

PEDESTRIAN PATHWAY EASEMENT

Northridge Apartments III Limited Partnership, a Michigan limited partnership, of 7125 Orchard Lake Road, Ste. 200, West Bloomfield, MI 48322 for and in consideration of the sum of: Three Thousand, Eight Hundred Ninety One and 10/100 Dollars (\$3,891.10)

Grants to the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, MI 48309, an easement for the construction, operation, maintenance, repair and/or replacement, and public use of a pedestrian pathway over, on, through and across land more particularly described as:

Parcel ID #15-22-151-015

See Attached Exhibits A & B

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the pedestrian 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 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 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.

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 22ND day of SEPTEMBER, 2023.

Northridge Apartments III Limited Partnership,
by its general partner, Singh General Corp., a
Michigan corporation

Signature: Lushman S. Grewal
Lushman S. Grewal, Vice President

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, 2023,
by Lushman S. Grewal, Vice President, Northridge Apartments III Limited Partnership, by its
general partner, Singh General Corp., a Michigan corporation on behalf of the corporation.

Lawrence A. Goulette

LAWRENCE A. GOULETTE Notary Public
WAYNE County, Michigan ACTING IN
My Commission Expires: OAKLAND COUNTY
OCTOBER 4, 2025

Drafted by:
Adele Swann
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

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

John Starau
Approved 9/27/23

LAWRENCE A. GOULETTE
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
My Commission Expires Oct. 4, 2025
Acting in the County of OAKLAND

Exhibit A

Parcel Description (Warranty Deed Liber 8672 Page 50)
 Parcel # 15-22-151-015

Land situated in the Township of Avon (now City of Rochester Hills), County of Oakland, State of Michigan, described as follows:

Part of the Northwest one-quarter of Section 22, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as beginning at a point, said point being distant North 88 degrees 53 minutes 51 seconds East, 1,190.00 feet along the North line of said Section 22 and South 02 degrees 27 minutes 44 seconds East, 60.02 feet from the Northwest corner of said Section 22; thence from said point of beginning North 88 degrees 53 minutes 51 seconds East, 131.21 feet; thence North 87 degrees 30 minutes 57 seconds East 458.02 feet; thence South 02 degrees 29 minutes 03 seconds East 182.36 feet; thence 357.62 feet along the arc of a curve to the left, radius 767.25 feet, central angle 26 degrees 42 minutes 22 seconds, chord length 354.39 feet and a chord bearing of South 15 degrees 50 minutes 14 seconds East, thence South 29 degrees 11 minutes 25 seconds East 130.16 feet; thence 864.79 feet along the arc of a curve to the right radius 714.55 feet, central angle 69 degrees 20 minutes 34 seconds, chord length 812.97 feet and a chord bearing South 05 degrees 28 minutes 52 seconds West, thence South 40 degrees 09 minutes 09 seconds West 147.32 feet; thence 787.62 feet along the arc of a curve to the left, radius 1,072.93 feet, central angle 42 degrees 03 minutes 36 seconds, chord length 770.06 feet, and a chord bearing of North 72 degrees 28 minutes 48 seconds West; thence North 03 degrees 30 minutes 36 seconds West 13.00 feet; thence North 86 degrees 29 minutes 24 seconds East, 206.28 feet; thence North 02 degrees 27 minutes 44 seconds West, 1,279.98 feet to the Point of Beginning.

