

**PEDESTRIAN-BICYCLE PATHWAY EASEMENT**

SINGH CIDER MILL VILLAGE, L.L.C., a MICHIGAN limited liability company of  
7125 ORCHARD LAKE RD., STE. 200, WEST BLOOMFIELD, MI 48322

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 pedestrian-bicycle pathway on, under, through and across land more particularly described as:

SEE EXHIBIT A

Sidwell # 15-13-401-001

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the pedestrian-bicycle pathway, 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 pedestrian-bicycle pathway 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 pedestrian-bicycle pathway: (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); MSA 7.456 (26)(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 2ND day of OCTOBER, 2003.

SINGH CIDER MILL VILLAGE, LLC

IN THE PRESENCE OF:

Signature David Zaitchik  
Print or type name: DAVID ZAITCHIK

Signature Jane Dietrich  
Print or type name: JANE DIETRICH

BY: Lushman S. Grewal  
Signature  
LUSHMAN S. GREWAL  
(Print Name)  
VICE PRESIDENT OF  
Title

SINGH GENERAL CORP., A MICHIGAN CORPORATION,  
MANAGER OF SINGH CIDER MILL VILLAGE L.L.C.

STATE OF MICHIGAN  
COUNTY OF OAKLAND

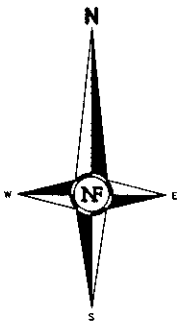
The foregoing instrument was acknowledged before me this 2ND day of OCTOBER, 2003, by LUSHMAN S. GREWAL, who is a member of SINGH CIDER MILL VILLAGE, L.L.C., a MICHIGAN limited liability company, on behalf of the company.

Drafted by:  
DAVID ZAITCHIK  
7125 ORCHARD LAKE RD., STE. 200  
WEST BLOOMFIELD, MI 48322

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

APPROVED AS TO FORM  
J. Staran 2/29/04  
ROCHESTER HILLS COUNSEL

Jane E. Dietrich  
JANE E. DIETRICH, Notary Public  
OAKLAND County, Michigan  
My Commission Expires: 6-8-03



E.-W. 1/4 LINE OF SECTION 13  
 N89°29'01"E 1318.21'  
 CENTER OF SECTION 13  
 T.3N., R.11E.

N02°45'39"W 2509.22'

S02°49'43"E 1449.18'

*01-15-10*  
*M*  
*DEC*

Match Line (See sheet 2 of 4)  
 Match Line (See sheet 1 of 4)

Match Line (See sheet 1 of 4)  
 Match Line (See sheet 2 of 4)

N02°45'39"W  
 388.87'  
 N.-S. 1/4 LINE OF SEC. 13  
 POB  
 S. 1/4 COR SECTION 13  
 T.3N., R.11E.  
 SAFETY PATH EASEMENT (TYP) 1  
 POB POINT 4"  
 S45°12'28"W 1194.67'

2  
 S70°05'58"W  
 147.12'  
 R= 776.20  
 L= 337.22  
 D= 24°53'31"  
 CHD. BRG.  
 S57°39'13"W  
 CHORD 334.57

Avon Road (120' wide)

