

SANITARY SEWER EASEMENT

GRANDVIEW OF ROCHESTER HILLS, LLC, a MICHIGAN LIMITED LIABILITY COMPANY, of

44444 MOUND ROAD, SUITE 600, 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 Exhibit "A")

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 Tax under MCLA 207.526(a)

IN WITNESS WHEREOF, the undersigned have hereunto affixed their signatures on this 12th day of May, 2005.

IN THE PRESENCE OF:

Signature Genevieve Scutthorpe
Print or type name: Genevieve Scutthorpe

Signature Katie M MacAskill
Print or type name: Katie M MacAskill

Signature _____
Print or type name: _____

Signature _____
Print or type name: _____

Joseph Salome
Signature
Joseph Salome
(Print Name)
Member
Title

Signature _____
(Print Name) _____
Title _____

STATE OF MICHIGAN
COUNTY OF _____

The foregoing instrument was acknowledged before me this 12th day of May, 2005, by Joseph Salome who is the Member, of Grandview of Rochester Hills LLC, a Michigan corporation, on behalf of the corporation.

Drafted by:
FAZAL KHAN AND ASSOCIATES, INC.
43345 SCHOENHERR ROAD
STERLING HTS., MI 48313

Genevieve Scutthorpe
, Notary Public
OAKLAND County, Michigan
My Commission Expires:

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

SKETCH OF SANITARY SEWER EASEMENTS

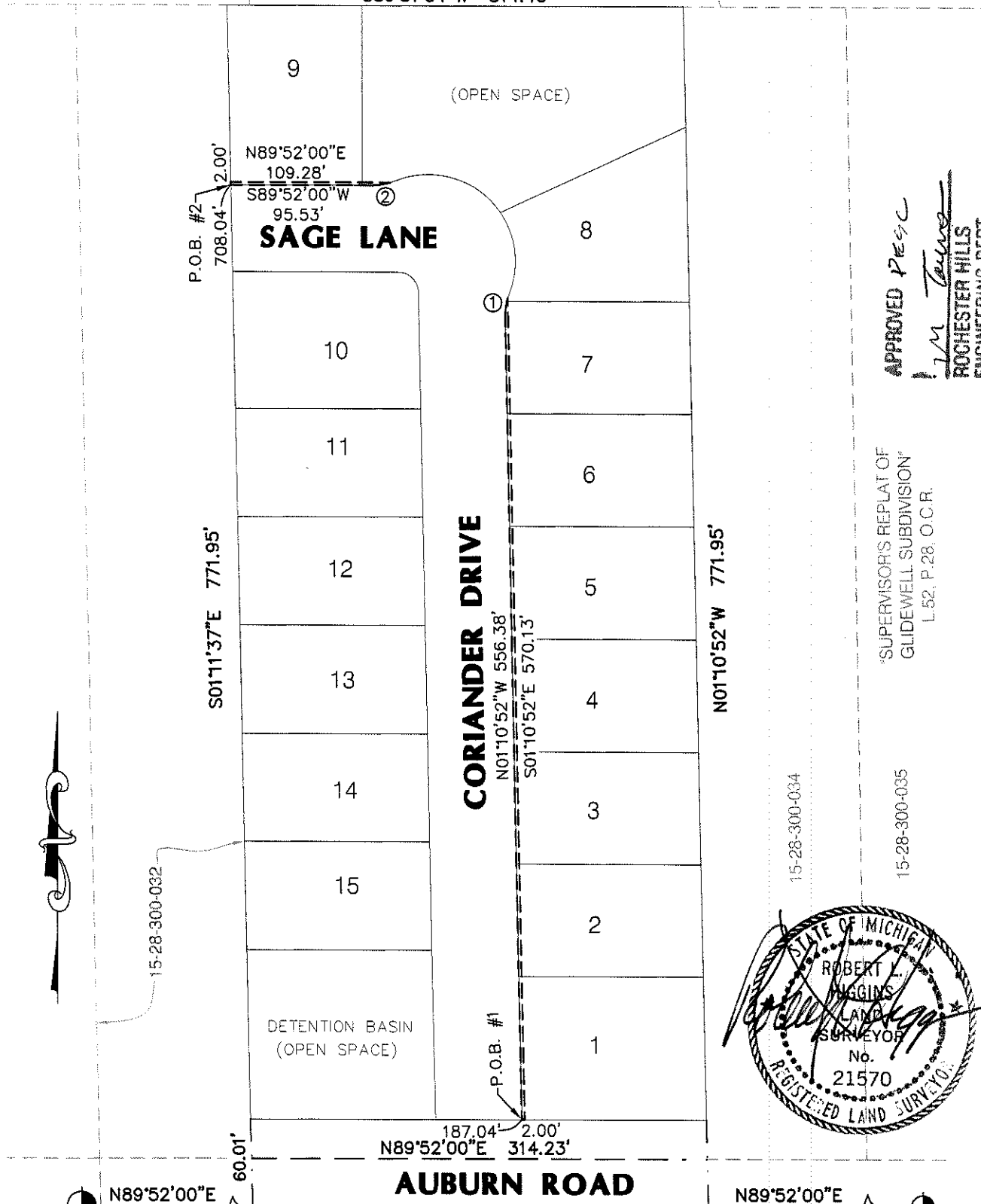
NORTHFIELD INDUSTRIAL PARK NO. 2 LIBER 183, PAGES 8-10, O.C.R.

