

HIGHWAY EASEMENT

KNOW ALL PERSONS that **Bedient Land Development, L.L.C., a Michigan limited liability company ("Grantor")**, whose address is **2573 Leach Rd., Rochester Hills, MI 48309-3556**, hereby grants to the **City of Rochester Hills, a Michigan municipal corporation, (City)**, a public body corporate, located at **1000 Rochester Hills Dr., Rochester Hills, MI 48309** for and in consideration of the sum of \$1.00 an easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises ("Property") situated in the City of Rochester Hills, County of Oakland, State of Michigan.

Commonly known as: **2710 Leach Rd.**
(Part of) Tax Parcel No.: **15-30-451-016**

SEE ATTACHED EXHIBITS BOTH OF WHICH ARE INCORPORATED BY REFERENCE HEREIN

This Highway Easement includes, but is not limited to, the consent of the Grantor to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the City, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Property.

This Highway Easement runs with the land and shall bind the Grantor and the Grantor's heirs, representatives, successors, and assigns. The Highway Easement contains the entire understanding of the Grantor and the City, and there are no other verbal promises between the Grantor and the City except as shown herein.

WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 15th day of January, 2023.

**Bedient Land Development, L.L.C.,
a Michigan limited liability company**

By: _____ (L.S.) By: Jeff Bedient (L.S.)
_____ (L.S.) _____
Print name in black ink Print name in black ink
Its: _____ Its: Agent

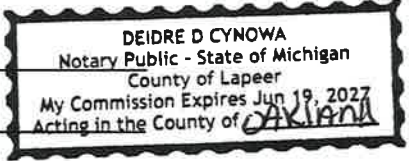
COUNTY OF OAKLAND)
STATE OF MICHIGAN) SS

On this 15th day of JANUARY, 2023 by Jeff Bedient, its Agent and N/A, its N/A executed the foregoing document before me and, being duly sworn, stated that he/she/they are acting on behalf of **Bedient Land Development, L.L.C., a Michigan limited liability company** and that he/she/they executed the foregoing document on behalf of said company with its full authority and as its free act and deed.

Deidre D. Cynowa
Notary Public
Deidre D. Cynowa
Print name in black ink



My commission expires: _____
County, Michigan
Acting in the County of _____



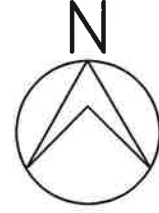
Prepared by: City of Rochester Hills
Assisted by: Stephen R. Jacobi, P.S.
Hubbell Roth & Clark Inc.
555 Hulet Dr., Bloomfield Hills MI, 48303

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

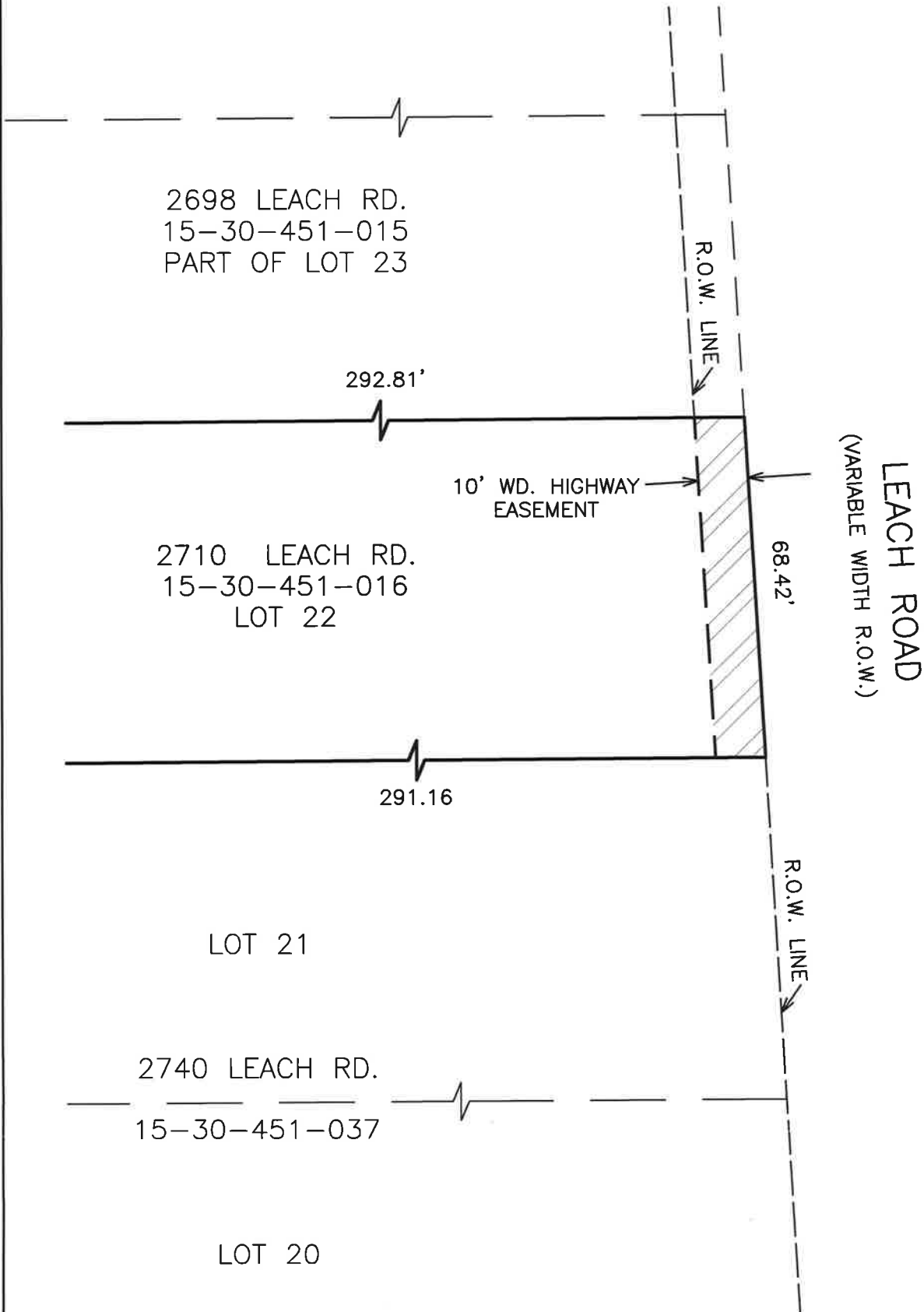
SKETCH OF EASEMENT

EXHIBIT 'A'

NOTE: NO FIELD WORK PERFORMED.
DESCRIPTION TAKEN FROM RECORD.
ONLY PART OF PROPERTY SHOWN.



SCALE: 1" = 30'



10/17/2023 8:38 AM

V:\202301\20230110\F\Property\Easements\20230110 ES04.dwg

Hebert Dave

JOB NO. 20230110	<p>HUBBELL, ROTH & CLARK, INC CONSULTING ENGINEERS SINCE 1915</p>	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
DATE 10/16/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: www.hrcengr.com	1	OF 2

EXHIBIT 'A1'

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-30-451-016)

LOT 22 OF "AUBURN HIGHLANDS " PART OF THE S.E. ¼ OF SECTION 30, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

ALSO KNOW AS SIDWELL NO. 15-30-451-016.

DESCRIPTION OF HIGHWAY EASEMENT

THE EAST 10.00 FEET OF LOT 22 OF "AUBURN HIGHLANDS " PART OF THE S.E. ¼ OF SECTION 30, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, AS RECORDED IN LIBER 40 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS.
CONTAINING 684 SQUARE FEET, OR 0.02 ACRES, MORE OR LESS.

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