

PEDESTRIAN-BICYCLE PATHWAY EASEMENT

Brookedale Woods Homeowners Association, a Michigan non-profit corporation, of
3417 Innsbrook Drive, Rochester Hills, Michigan 48309

For and in consideration of one dollar, (\$1.00), 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, and public use of a pedestrian-bicycle pathway over, on, through and across land more particularly described as:

See Attached Exhibit A

- Brookedale Woods No.2, Private Common No. 4 15-07-276-001
- Brookedale Woods No.2, Private Common No. 5 15-07-251-001
- Brookedale Woods No.2, Private Common No. 6 15-07-252-001
- Brookedale Woods No.3, Private Common No. 7 15-07-281-014
- Brookedale Woods No.3, Private Common No. 8 15-07-431-005
- Brookedale Woods No.3, Private Common No. 9 15-07-280-001

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, and public use 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).

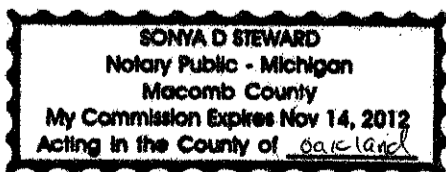
IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 22 day of JULY, 2011.

Brookdale Woods Homeowners Association,
A Michigan non-profit corporation

Joshua Raymond
Joshua Raymond, President

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 22 day of July, 2011, by Joshua Raymond, President of Brookdale Woods Homeowners Association, a Michigan non-profit corporation, on behalf of said corporation.



Sonya D Steward, Notary Public
Oakland County, Michigan
My Commission Expires: 11.14.2012
Acting in Oakland County, Michigan

Drafted by:
City of Rochester Hills
Keith Depp – Traffic Engineering Division

John Staran
Approved 8/10/11

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

EXHIBIT A

Brookedale Woods No. 2 Private Common No. 4

Pathway Easement

A 10 foot wide pathway easement across Brookedale Woods Number 2 Private Common Number 4, as recorded in Liber 150 Page 20, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

Beginning at a point at the Southeast corner of said Private Common Number 4, said point being at the intersection of the west line Aquinas Dr. (60' wide) and the south line of Rain Tree Dr. (86' wide); thence 10.23' along a curve to the left, said curve having a radius of 530.00', a delta angle of 1° 06' 21", and a long chord bearing S 30° 23' 14" W 10.23' to a point on the west line of said Aquinas Dr.; thence 161.29' along a non tangent curve to the right, said curve having a radius of 2853.00', a delta angle of 3° 14' 21", and a long chord bearing N 45° 57' 29" W 161.27'; thence 49.31' along a curve to the right, said curve having a radius of 1338.26, a delta angle of 2° 06' 40", and a long chord bearing N 43° 16' 59" W 49.30'; thence along a curve to the left 10.01', said curve having a radius of 322.55, a delta angle of 1° 46' 40", and a long chord bearing N 49° 56' 21" E 10.01'; thence 48.56' along a curve to the left, said curve having a radius 1328.26', a delta angle of 2° 05' 41", and a long chord bearing S 43° 17' 29" W 48.56'; thence 158.59' along a curve to the left, said curve having a radius of 2843.00', a delta angle of 3° 11' 46", and a long chord bearing S 45° 56' 12" E 158.57' to the Point of Beginning. Said easement contains 0.048 acres more or less.

15-07-276-001

APPROVED BY: MT
DATE: 8/15/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A 1 of 10
Brookedale Woods 2
Private Common No. 4

