

WARRANTY DEED

TO THE CITY OF ROCHESTER HILLS

MJC Woodland Crossing LLC, a Michigan limited liability company ("Grantor"), whose registered office is located at 46600 Romeo Plank Rd., Ste. 5, Macomb, MI 48044, for the sum of one and 00/100 dollars (\$1.00) conveys and warrants to the City of Rochester Hills and to its successors in office and assigns, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI. 48309, the following described real property situated in the City of Rochester Hills, County of Oakland, State of Michigan:

See attached Exhibit A (depiction) and Exhibit B (description)

Signed this 18th day of OCTOBER, 2018.

MJC Woodland Crossing LLC

Signature

MICHAEL A CHIRCO

Print Name

MANAGER

Title

On this 18th day of OCTOBER, 2018, the foregoing instrument was acknowledged before me by MICHAEL A. CHIRCO, MANAGER of MJC Woodland Crossing LLC, a Michigan limited liability company, on behalf of and by authority of the company.

Barbara A. Klonke

, Notary Public

County, Michigan

Acting in _____ County, Michigan

My Commission Expires:

Drafted by:

Evan M. Alexander, Esq.

Makower Abbate Guerra Wegner

Wegner Vollmer PLLC

30140 Orchard Lake Rd.

Farmington Hills, MI 48334

When Recorded return to: Clerks Dept.

City of Rochester Hills

1000 Rochester Hills Dr.

Rochester Hills, MI 48309

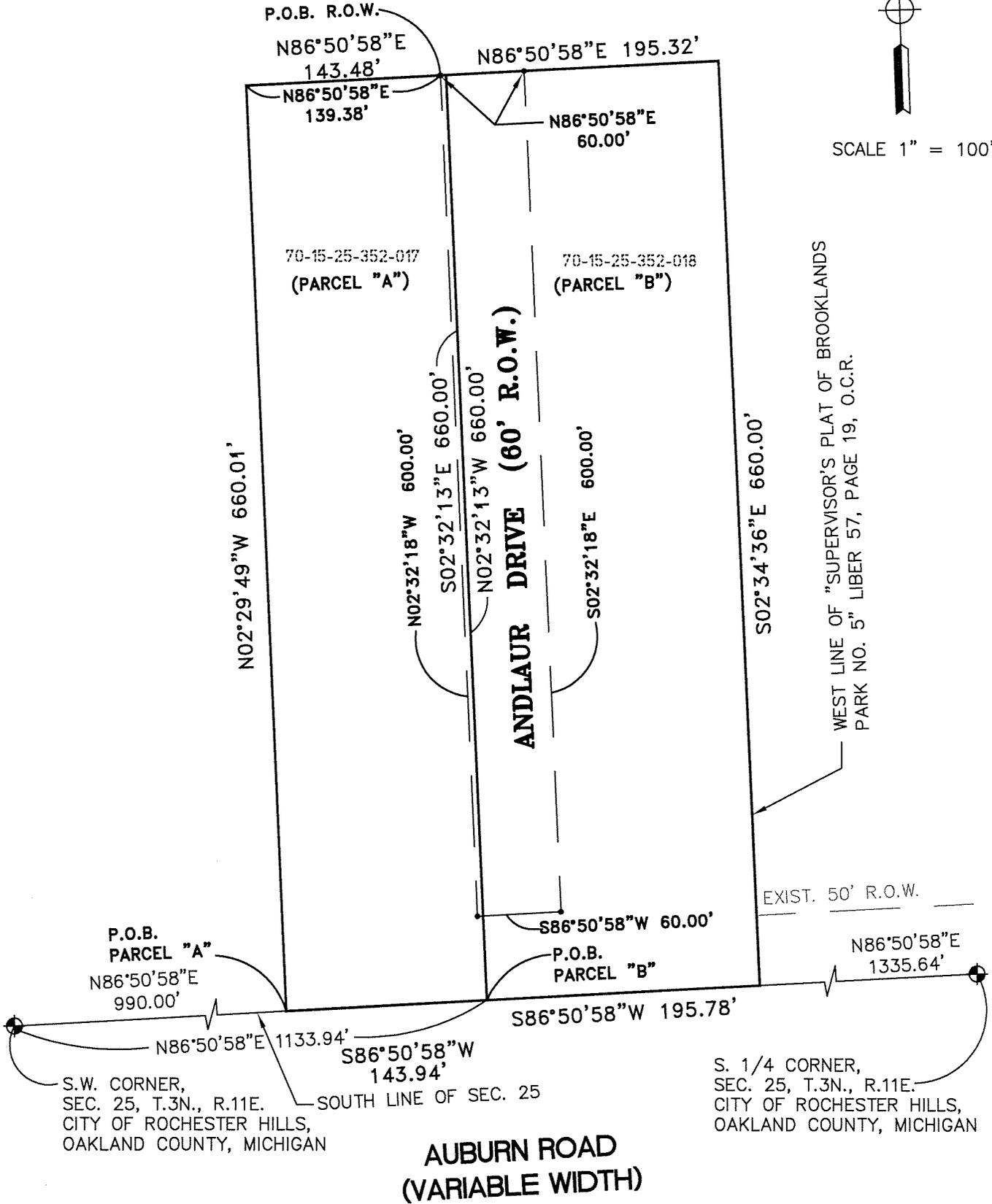
BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