**Overall Exhibit A**  
**SAFETY PATH EASEMENT**

**NF NOWAK & FRAUS**

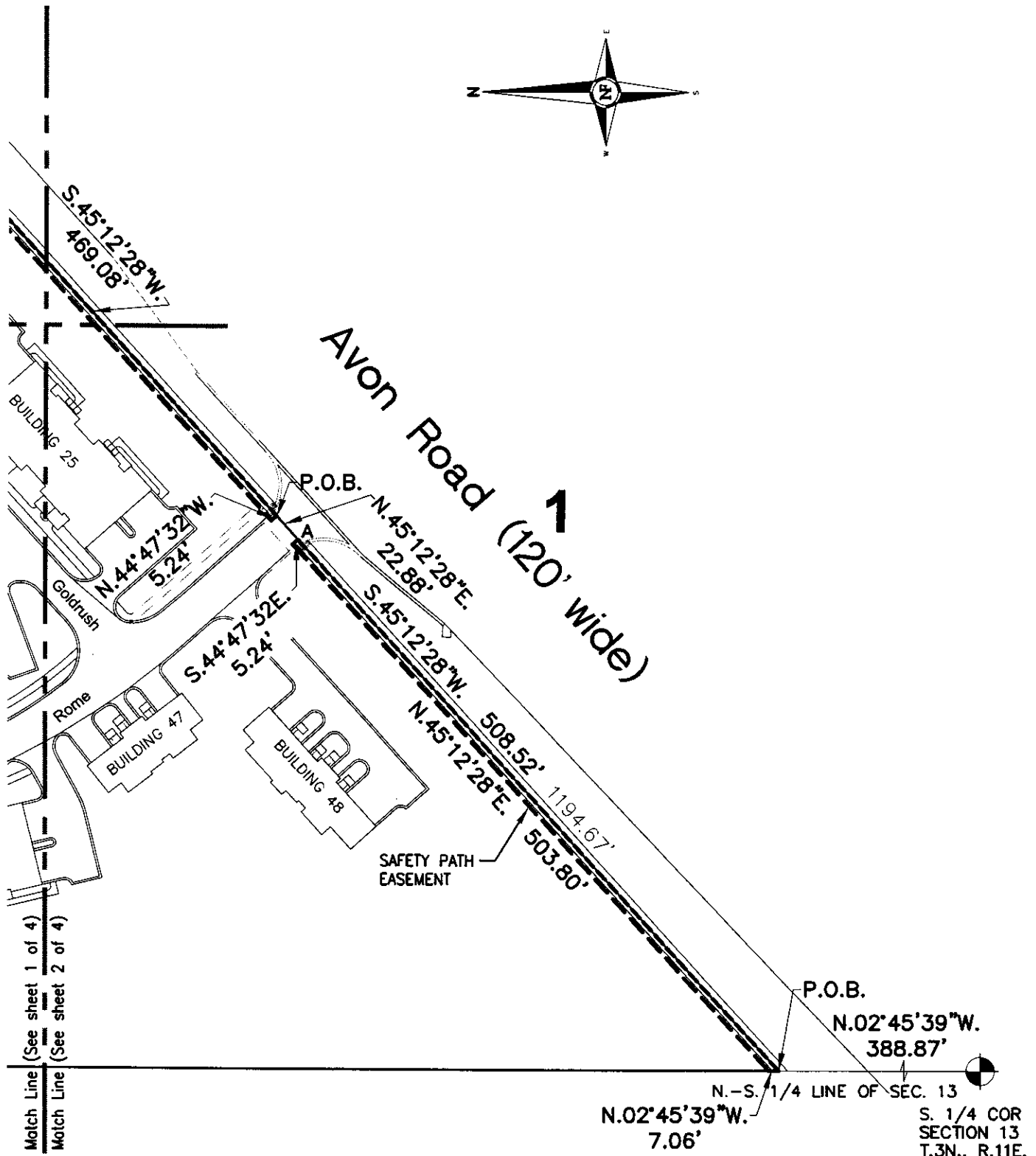
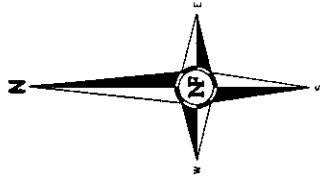
Consulting Engineers • Land Surveyors • Land Planners