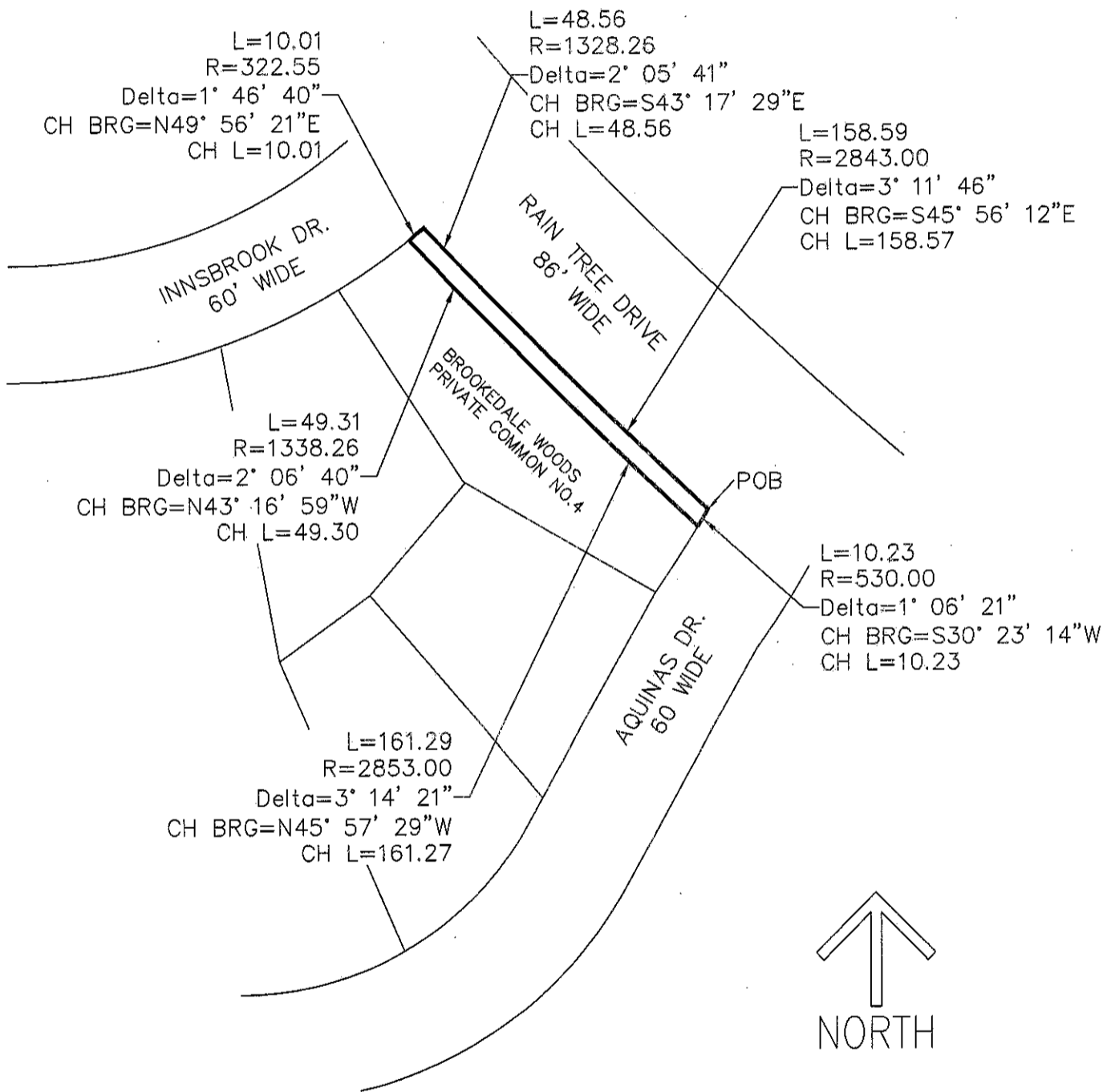
SCALE
NO SCALE

DATE:
08/11/2011

CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No. 2 Private Common No. 4



APPROVED BY MT
DATE: 8/15/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills

1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A 2 of 10
Brookedale Woods 2
Private Common No. 4

SCALE
1" = 80'

DATE:
08/11/2011

CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No. 2
Private Common No. 5

Pathway Easement

A 12 foot wide pathway easement across Brookedale Woods Number 2 Private Common Number 5, as recorded in Liber 150 Page 20, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

