

**SANITARY SEWER EASEMENT**

Walton Oaks LLC, a Michigan limited liability company of 14496 North Sheldon Road, Suite 230, Plymouth, Michigan 48170, 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 Exhibits A & B (*The Legal Description & Drawing*)

Parcel ID#70-15-07-376-038

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.

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 MCL 207.505(a) and 207.526(a).

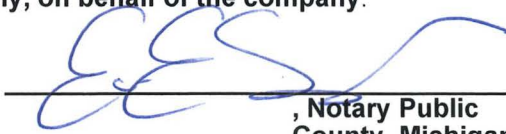
IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 18<sup>th</sup> day of June, 2024.

Walton Oaks LLC, a Michigan limited liability company,  
By: Three Oaks Communities, LLC, a Michigan limited liability company  
It's Manager  
  
\_\_\_\_\_  
William J. Godfrey  
Sole Authorized Representative

STATE OF MICHIGAN  
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of June, 2024, By William J. Godfrey, Sole Authorized Representative of Three Oaks Communities LLC, Manager of Walton Oaks LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:  
Bruce Michael  
14496 North Sheldon Road, Suite 230  
Plymouth, Michigan 48170

  
\_\_\_\_\_  
, Notary Public  
County, Michigan  
My Commission Expires: 9/15/26

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

ERIN E SOULES  
NOTARY PUBLIC-MICHIGAN  
WAYNE COUNTY  
MY COMMISSION EXPIRES 09-15-2026  
ACTING IN Wayne COUNTY

P. Dan Christ  
Approved 7/1/24

**EXHIBIT A**  
LEGAL DESCRIPTION  
Parcel #15-07-376-038

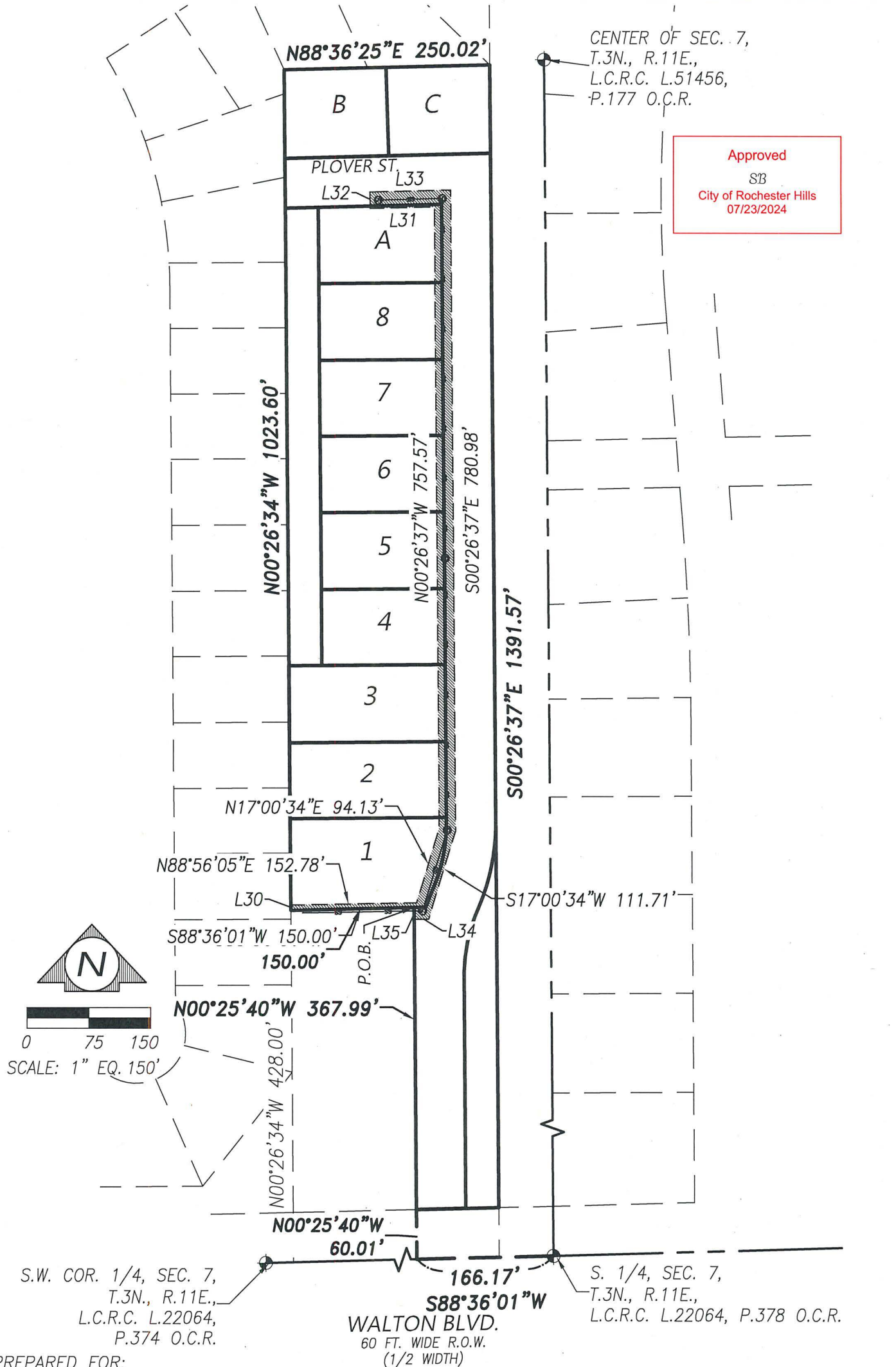
CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.17 FT. AND N.00°25'40"W., 60.01 FT. TO THE POINT OF BEGINNING; THENCE N.00°25'40"W., 367.99 FT.; THENCE S.88°36'01"W., 150.00 FT.; THENCE N.00°26'34"W., 1023.60 FT.; THENCE N.88°36'25"E., 250.02 FT.; THENCE S.00°26'37"E., 1391.57 FT.; THENCE S.88°36'01"W., 100.14 FT. TO THE POINT OF BEGINNING.

