

SANITARY SEWER EASEMENT

MJC Somerset Pines LLC, a Michigan limited liability company, of 46600 Romeo Plank Rd., Ste 5, Macomb MI 48044, 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 Exhibit A

#15-32-300-007, -008, 009 & 010

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 affixed their signatures on this 18th day of December, 2013.

MJC SOMERSET PINES LLC

By: [Signature]
Michael Chirco, its Manager

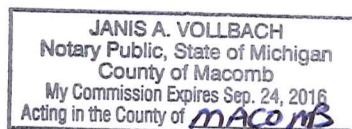
STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 18th day of December, 2013, by Michael Chirco, Manager of MJC Somerset Pines LLC, a Michigan limited liability company, on behalf of and by authority of the Company.

Drafted by:
Stephen M. Guerra, Esq.
Makower Abbate PLLC
30140 Orchard Lake Road
Farmington Hills, MI 48334

[Signature], Notary Public
State of Michigan, County of _____
My commission expires: _____
Acting in the County of _____

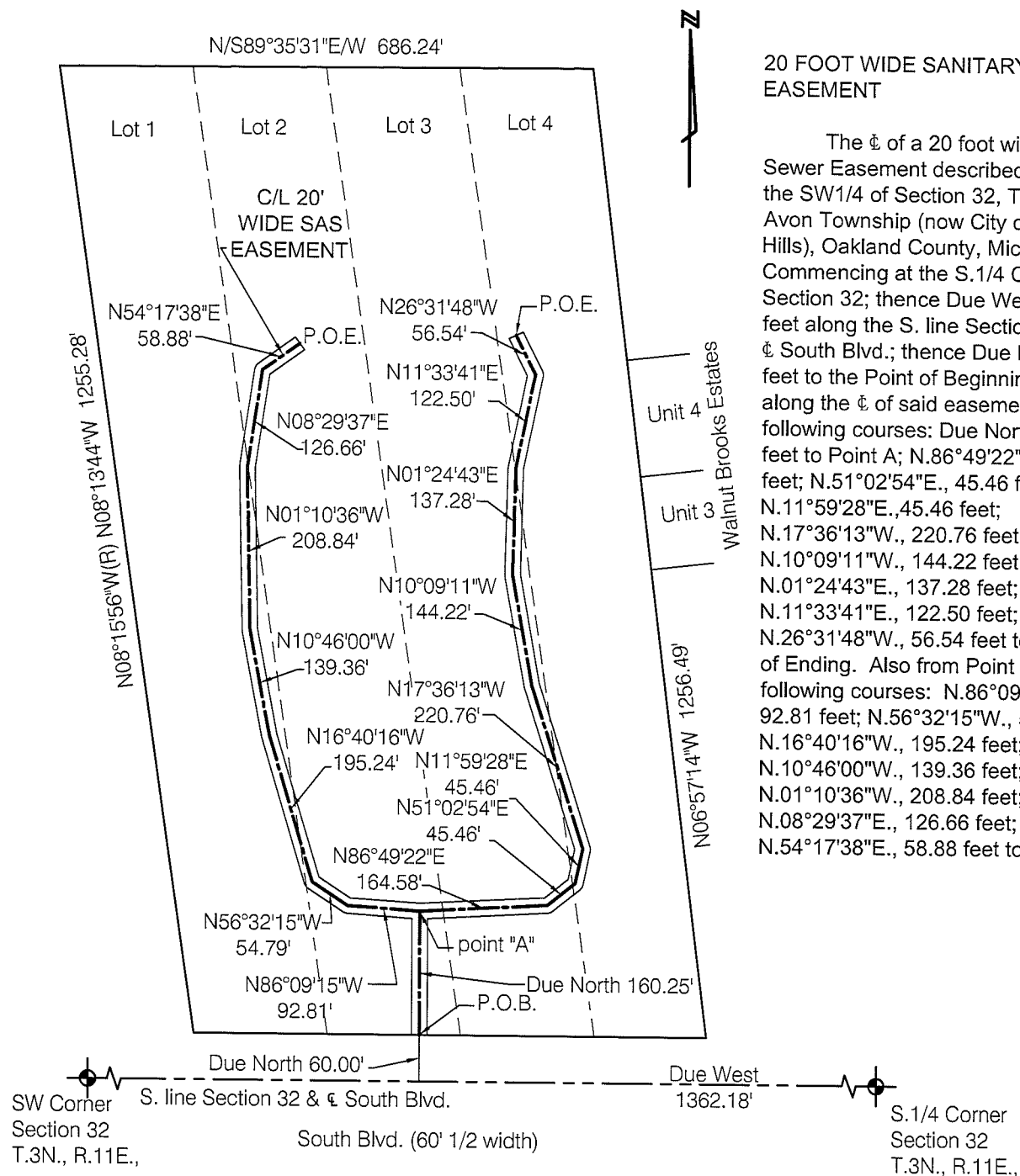
When recorded, return to:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309



John Staran
Approved 2/18/14

EXHIBIT 'A'

Proposed 20 foot wide Sanitary Sewer Easement



20 FOOT WIDE SANITARY SEWER EASEMENT

The 20 foot wide Sanitary Sewer Easement described as: Part of the SW1/4 of Section 32, T.3N., R.11E., Avon Township (now City of Rochester Hills), Oakland County, Michigan: Commencing at the S.1/4 Corner Section 32; thence Due West, 1362.18 feet along the S. line Section 32 and the 1/2 South Blvd.; thence Due North 60.00 feet to the Point of Beginning; thence along the 1/2 of said easement the following courses: Due North, 160.25 feet to Point A; N.86°49'22"E., 164.58 feet; N.51°02'54"E., 45.46 feet; N.11°59'28"E., 45.46 feet; N.17°36'13"W., 220.76 feet; N.10°09'11"W., 144.22 feet; N.01°24'43"E., 137.28 feet; N.11°33'41"E., 122.50 feet; N.26°31'48"W., 56.54 feet to the Point of Ending. Also from Point A the following courses: N.86°09'15"W., 92.81 feet; N.56°32'15"W., 54.79 feet; N.16°40'16"W., 195.24 feet; N.10°46'00"W., 139.36 feet; N.01°10'36"W., 208.84 feet; thence N.08°29'37"E., 126.66 feet; N.54°17'38"E., 58.88 feet to the P.O.E.

#15-32-300-007, -008, -009
4-010

PROPERTY DESCRIPTION
(TOTAL)

LOTS 1, 2, 3, & 4 "S/P OF MESSMORE FARMS SUBDIVISION" PART OF THE SW1/4 SECTION 32, T.3N., R.11E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN L.66, P16 O.C.R.

Mike Tamm
Approved 2/21/14

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

CLIENT: MJC SOMERSET, LLC

DATE	12/20/2013	SCALE	1" = 200'
DRAWN	I.B.	CHECK	J.A.W., P.S.
JOB NO.	C12-012.06X	SHEET	1 OF 1