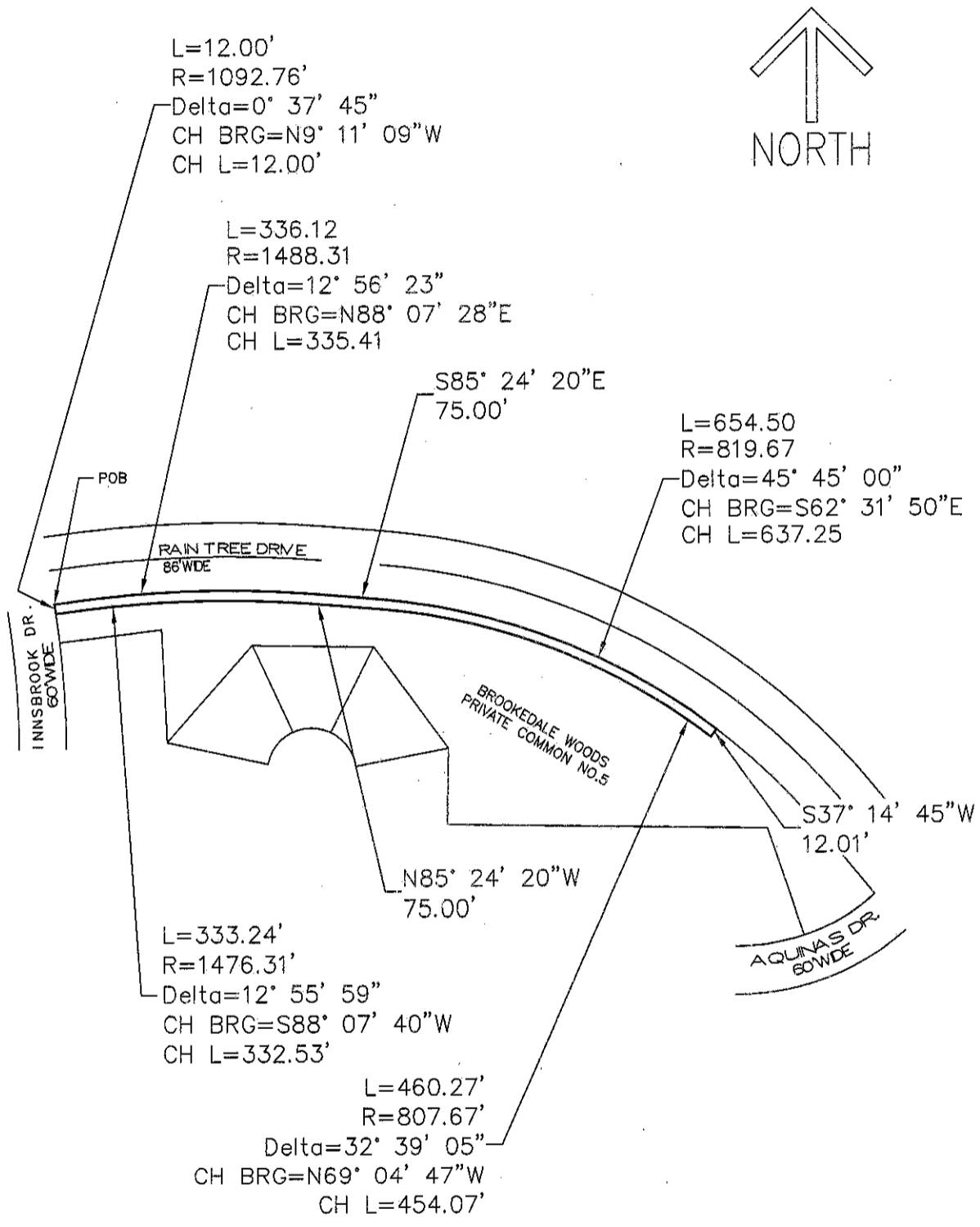
Beginning at a point at the Northwest corner of said Private Common Number 5, said point being at the intersection of the east line Innsbrook Dr. (60' wide) and the south line of Rain Tree Dr. (86' wide); thence 336.12' along a curve to the right, said curve having a radius of 1488.31', a delta angle of 12° 56' 23", and a long chord bearing N 88° 07' 28" E, 335.41' ; thence S 85° 24' 20" E, 75.00'; thence 654.50' along a curve to the right, said curve having a radius of 819.67', a delta angle of 45° 45' 00", and a long chord bearing S 62° 31' 50" E, 637.25'; thence S 37° 14' 45" W, 12.01'; thence 460.27' along a non tangent curve to the left, said curve having a radius of 807.67', a delta angle of 32° 39' 05", and a long chord bearing N 69° 04' 47" W, 454.07'; thence N 85° 24' 20" W, 75.00'; thence 333.24' along a curve to the left, said curve having a radius of 1476.31', a delta angle of 12° 55' 59", and a long chord bearing S 88° 07' 40" W, 332.53'; thence 12.00' along a non tangent curve to the left having a radius of 1092.76', a delta angle of 0° 37' 45", and a long chord bearing N 9° 11' 09" W, 12.00' to the Point of Beginning. Said easement contains 0.239 acres more or less.

15-07-251-001

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|---|---|--|--|
| APPROVED BY <u>MT</u> DATE: <u>8/15/11</u> PREPARED BY ENGINEERING SERVICES DEPARTMENT OF PUBLIC SERVICE | City of Rochester Hills <i>1000 Rochester Hills Drive Rochester Hills, Michigan 48309</i> | Pathway Easement Exhibit A 3 of 10 Brookedale Woods 2 Private Common No. 5 | SCALE DATE: 08/11/2011 CITY FILE: E10-041 |
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EXHIBIT A

Brookedale Woods No. 2 Private Common No.5



APPROVED BY MT
DATE: 8/15/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A 4 of 10
Brookedale Woods 2
Private Common No. 5