SUBJECT TO THE RIGHTS OF THE PUBLIC OVER WALTON BLVD. AND ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS OF RECORD, IF ANY. CONTAINING 6.720 ACRES OF LAND.

ADDRESS: 3510 WALTON BLVD., ROCHESTER HILLS, MI 48309

Approved 8/6/24  
ARS/City of RH

# OVERALL SANITARY SEWER EASEMENT



Scale: 1"=150'  
Date: 3/4/24  
Job No. 21-001  
Drawn: B.G.R.



P 248.651.0592 F 248.656.7099  
Mail@ReichertSurveying.com  
140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

# SANITARY SEWER EASEMENT DESCRIPTION

**SANITARY SEWER EASEMENT LEGAL DESCRIPTION:**

CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.17 FT. AND N.00°25'40"W., 428.00 TO THE POINT OF BEGINNING; THENCE S.88°36'01"W., 150.00 FT.; THENCE (L30) N.00°26'34"W., 6.53 FT.; THENCE N.88°56'05"E., 152.78 FT.; THENCE N.17°00'34"E., 94.13 FT.; THENCE N.0°26'37"W., 757.57 FT.; THENCE (L31) S.88°36'25"W., 77.89 FT.; THENCE (L32) N.01°23'35"W., 20.00 FT.; THENCE (L33) N.88°36'25"E., 98.22 FT.; THENCE S.0°26'37"E., 780.98 FT.; THENCE S.17°00'34"W., 111.71 FT.; THENCE (L34) S.88°56'05"W., 17.52 FT.; THENCE (L35) N.0°25'40"W., 14.35 FEET TO THE POINT OF BEGINNING. CONTAINING 20,321.90 SQUARE FEET, MORE OR LESS

SANITARY LINE TABLE		
LINE #	LENGTH	BEARING
L30	6.53'	N00°26'34"W
L31	77.89'	S88°36'25"W
L32	20.00'	N01°23'35"W
L33	98.22'	N88°36'25"E
L34	17.52'	S88°56'05"W
L35	14.35'	N00°25'40"W

PREPARED FOR:  
 THREE OAKS COMMUNITIES, LLC  
 P.O. BOX 8307  
 ANN ARBOR, MI 48107  
 (248) 703-4653

SHEET: 2 OF 2

Scale: N.T.S.  
 Date: 3/4/24  
 Job No. 21-001  
 Drawn: B.G.R.



P 248.651.0592 F 248.656.7099  
 Mail@ReichertSurveying.com  
 140 Flumerfelt Lane - Rochester, MI 48306

DATE:	REV. BY: