20.00 FT.: THENCE N.36°22'40"W., 22.74 FT. TO THE POINT OF BEGINNING. CONTAINING 466.63 S.F. EASEMENT OVER PARCEL: 15-15-404-002



PREPARED FOR:
 MJ RIDGEPOINTE LLC
 64155 VAN DYKE RD.
 WASHINGTON, MI 48391
 (586) 421-5729

SHEET: 2 OF 2



BRADLEY G. REICHERT P.S. #55923

Scale: 1"=30'
 Date: 10/30/15
 Job No. 13-061
 Drawn: S.R.B.



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