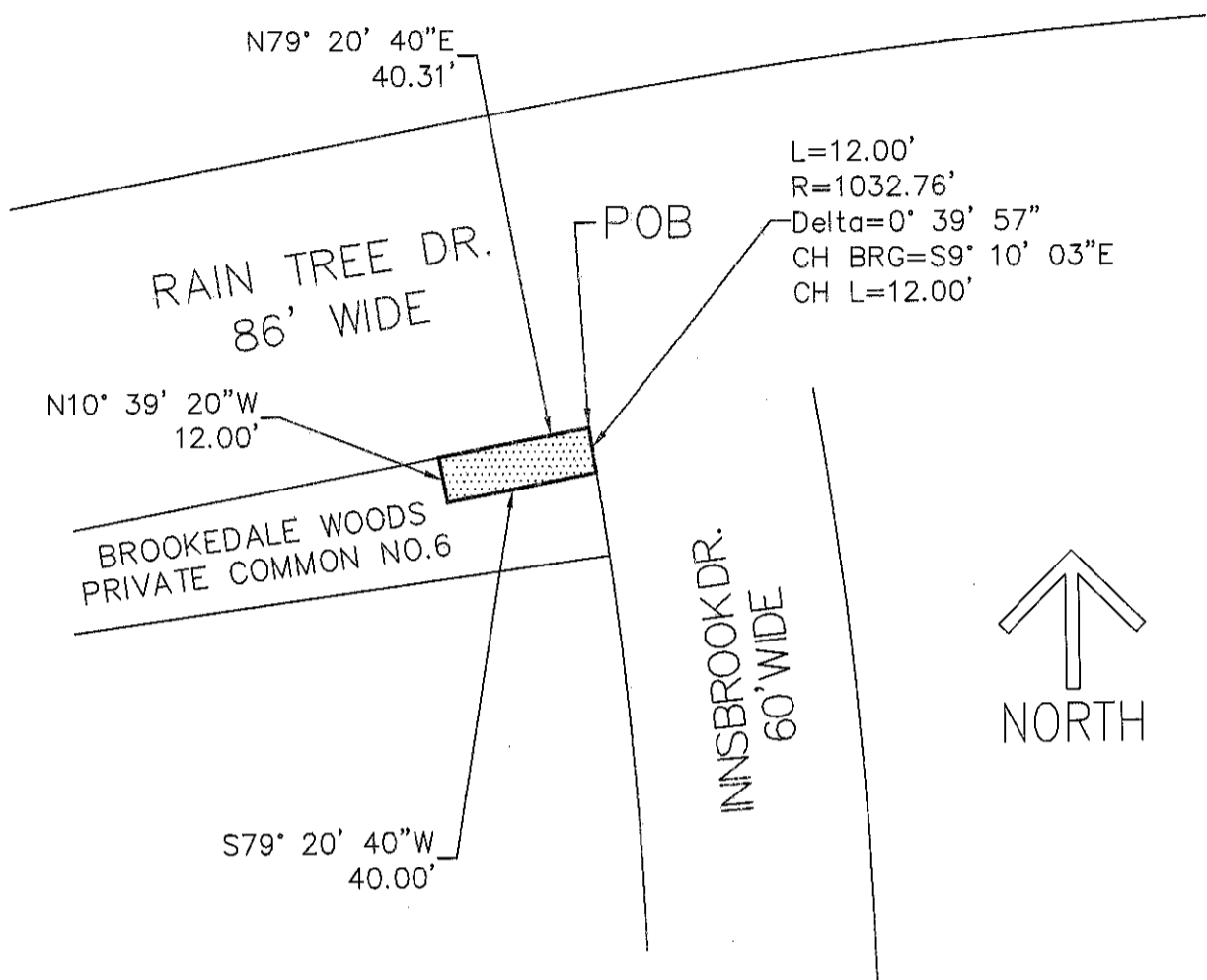
SCALE
1"=200'

DATE:
08/11/2011

CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No. 2 Private Common No.6



Pathway Easement

A 12 foot wide pathway easement across Brookedale Woods Number 2 Private Common Number 6, as recorded in Liber 150 Page 20, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

Beginning at a point at the Northeast corner of said Private Common Number 6, said point being at the intersection of the west line Innsbrook Dr. (60' wide) and the south line of Rain Tree Dr. (86' wide); thence 12.00' along a curve to the right, said curve having a radius of 1032.76', a delta angle of 0° 39' 57", and a long chord bearing S 9° 10' 03" E 12.00'; thence S 79° 20' 40" W, 40.00', thence N 10° 39' 20" W 12.00'; thence N 79° 20' 40" E, 40.31' to the Point of Beginning. Said easement contains 0.011 acres more or less.