Pathway Easement

Part of the Northwest 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as: Commencing from the Northwest corner of said Section 22; thence North 88 degrees 53 minutes 51 seconds East, 1,190.00 feet along the North line of said Section 22; thence South 02 degrees 27 minutes 44 seconds East, 60.02 feet; thence North 88 degrees 53 minutes 51 seconds East, 131.21 feet; thence North 87 degrees 30 minutes 57 seconds East 458.02 feet; thence South 02 degrees 29 minutes 03 seconds East 182.36 feet; thence 357.62 feet along the arc of a curve to the left, radius 767.25 feet, central angle 26 degrees 42 minutes 22 seconds, chord length 354.39 feet and a chord bearing of South 15 degrees 50 minutes 14 seconds East, thence South 29 degrees 11 minutes 25 seconds East 130.16 feet; thence 864.79 feet along the arc of a curve to the right radius 714.55 feet, central angle 69 degrees 20 minutes 34 seconds, chord length 812.97 feet and a chord bearing South 05 degrees 28 minutes 52 seconds West, thence South 40 degrees 09 minutes 09 seconds West 147.32 feet; thence 787.62 feet along the arc of a curve to the left, radius 1,072.93 feet, central angle 42 degrees 03 minutes 36 seconds, chord length 770.06 feet, and a chord bearing of North 72 degrees 28 minutes 48 seconds West to the west boundary line of the burdened parcel, also being the Point of Beginning of a pathway easement; thence along said west boundary line, North 03 degrees 30 minutes 36 seconds West 13.00 feet; thence South 78 degrees 25 minutes 26 seconds East 55.00 feet to the south boundary line of the burdened parcel; thence along said south line, 53.13 feet along the arc of a curve to the left, radius 1,072.93 feet, central angle 02 degrees 50 minutes 13 seconds, chord length 53.12 feet, and a chord bearing of South 87 degrees 54 minutes 30 seconds West to the Point of Beginning of said pathway easement. Total easement area of 334 square feet.


