

PARTIAL TERMINATION OF SANITARY SEWER EASEMENT

This Partial Termination of Sanitary Sewer Easement ("Termination") is made on March 13, 2024 by the City of Rochester Hills, a Michigan municipal corporation whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 ("City") and EROP LLC, an Illinois limited liability company whose address is 3130 N KANDY LANE, Ste A, Decatur, IL 62526

RECITALS

- A. City of Rochester Hills is the grantee of a Sanitary Main Easement dated December 3, 2007 and recorded June 5, 2008 in Liber #40361, Page #158 Oakland County Records ("Sanitary Sewer Easement").
- B. The land primarily burdened by the Sanitary Sewer Easement is described on the attached Exhibit A ("Property"), and is now owned by EROP LLC.
- C. The City and EROP LLC wish to terminate and vacate the Sanitary Sewer Easement as it pertains to the property.
- D. The portion of the Sanitary Sewer Easement to be terminated and vacated is described and depicted on the attached Exhibit B.

TERMINATION

- 1. **Termination.** The City and EROP LLC hereby consent and agree to termination of the Sanitary Sewer Easement and vacating the area of the Sanitary Sewer Easement as depicted on Exhibit B as it pertains to the Property, and upon execution and recording of this Termination, the Sanitary Sewer Easement shall be of no force and effect.
- 2. **Notice.** By recording this Termination, notice is hereby given that the Sanitary Sewer Easement is terminated.
- 3. **Successors and Assigns.** This Termination shall run with the land described in Exhibit A and shall be binding upon and inure to the benefit of EROP LLC, the City, and their respective successors, transferees, grantees and assigns.

Exempt from transfer taxes under MCL 207.505(a) and 207.526(a).

[Signatures on following page]

IN WITNESS WHEREOF, the undersigned has executed this Termination of Sanitary Sewer Easement as of the date set forth above.

EROP LLC

EROP LLC



By: Jeffrey A Justice, Assistant Manager

CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

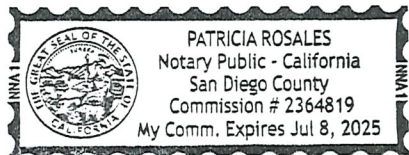
On the 13th day of March 2024 before me, Patricia Rosales, Notary Public, personally appeared Jeffrey A Justice who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public



City of Rochester Hills

By: _____
Bryan K. Barnett, Mayor

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me on _____, 2024,
by Bryan K. Barnett, Mayor, of the City of Rochester Hills, a Michigan Municipal corporation, on behalf of
the corporation.

, Notary Public

Oakland County, Michigan

My Commission Expires:

Drafted By:

Jeff Justice (EROP LLC)
3130 N Kandy Lane Decatur, IL 62526

When Recorded Return to:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

*P. Dan Christ
Approved 3/26/24*

EXHIBIT A

PROPERTY DESCRIPTION:

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 (AS REMONUMENTED); THENCE SOUTH 85 DEGREES 49 MINUTES 02 SECONDS WEST, 1.93 FEET ALONG THE WESTERLY EXTENSION OF THE EAST AND WEST 1/4 LINE OF SECTION 30 TO A PROPERTY CONTROLLING CORNER (FORMERLY DESCRIBED AS THE WEST 1/4 CORNER OF SECTION 30); THENCE PROCEEDING ALONG THE WEST PROPERTY CONTROLLING LINE OF SAID SECTION 30 (AS MONUMENTED) FORMERLY DESCRIBED AS THE WEST LINE OF SAID SECTION 30 ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: 1) SOUTH 01 DEGREE 30 MINUTES 03 SECONDS EAST, 385.17 FEET AND 2) SOUTH 02 DEGREES 03 MINUTES 12 SECONDS EAST, 632.96 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 28 SECONDS EAST, 271.46 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ADAMS ROAD (VARIABLE WIDTH), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY: 1) 753.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 760.00 FEET, CENTRAL ANGLE 56 DEGREES 46 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 70 DEGREES 06 MINUTES 42 SECONDS EAST, 722.70 FEET AND 2) SOUTH 81 DEGREES 29 MINUTES 57 SECONDS EAST, 337.76 FEET; THENCE SOUTH 03 DEGREES 10 MINUTES 24 SECONDS EAST, 118.34 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 28 SECONDS WEST, 1023.15 FEET TO THE POINT OF BEGINNING.

