

SANITARY SEWER EASEMENT

LRH Development, LLC a Michigan limited liability company of Signature Square II, Suite 300, 25101 Chagrin Blvd. Beachwood, OH 44122 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 and B
Parcel # 15-29-101-022

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 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 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 Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 1st day of October 2019.

LRH Development, LLC



Signature

Eric Bell

(Print Name)

Manager
Title

STATE OF OHIO
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 1st day of October, 2019 by Eric Bell who is a manager of LRH Development, LLC, a Michigan limited liability company, on behalf of the company.



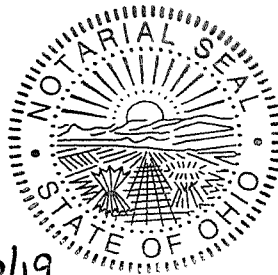
Peter Nintcheff, Notary Public
Cuyahoga County, Ohio
My Commission Expires:

Drafted by:
Emil Bunek
PEA, Inc.
2430 Rochester Court, Suite 100
Troy, MI 48083

When recorded, return to

Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

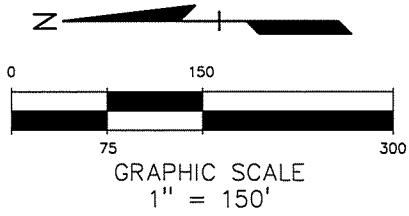
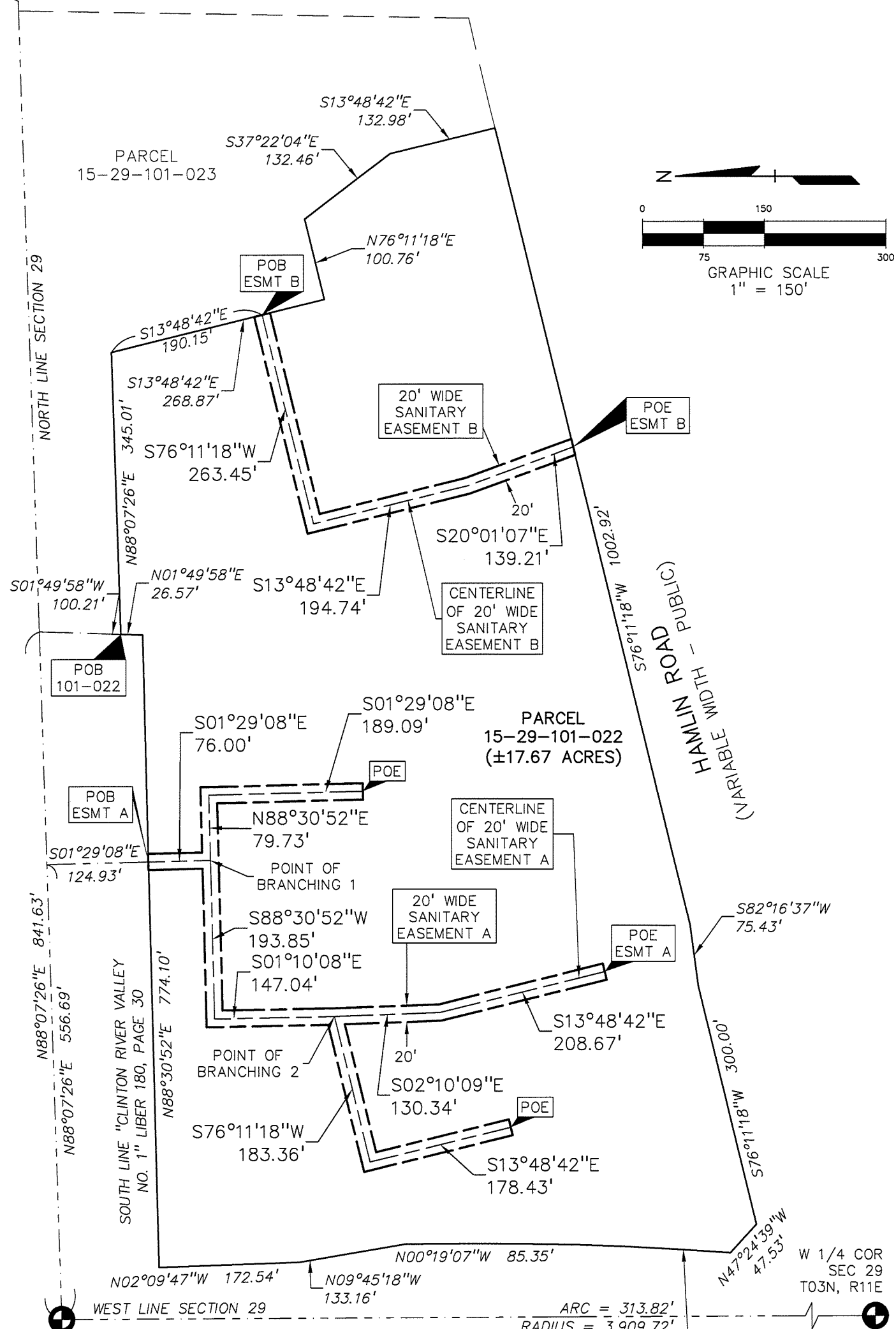
John Staraw
Approved 10/10/19



PETER C. NINTCHEFF
Attorney At Law
NOTARY PUBLIC
STATE OF OHIO
My Commission Has
No Expiration Date
Section 147.03 O.R.C.