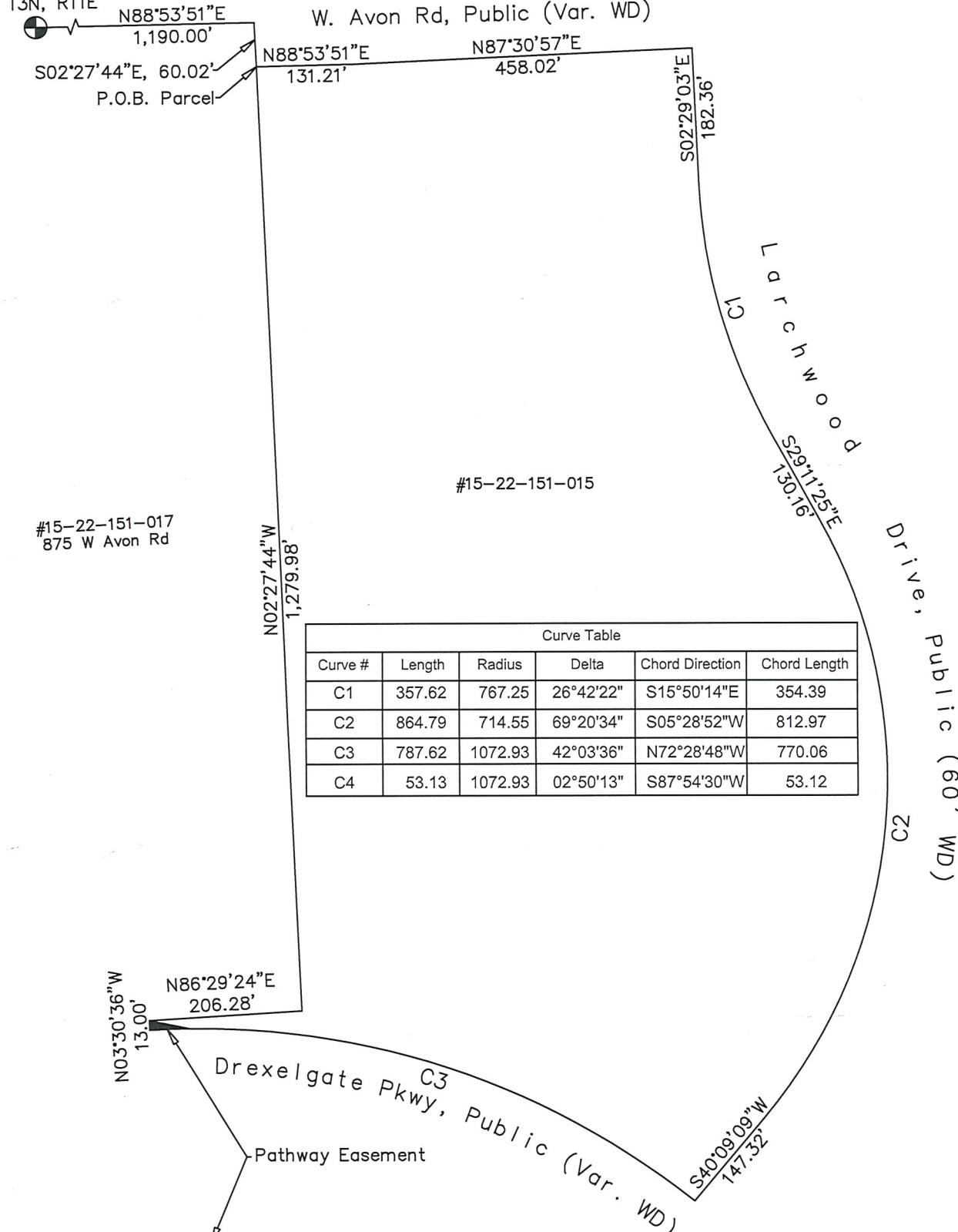
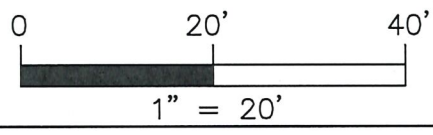
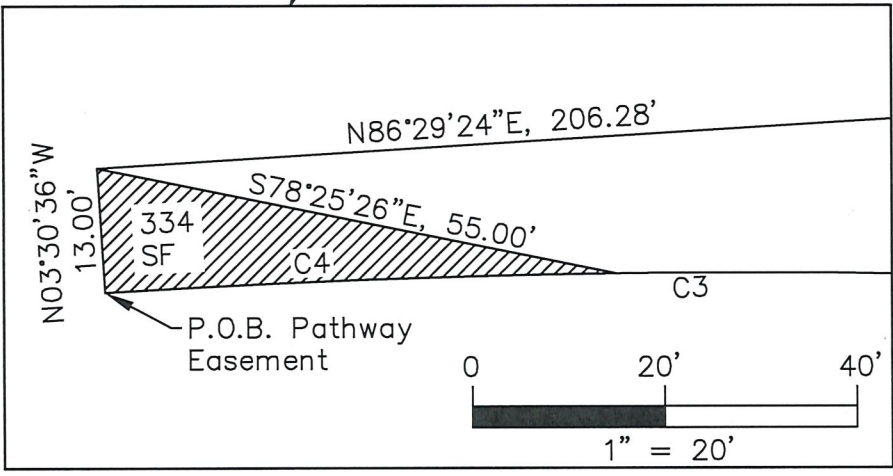
	DATE	REVISION	Northridge Apartments III Limited Partnership NW ¼ of Sec. 22 T3N, R11E PARCEL & PATHWAY DESCRIPTIONS		City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, Michigan 48309 Department of Public Services - Engineering Division
				Drawn by: JLM Drawn date: 03.09.2023	SHEET 1 OF 1

Exhibit B

NW Corner
Sec. 22
T3N, R11E



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	357.62	767.25	26°42'22"	S15°50'14"E	354.39
C2	864.79	714.55	69°20'34"	S05°28'52"W	812.97
C3	787.62	1072.93	42°03'36"	N72°28'48"W	770.06
C4	53.13	1072.93	02°50'13"	S87°54'30"W	53.12



DATE	REVISION

Northridge Apartments III
Limited Partnership
NW ¼ of Sec. 22 T3N, R11E

**PATHWAY
EASEMENT**



City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309
Department of Public Services -
Engineering Division

Drawn by: JLM
Drawn date: 03.09.2023

SHEET 1 OF 1