15-07-252-00

APPROVED BY *MT*
DATE: 8/15/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A 5 of 10
Brookedale Woods 2
Private Common No. 6

SCALE
1"=50'
DATE:
08/11/2011
CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No.3 Private Commons No.7

Pathway Easement

A 20 foot wide pathway easement across Private Commons Number 7, Brookedale Woods Number 3, as recorded in Liber 153 Page 24, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

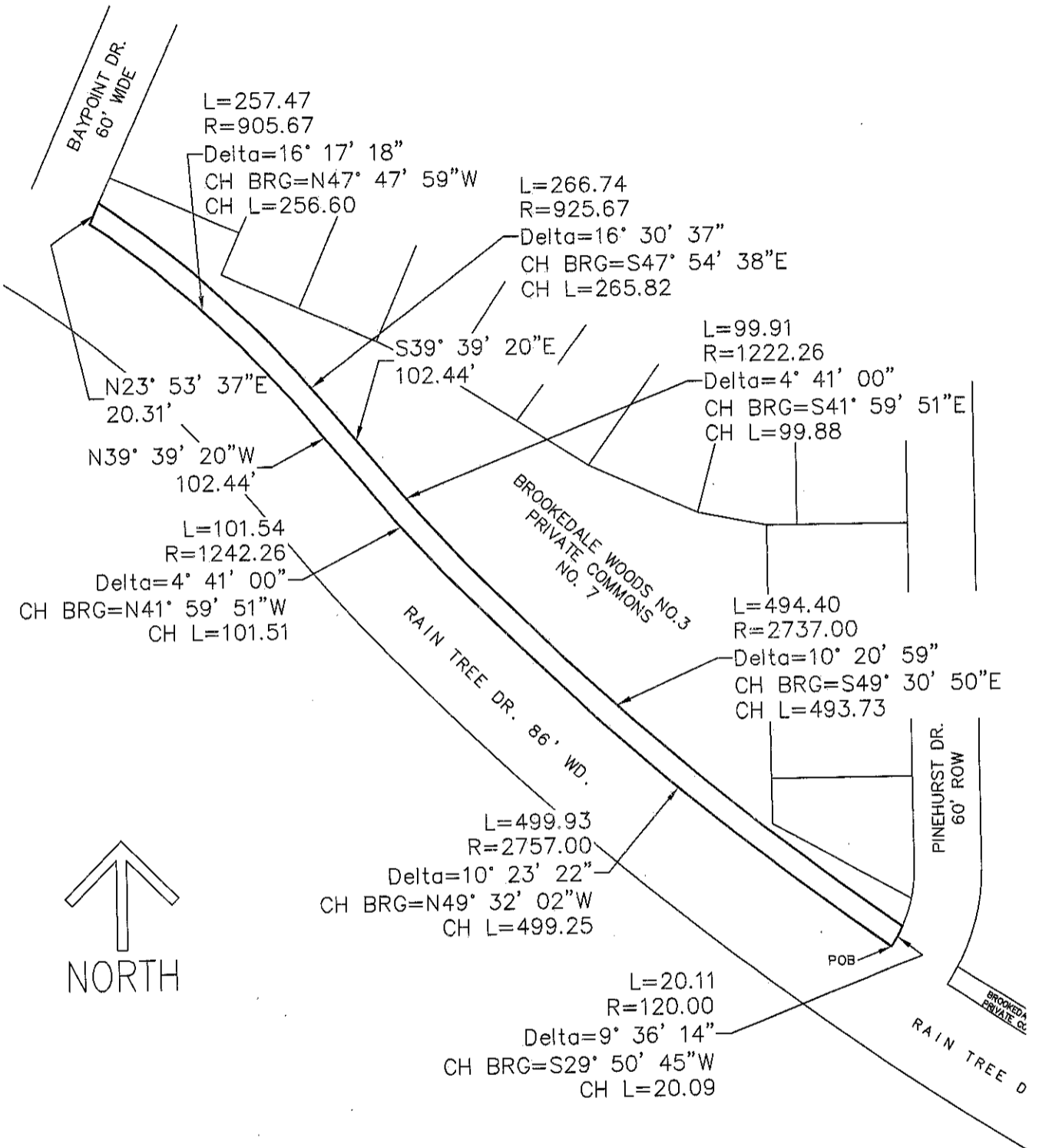
Beginning at a point at the Southeast corner of said Private Commons Number 7, Brookedale Woods Number 3, said point being at the intersection of the west line Pinehurst Dr. (60' wide) and the north line of Rain Tree Dr. (86' wide); thence 499.93' along a curve to the right, said curve having a radius of 2757.00', a delta angle of 10° 23' 22", and a long chord bearing N 49° 32' 02" W, 499.25'; thence 101.54' along a curve to the right, said curve having a radius of 1242.26', a delta angle of 4° 41' 00", and a long chord bearing N41° 59' 51" W, 101.51'; thence N39° 39' 20" W, 102.44'; thence 257.47' along a curve to the left, said curve having a radius 905.67', a delta angle 16° 17' 18", and a long chord bearing N47° 47' 59"W, 256.60' to a point at the intersection of the north line of Rain Tree Dr. (60' wide) and the east line of Baypoint Dr. (60' wide); thence N23° 53' 37"E, 20.31'; thence 266.74' along a non tangent curve to the right, said curve having a radius 925.67', a delta angle of 16° 30' 37", and a long chord bearing S 47° 54' 38" E, 265.82'; thence S39° 39' 20"E, 102.44'; thence 99.91' along a curve to the left, said curve having a radius 1222.26', a delta angle of 4° 41' 00", and a long chord bearing S 41° 59' 51" E, 99.88'; thence 494.40' along a curve to the left, said curve having a radius of 2737.00', a delta angle of 10° 20' 59", and a long chord bearing S49° 30' 50"E, 493.73'; thence 20.11' along a non tangent curve to the right, said curve having a radius 120.00', a delta angle 9° 36' 14", and a long chord bearing S29° 50' 45"W, 20.09' to the Point of Beginning. Said easement contains 0.443 acres more or less.