VACATED SANITARY SEWER EASEMENT DESCRIPTION:

VACATE THE PORTION SOUTH OF THE SOUTH RIGHT-OF-WAY LINE OF SOUTH ADAMS ROAD OF THE FOLLOWING EASEMENT:

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

A 20-FOOT WIDE SANITARY SEWER EASEMENT AS DESCRIBED IN LIBER 40361, DEEDS, PAGE 158, OAKLAND COUNTY RECORDS, LOCATED IN PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

ALL THAT PORTION OF THE SANITARY SEWER EASEMENT DESCRIBED IN LIBER 40361, DEEDS, PAGE 158, OAKLAND COUNTY RECORDS THAT LIES SOUTH OF THE SOUTH LINE OF SOUTH ADAMS ROAD (WIDTH VARIES) DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 30 AND PROCEEDING ALONG THE EAST AND WEST 1/4 LINE OF SAID SECTION 30 SOUTH 85 DEGREES 45 MINUTES 03 SECONDS WEST 942.80 FEET AND SOUTH 32 DEGREES 42 MINUTES 01 SECOND EAST 26.68 FEET AND SOUTH 65 DEGREES 18 MINUTES 11 SECONDS WEST 258.97 FEET AND SOUTH 24 DEGREES 35 MINUTES 28 SECONDS EAST 35.10 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD (VARIABLE WIDTH); THENCE THE FOLLOWING FOUR (4) COURSES ALONG SAID NORTHERLY RIGHT-OF-WAY LINE: 1) SOUTH 63 DEGREES 06 MINUTES 17 SECONDS WEST 1519.71 FEET, 2) 420.15 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1325.00 FEET, CENTRAL ANGLE 18 DEGREES 10 MINUTES 05 SECONDS AND A CHORD THAT BEARS SOUTH 72 DEGREES 11 MINUTES 19 SECONDS WEST 418.39 FEET, 3) SOUTH 08 DEGREES 43 MINUTES 39 SECONDS EAST 15.00 FEET AND 4) 360.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 1340.00 FEET, CENTRAL ANGLE 15 DEGREES 24 MINUTES 38 SECONDS AND A CHORD THAT BEARS SOUTH 88 DEGREES 58 MINUTES 40 SECONDS WEST 359.33 FEET; THENCE THE FOLLOWING TWO (2) COURSES ALONG THE EASTERLY RIGHT-OF-WAY LINE OF MARKETPLACE CIRCLE (VARIABLE WIDTH): 1) NORTH 37 DEGREES 11 MINUTES 39 SECONDS WEST 27.94 FEET AND 2) NORTH 08 DEGREES 30 MINUTES 03 SECONDS EAST 215.08 FEET TO A POINT 'A', SAID POINT ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE FOR A 20-FOOT WIDE SANITARY SEWER EASEMENT; THENCE ALONG SAID EASEMENT CENTERLINE SOUTH 81 DEGREES 29 MINUTES 57 SECONDS EAST 54.50 FEET TO A POINT OF ENDING; THENCE FROM SAID POINT 'A' NORTH 81 DEGREES 29 MINUTES 57 SECONDS WEST 85.72 FEET TO A POINT 'B' ON THE WESTERLY RIGHT-OF-WAY LINE OF MARKETPLACE CIRCLE, SAID POINT 'B' ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE FOR A 20-FOOT WIDE SANITARY SEWER EASEMENT; THENCE FROM SAID POINT 'B', ALONG SAID EASEMENT CENTERLINE NORTH 81 DEGREES 29 MINUTES 57 SECONDS WEST 19.28 FEET; THENCE SOUTH 17 DEGREES 40 MINUTES 12 SECONDS WEST 166.61 FEET; THENCE SOUTH 86 DEGREES 04 MINUTES 03 SECONDS WEST 277.20 FEET; THENCE SOUTH 08 DEGREES 30 MINUTES 03 SECONDS WEST 11.10 FEET TO A POINT 'C' ON THE NORTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD, ALSO BEING A POINT OF ENDING; THENCE CONTINUING SOUTH 08 DEGREES 30 MINUTES 03 SECONDS WEST 120.00 FEET TO A POINT 'D' ON THE SOUTHERLY RIGHT-OF-WAY LINE OF ADAMS ROAD, ALSO BEING THE POINT OF BEGINNING OF THE CENTERLINE FOR A 20-FOOT WIDE SANITARY SEWER EASEMENT TO BE VACATED; THENCE CONTINUING ALONG SAID EASEMENT CENTERLINE SOUTH 08 DEGREES 30 MINUTES 03 SECONDS WEST 120.76 FEET; THENCE SOUTH 85 DEGREES 54 MINUTES 09 SECONDS WEST 314.80 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 28 SECONDS WEST 165.78 FEET TO A POINT OF ENDING.

