

**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: **2740 Leach Rd.**  
(Part of) Tax Parcel No.: **15-30-451-037**

**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.)  
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~~ <sup>2024</sup> 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 \_\_\_\_\_

DEIDRE D CYNOWA  
Notary Public - State of Michigan  
County of Lapeer  
My Commission Expires Jun 19, 2027  
Acting in the County of OAKLAND

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

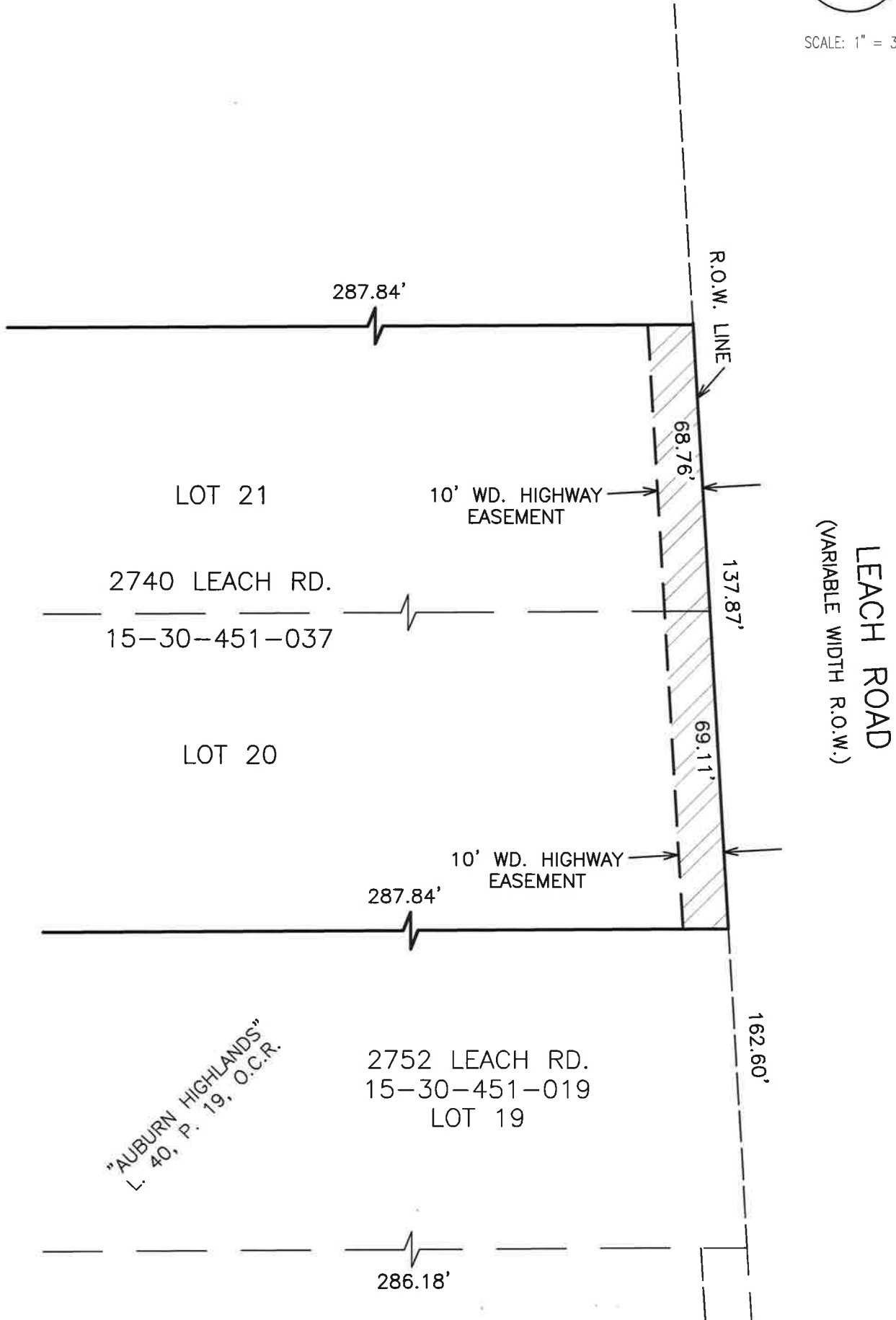
# SKETCH OF EASEMENT

## EXHIBIT 'A'

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



SCALE: 1" = 30'



10/17/2023 8:37 AM

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Hebert Dave

JOB NO.  
20230110  
DATE  
10/16/23

**HRC**  
**HUBBELL, ROTH & CLARK, INC**  
CONSULTING ENGINEERS SINCE 1915

555 HULET DRIVE  
BLOOMFIELD HILLS, MICH.  
P.O. BOX 824  
48303 - 0824  
PHONE: (248) 454-6300  
FAX (1st. Floor): (248) 454-6312  
FAX (2nd. Floor): (248) 454-6359  
WEB SITE: www.hrcengr.com

SHEET NO.  
1  
OF 2

# EXHIBIT 'A1'

## DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-30-451-037)


LOTS 20 AND 21 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. 15-30-451-037.

## DESCRIPTION OF HIGHWAY EASEMENT

THE EAST 10.00 FEET OF LOTS 20 AND 21 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 1,287 SQUARE FEET, OR 0.03 ACRES, MORE OR LESS.

JOB NO. 20230110	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	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.hrcenr.com	1	OF 2