37

38

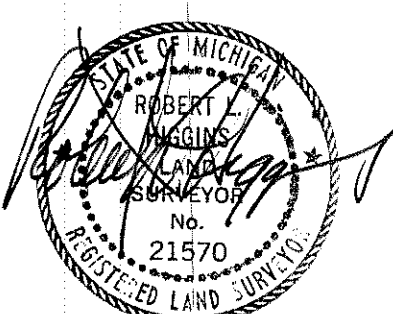
39

S89°51'54"W 314.40'



"SUPERVISOR'S REPLAT OF
 GUIDEWELL SUBDIVISION"
 L.52, P.28, O.C.R.

15-28-300-034
 15-28-300-035



SW CORNER OF SECTION 28,
 T3N, R11E, CITY OF ROCHESTER
 HILLS, OAKLAND COUNTY,
 MICHIGAN

SOUTH LINE OF SECTION 28
 CENTERLINE OF ROAD

S1/4 CORNER OF SECTION 28,
 T3N, R11E, CITY OF ROCHESTER
 HILLS, OAKLAND COUNTY,
 MICHIGAN

CURVE DATA

①	L=13.90'	R=48.00'	Δ=16°35'52"	CH=N07°07'04"E	13.86'
②	L=13.90'	R=48.00'	Δ=16°35'52"	CH=S81°34'04"W	13.86'

EXHIBIT "A"
 SHEET 1 OF 2

CLIENT GRANDVIEW CONSTRUCTION	PROJECT NO.	02-204
	DATE	05-12-05
SCALE 1" = 100'	DRAWN BY J.A.E.	CHECKED BY R.L.H.



FAZAL KHAN & ASSOCIATES, INC.
CIVIL ENGINEERS & LAND SURVEYORS
 43345 SCHOENHERR STERLING HEIGHTS, MI 48313
 PHONE (586) 739-8007 FAX (586) 739-6994

05-12-05 RLH
02-204 GRANDVIEW SANITARY SEWER EASEMENTS 1-2

DESCRIPTION OF PROPERTY

PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°11'37"W 60.01 FEET TO THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) FOR A POINT OF BEGINNING; THENCE N89°52'00"E 314.23 FEET ALONG THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH); THENCE N01°10'52"W 771.95 FEET TO THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2", A PART OF THE SW1/4 OF SECTION 28, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, RECORDED IN LIBER 183 OF PLATS, PAGES 8-10, OAKLAND COUNTY RECORDS; THENCE S89°51'54"W 314.40 FEET ALONG THE SOUTH LINE OF "NORTHFIELD INDUSTRIAL PARK NO. 2"; THENCE S01°11'37"E 771.95 FEET TO THE NORTH RIGHT OF WAY OF AUBURN ROAD (60 FEET HALF WIDTH) AND TO THE POINT OF BEGINNING. CONTAINING 242595 SQUARE FEET OR 5.5692 ACRES, MORE OR LESS.

ALSO KNOWN AS 1548 AUBURN ROAD OR SIDWELL NO. 15-28-300-033.

SUBJECT TO RESTRICTIONS, RESERVATIONS AND EASEMENTS, IF ANY

DESCRIPTION OF SANITARY SEWER EASEMENT 1

COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°11'37"W 60.01 FEET; THENCE N89°52'00"E 187.04 FEET FOR A POINT OF BEGINNING; THENCE N01°10'52"W 556.38 FEET; THENCE 13.90 FEET ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°35'52" AND A CHORD BEARING N07°07'04"E 13.86 FEET; THENCE S01°10'52"E 570.13 FEET; THENCE S89°52'00"W 2.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1131 SQUARE FEET OR 0.0260 ACRES, MORE OR LESS.

DESCRIPTION OF SANITARY SEWER EASEMENT 2

COMMENCING AT THE SW CORNER OF SECTION 28; THENCE N89°52'00"E 2121.20 FEET ALONG THE SOUTH LINE OF SECTION 28, CENTERLINE OF AUBURN ROAD (33 FEET HALF WIDTH); THENCE N01°11'37"W 708.04 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING N01°11'37"W 2.00 FEET; THENCE N89°52'00"E 109.28 FEET; THENCE 13.90 FEET ALONG THE ARC OF A 48.00 FOOT RADIUS CURVE TO THE RIGHT, A CENTRAL ANGLE OF 16°35'52" AND A CHORD BEARING S81°34'04"W 13.86 FEET; THENCE S89°52'00"W 95.53 FEET TO THE POINT OF BEGINNING. CONTAINING 209 SQUARE FEET OR 0.0048 ACRES, MORE OR LESS.

APPROVED DESC

M. Taur
ROCHESTER HILLS
ENGINEERING DEPT.

07-13-05

EXHIBIT "A"
SHEET 2 OF 2

CLIENT GRANDVIEW CONSTRUCTION	PROJECT NO.	02-204
	DATE	05-12-05
SCALE	DRAWN BY J.A.E.	CHECKED BY R.L.H.



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