Approved

SB

City of Rochester Hills
04/15/2024



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PREPARED TO: STONEFIELD ENGINEERING AND DESIGN

FIELD SURVEY: N/A

DATE: MARCH 13, 2024

DRAWN BY: JDM

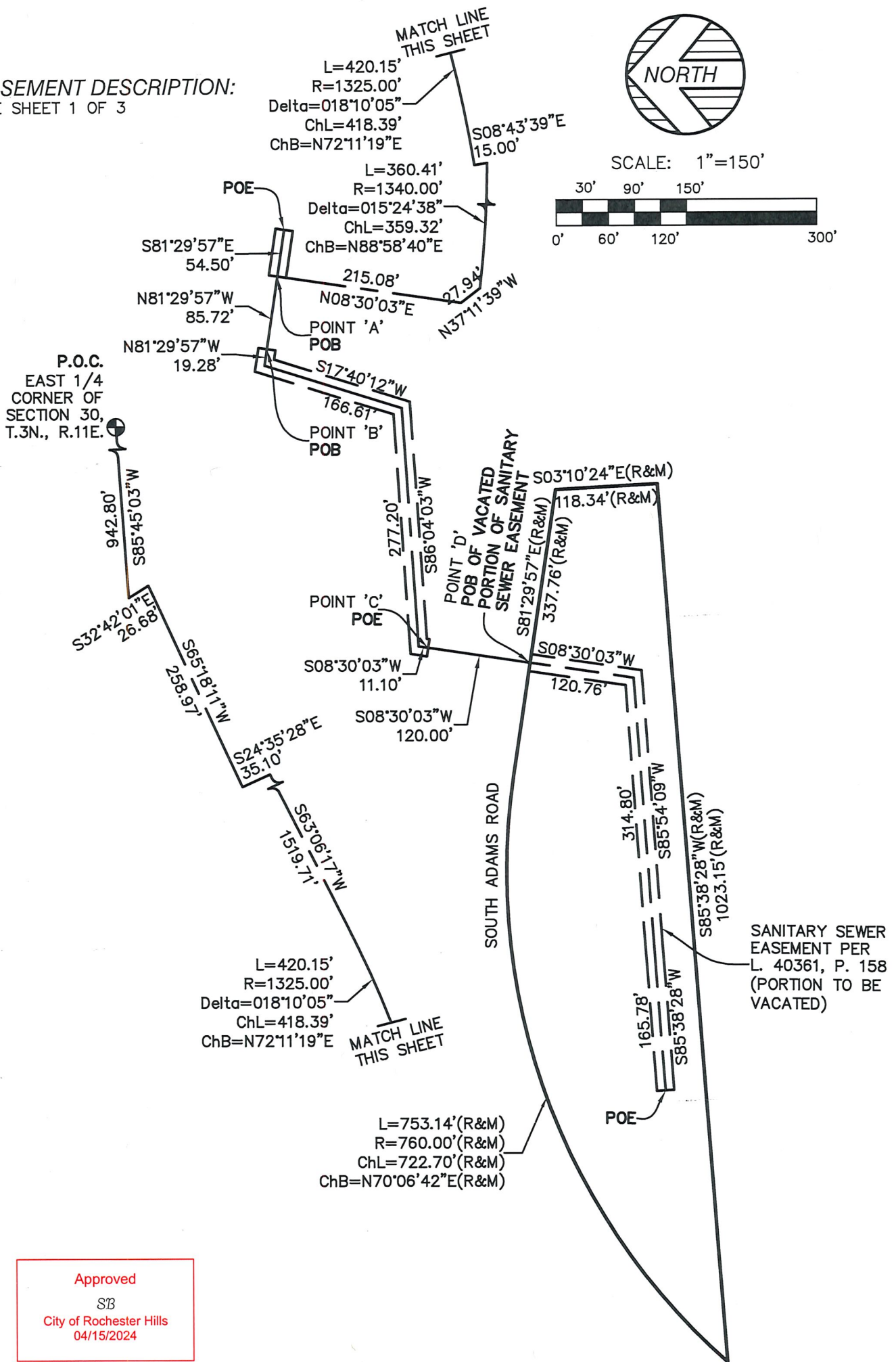
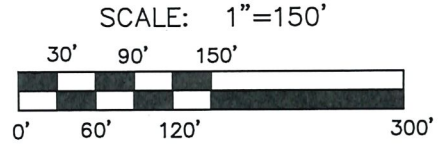
SHEET: 1 OF 1

SCALE: N/A

JOB NO.: 22-03454

EXHIBIT B

EASEMENT DESCRIPTION:
SEE SHEET 1 OF 3



Approved
 SB
 City of Rochester Hills
 04/15/2024

LEGEND

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

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FIELD SURVEY: N/A		DATE: MARCH 13, 2024		
DRAWN BY: JDM		SHEET: 1 OF 1		
SCALE: 1" = 150'		JOB NO.: 22-03454		