1310 N. Stephenson Highway  
 Royal Oak, Michigan 48067-1508

Tel. (248) 399-0886  
 Fax. (248) 399-0805

SCALE 1" = 250'  
 DATE 10-20-03  
 REV. 12-11-03  
 DRAWN A.G.  
 JOB No. B160  
 SHEET 1 of 4

Exhibit A  
SAFETY PATH EASEMENT



*M. Devo*  
*M. Taur*  
MICHIGAN HILLS  
ENGINEERING DEPT.  
01-15-04

**NF NOWAK & FRAUS**

Consulting Engineers • Land Surveyors • Land Planners

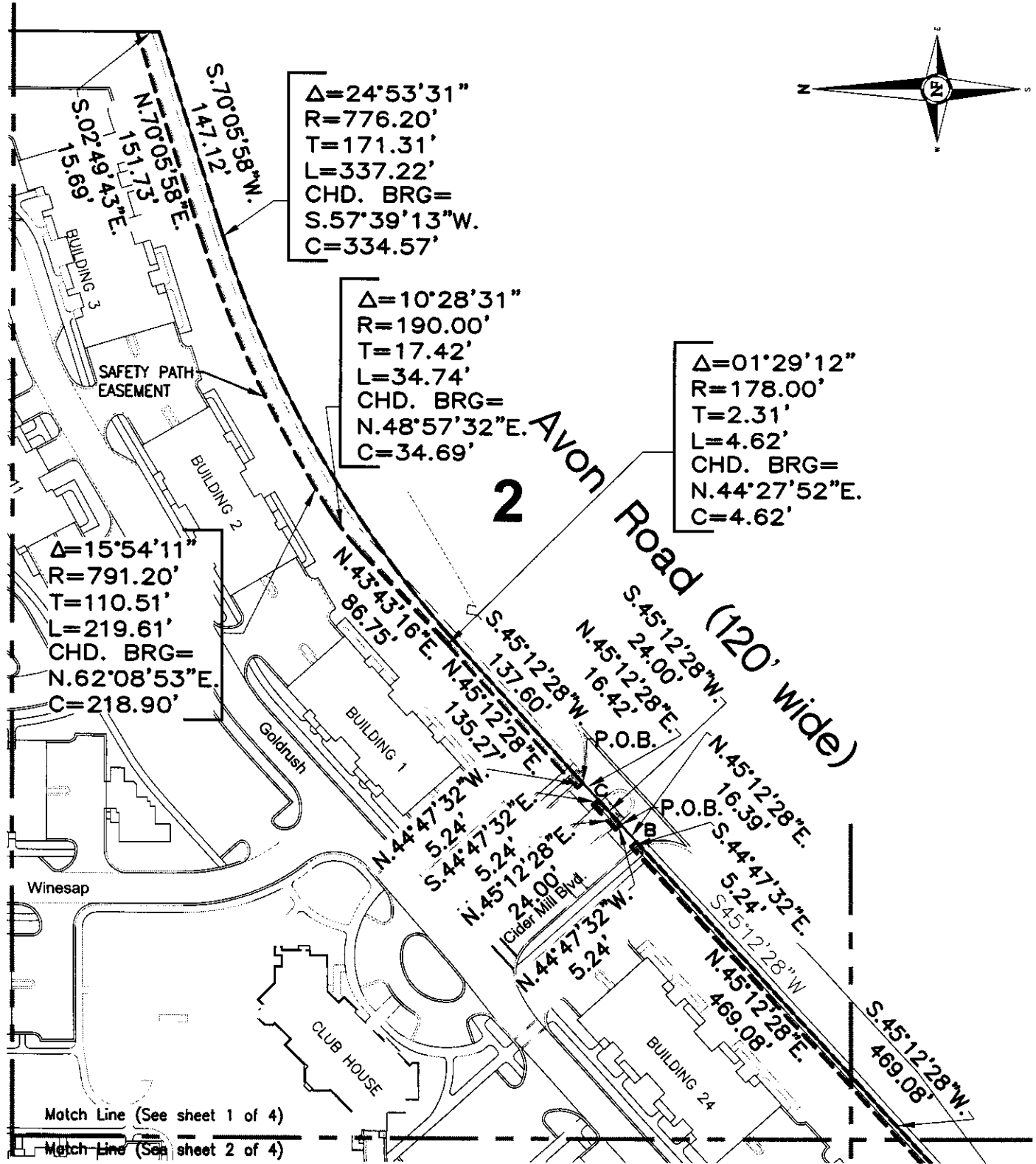
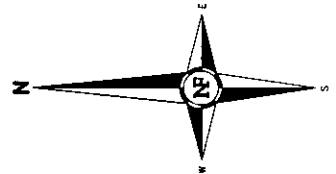
1310 N. Stephenson Highway  
Royal Oak, Michigan 48067-1508