John Staran
Approved 10/23/18

EXHIBIT "A"



SCALE 1" = 100'



BASIS OF BEARING:
 BEARINGS ARE BASED ON CERTIFICATE OF SURVEY AS RECORDED IN LIBER 53005, PAGE 759 O.C.R.

*Scott W.
 Approved 7/19/19*

LD LAND DEVELOPMENT CONSULTING SERVICES, INC.	
46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
WOODLAND CROSSING	
1171-1183 E AUBURN ROAD, ROCHESTER HILLS, MICHIGAN PART OF THE SOUTHEAST 1/4 OF SEC. 25, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,	
ROAD RIGHT OF WAY	
MJC WOODLAND CROSSING LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044	(586)-263-1203
SCALE: 1" = 100'	
DATE: 09-20-18	
DRAWN BY: S.H.T.	
LDCS # 17-01	
PAGE NO. 1	

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REV. 07-12-19 PER CITY ENGINEERING
 REV. 07-11-19 PER CITY ENGINEERING
 REV. 07-08-19 PER CITY ENGINEERING

EXHIBIT "B"

PROPERTY DESCRIPTION: PARCEL "A" (PARCEL ID 70-15-25-352-017):

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 990.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°29'49"W 660.01 FEET; THENCE N86°50'58"E 143.48 FEET; THENCE S02°32'13E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 143.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.18 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY DESCRIPTION: PARCEL "B" (PARCEL ID 70-15-25-352-018):

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 1133.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°32'13"W 660.00 FEET; THENCE N86°50'58"E 195.32 FEET TO THE WEST LINE OF "SUPERVISOR'S PLAT OF BROOKLANDS PARK NO. 5", AS RECORDED IN LIBER 57 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS; THENCE ALONG SAID WEST LINE, S02°34'36"E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 195.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2.96 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

ANDLAUR DRIVE R.O.W.:

PART OF THE S.W. 1/4 OF SECTION 25, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANCE N86°50'58"E 990.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 25 AND N02°29'49"W 660.01 FEET AND N86°50'58"E 139.38 FEET FROM THE SOUTH WEST SECTION CORNER OF SAID SECTION 25; THENCE N86°50'58"E 60.00 FEET; THENCE S02°32'18"E 600.00 FEET; THENCE S86°50'58"W 60.00 FEET; THENCE N02°32'18"W 600.00 FEET TO THE POINT OF BEGINNING.

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	LAND DEVELOPMENT CONSULTING SERVICES, INC.	
	46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
WOODLAND CROSSING		SCALE: N/A
1171-1183 E AUBURN ROAD, ROCHESTER HILLS, MICHIGAN PART OF THE SOUTHEAST 1/4 OF SEC. 25, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,		DATE: 09-20-18
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