15-07-281-014

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| APPROVED BY <u>MT</u> DATE: <u>8/15/11</u> PREPARED BY ENGINEERING SERVICES DEPARTMENT OF PUBLIC SERVICE | City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, Michigan 48309 | Pathway Easement Exhibit A <u>6</u> of <u>10</u> Brookedale Woods 3 Private Open Space 7 | SCALE NTS DATE: 08/12/2011 CITY FILE: E10-041 |
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EXHIBIT A

Brookedale Woods No.3
Private Common No.7



APPROVED BY *MS*
DATE: 8/15/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A **7** of **10**
Brookedale Woods 3
Private Open Space 7

SCALE
NTS
DATE:
08/12/2011
CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No. 3
Private Common No. 8

Pathway Easement

A 12 foot wide pathway easement across Private Common Number 8, Brookedale Woods Number 3, as recorded in Liber 153 Page 24, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

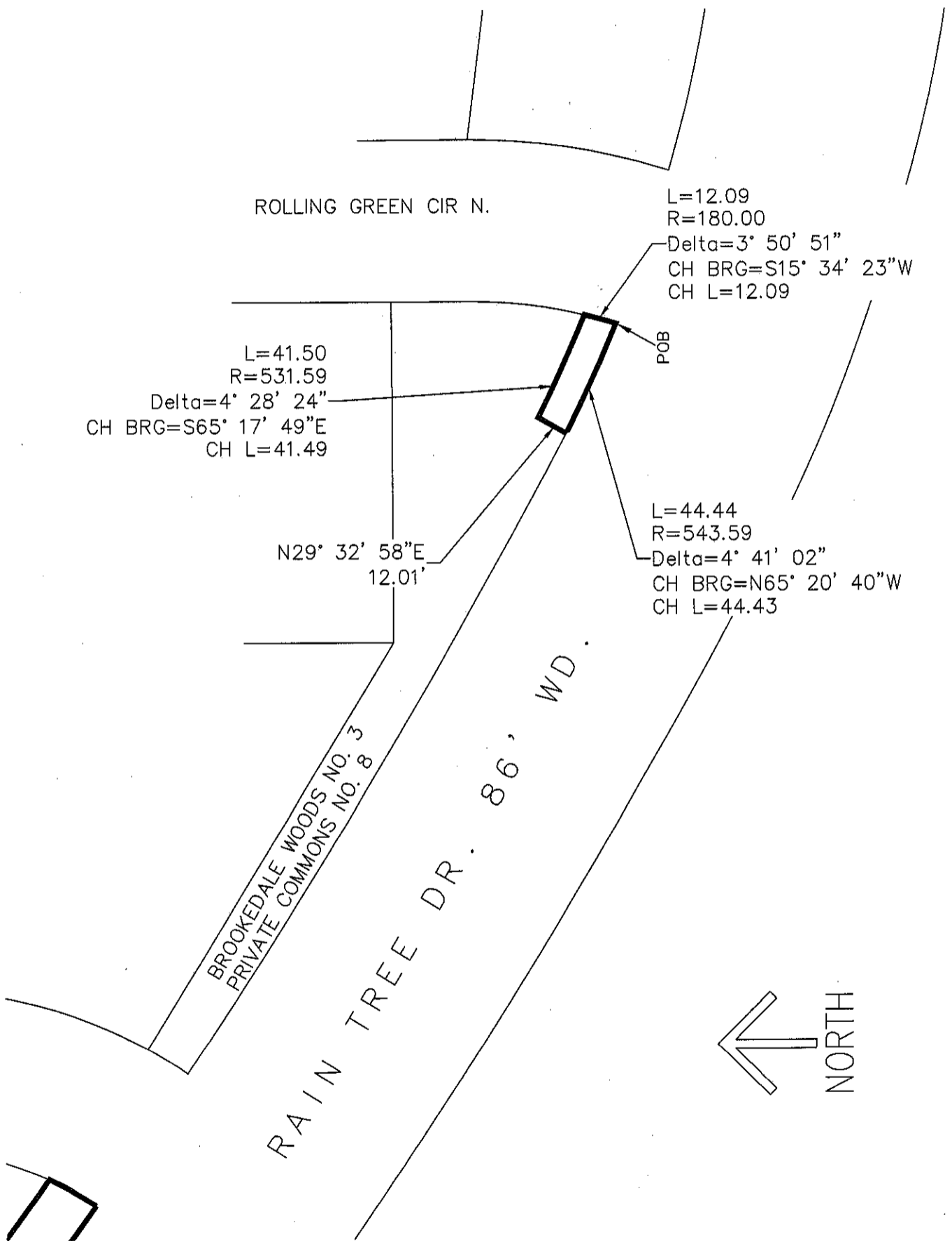
Beginning at a point at the Southeast corner of said Private Common Number 8, Brookedale Woods Number 3, said point being at the intersection of the west line Rolling Green Cir. N. (60' wide) and the north line of Rain Tree Dr. (86' wide); thence 44.44' along a curve to the right, said curve having a radius of 543.59', a delta angle of 4° 41' 02", and a long chord bearing N 65° 20' 40" W 44.43' to a point on the north line of Rain Tree Drive (86' wide); thence N 29° 32' 58.50" E, 12.01'; thence 41.50' along a non tangent curve to the left, said curve having a radius of 531.59', a delta angle of 4° 28' 24", and a long chord bearing S 65° 17' 49" E 41.49' to a point on the west line of said Rolling Green Cir. N.; thence 12.09' along a non tangent curve to the right, said curve having a radius 180.00', a delta angle of 3° 50' 51", and a long chord bearing S 15° 34' 23" W 12.09' to the Point of Beginning. Said parcel contains 0.012 acres more or less.

15-07-431-005

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|---|---|---|--|
| APPROVED BY <i>MT</i> DATE: <i>7/11/11</i> PREPARED BY ENGINEERING SERVICES DEPARTMENT OF PUBLIC SERVICE | City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, Michigan 48309 | Pathway Easement Exhibit A 8 of 10 Brookedale Woods 3 Private Common 8 | SCALE NTS DATE: 07/01/2011 CITY FILE: E10-041 |
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EXHIBIT A