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Fax. (248) 399-0805

SCALE	DATE	DRAWN	JOB No.	SHEET
1" = 100'	10-20-03	A.G.	B160	2 of 4
	REV. 12-11-03			

# Exhibit A

## SAFETY PATH EASEMENT



Match Line (See sheet 1 of 4)  
 Match Line (See sheet 2 of 4)

APPROVED *DESC*  
  
 ROCHESTER HILLS  
 ENGINEERING DEPT.  
 01-15-04

## NF NOWAK & FRAUS

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SCALE	DATE	DRAWN	JOB No.	SHEET
1" = 100'	10-20-03	A.G.	B160	3 of 4
REV. 12-11-03				

**Exhibit A**  
**SAFETY PATH EASEMENT**

**LEGAL DESCRIPTION SAFETY PATH EASEMENT**

An easement for safety path which is described as being located in part of the W. 1/2 of the S.E. 1/4 of Section 13, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as: commencing at the S. 1/4 corner of said Section 13; thence along the North-South 1/4 line of said Section 13, N. 02° 45' 39" W., 388.87 feet to a point on the Northerly right-of-way line of Avon Road (120 feet wide) as described in Road Right-of-Way (Liber 5249, Page 337), said point being also the point of beginning; thence along said North-South 1/4 line, N. 02° 45' 39" W., 7.06 feet; thence N. 45° 12' 28" E., 503.80 feet; thence S. 44° 47' 32" E., 5.24 feet to a point "A" on said Northerly right-of-way line of Avon Road; thence along said Northerly right-of-way line, S. 45° 12' 28" W., 508.52 feet to the point of beginning;

Also from said point "A" along said Northerly right-of-way line, N. 45° 12' 28" E., 22.88 feet to the point of beginning; thence N. 44° 47' 32" W., 5.24 feet; thence N. 45° 12' 28" E., 469.08 feet; thence S. 44° 47' 32" E., 5.24 feet to a point "B" on said Northerly right-of-way line; thence along said Northerly right-of-way line, S. 45° 12' 28" W., 469.08 feet to the point of beginning.

Also from said point "B" along said Northerly right-of-way line, N. 45° 12' 28" E., 16.39 feet to the point of beginning; thence N. 44° 47' 32" W., 5.24 feet; thence N. 45° 12' 28" E., 24.00 feet; thence S. 44° 47' 32" E., 5.24 feet to a point "C" on said Northerly right-of-way line; thence along said Northerly right-of-way line, S. 45° 12' 28" W., 24.00 feet to the point of beginning.

Also from said point "C" along said Northerly right-of-way line, N. 45° 12' 28" E., 16.42 feet to the point of beginning; thence N. 44° 47' 32" W., 5.24 feet; thence N. 45° 12' 28" E., 135.27 feet; thence 4.62 feet along an arc of a curve to the left, radius 178.00 feet, central angle 01° 29' 12", chord bears N. 44° 27' 52" E., 4.62 feet; thence N. 43° 43' 16" E., 86.75 feet; thence 34.74 feet along an arc of a curve to the right, radius 190.00 feet, central angle 10° 28' 31", chord bears N. 48° 57' 32" E., 34.69 feet; thence 219.61 feet along an arc of a curve to the right, radius 791.20 feet, central angle 15° 54' 11", chord bears N. 62° 08' 53" E., 218.90 feet; thence N. 70° 05' 58" E., 151.73 feet; thence S. 02° 49' 43" E., 15.69 feet; thence S. 70° 05' 58" W., 147.12 feet; thence 337.22 feet along an arc of a curve to the left, radius 776.20 feet, central angle 24° 53' 31", chord bears S. 57° 39' 13" W., 334.57 feet; thence S. 45° 12' 28" W., 137.60 feet to the point of beginning.

APPROVED DESC

*M. Fraus*

ROCHESTER HILLS  
ENGINEERING DEPT.

01-15-04

**NF** **NOWAK & FRAUS**

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SCALE	DATE	DRAWN	JOB No.	SHEET
N.T.S.	10-20-03	A.G.	B160	4 of 4
REV. 12-11-03				