Brookedale Woods No.3 Private Commons No.8



APPROVED BY MT.
DATE: 7/14/11

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

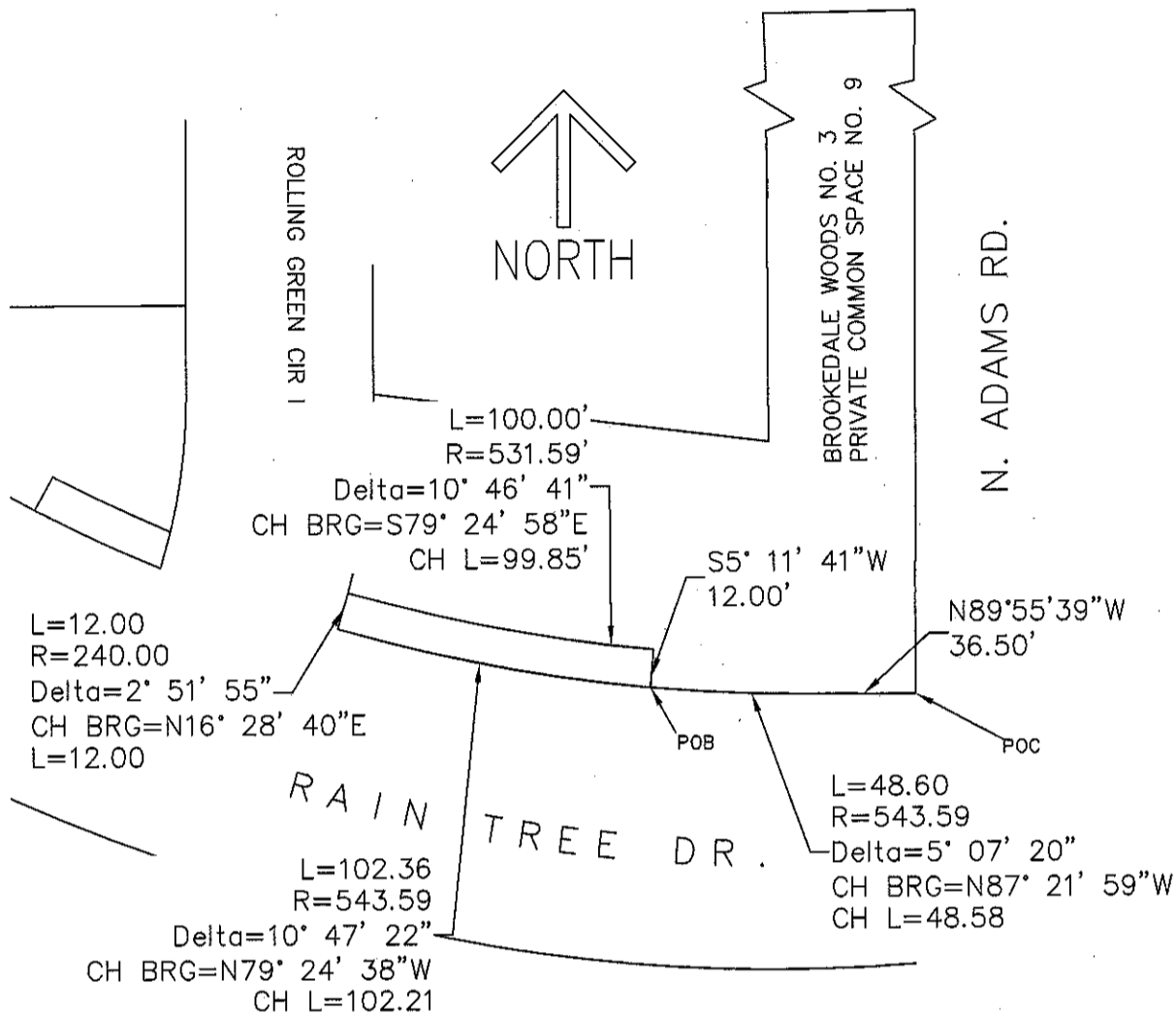
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A 9 of 10
Brookedale Woods 3
Private Common 8

SCALE
NTS
DATE:
07/01/2011
CITY FILE:
E10-041

EXHIBIT A

Brookedale Woods No.3
Private Commons No.9



Pathway Easement

A 12 foot wide pathway easement across Private Commons Number 9, Brookedale Woods Number 3, as recorded in Liber 153 Page 24, Oakland County Records, being part of the East $\frac{1}{2}$ of Section 7, Township 3 North, Range 11 East, Rochester Hills, Michigan, more particularly described as:

Commencing at the southeast corner of said Private Common Number 9, Brookedale Woods Number 3; said point being at the intersection of the north line Rain Tree Drive (86' wide) and the west line of North Adams Road (120' wide); thence N 89° 55' 39" W 36.50' along said Rain Tree Drive; thence 48.60' along a curve to the right, said curve having a radius of 543.59', a delta angle of 5° 07' 20", and a chord bearing N 87° 21' 59" W 48.58' to the Point of Beginning, thence 102.36' along a curve to the right, said curve having a radius of 543.59', a delta angle of 10° 47' 22", and a long chord bearing N 79° 24' 38" W 102.21' to a point on the east line of Rolling Green Circle North (60' wide); thence 12.00' along a non tangent curve to the left, said curve having a radius 240.00', a delta angle of 2° 51' 55", and a long chord bearing N 16° 28' 40" E 12.00'; thence 100.00' along a non tangent curve to the left, said curve having a radius of 531.59', a delta angle 10° 46' 41", long chord bearing S 79° 24' 58" E 99.85'; thence S 5° 11' 41" W 12.00' to the Point of Beginning. Said parcel contains 0.028 acres more or less.

15-07-280-001

APPROVED BY

DATE: *7/1/11*

PREPARED BY ENGINEERING SERVICES
DEPARTMENT OF PUBLIC SERVICE

City of Rochester Hills

1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Pathway Easement
Exhibit A *10* of *10*
Brookedale Woods 3
Private Open Space 9

SCALE
NTS

DATE:

07/01/2011

CITY FILE:

E10-041