N 1/4 COR
SEC 29
T03N, R11E

EXHIBIT A SKETCH OF 20' WIDE SANITARY EASEMENT



NORTH LINE SECTION 29

 SOUTH LINE "CLINTON RIVER VALLEY
NO. 1" LIBER 180, PAGE 30
 WEST LINE SECTION 29

HAMLIN ROAD (PUBLIC)
 (VARIABLE WIDTH)

NW COR
SEC 29
T03N, R11E

ADAMS ROAD
(VARIABLE WIDTH - PUBLIC)

ARC = 313.82'
 RADIUS = 3,909.72'
 DELTA = 4°35'56"
 CHORD = 313.74'
 CH. BRG. = N1°58'51"E

W 1/4 COR
SEC 29
T03N, R11E

CLIENT: <i>Jenny M.</i> Goldberg Companies, INC. 25101 Chagrin Boulevard Beachwood, Ohio 44122	SCALE: 1" = 150' DATE: 9/20/19	JOB No: 2017-037 DWG. No: 1 of 2	PEA, Inc. 2430 Rochester Ct, Ste 100 Troy, MI 48083-1872 t: 248.689.9090 f: 248.689.1044 www.peainc.com
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EXHIBIT B
LEGAL DESCRIPTION – 20' WIDE SANITARY EASEMENTS

LEGAL DESCRIPTION:

(Per Vanguard Title Company, File No. VG204608, Effective May 4, 2018)

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described as:

PARCEL 15-29-101-022

Part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, and also more particularly described as: Commencing at the Northwest corner of said Section 29; thence along the North line of said Section 29, as monumented, N88°07'26"E, 841.63 feet to a point on the Easterly line of "Clinton River Valley No. 1 ", as recorded in Liber 180 of plats, Page 30, Oakland County Records; thence along said Easterly line, S01°49'58"W, 100.21 feet to the Point of Beginning; thence N88°07'26"E, 345.01 feet; thence S13°48'42"E, 268.87 feet; thence N76°11'18"E, 100.76 feet; thence S37°22'04"E, 132.46 feet; thence S13°48'42"E, 132.98 feet to the North line of Hamlin Road (variable width), as recorded in Liber 15473, Page 434 (on page 436), Oakland County Records; thence along said North line the following four (4) courses: 1) S76°11'18"W, 1,002.92 feet; 2) S82°16'37"W, 75.43 feet; 3) S76°11'18"W, 300.00 feet AND 4) N47°24'39"W, 47.53 feet to the east line of Adams Road (variable width), as recorded in Liber 15473, Page 434 (on page 436), Oakland County Records; thence along said East line the following (4) courses: 1) 313.82 feet along an arc of a curve to the left, having a radius of 3909.72 feet and a chord bearing N01°58'51"E, 313.74 feet; 2) N00°19'07"W, 85.35 feet; 3) N09°45'18"W, 133.16 feet AND 4) N02°09'47"W, 172.54 feet to the South line of the aforementioned "Clinton River Valley No. 1"; thence along said South line, N88°30'52"E, 774.10 feet to the Southeasterly corner of said "Clinton River Valley No. 1 "; thence along the aforementioned Easterly line of said "Clinton River Valley No. 1 ", N01°49'58"E, 26.57 feet to the Point of Beginning.

LEGAL DESCRIPTION:

(Per PEA Inc.)

20 Foot Wide Sanitary Easement A

A 20 foot wide Sanitary Easement over part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 29; thence along the northerly line of said Section 29, N88°07'26"E, 556.69 feet; thence S01°29'08"E, 124.93 feet to the southerly line of "Clinton River Valley No. 1" and the POINT OF BEGINNING A;

thence continuing S01°29'08"E 76.00 feet to the POINT OF BRANCHING 1;

thence N88°30'52"E 79.73 feet;

thence S01°29'08"E 189.09 feet; to a POINT OF ENDING;

thence continuing from said POINT OF BRANCHING 1, S88°30'52"W 193.85 feet;

thence S01°10'08"E 147.04 feet to the POINT OF BRANCHING 2;

thence S76°11'18"W 183.36 feet;

thence S13°48'42"E 178.43 feet to a POINT OF ENDING;

thence continuing from said POINT OF BRANCHING 2, S02°10'09"E 130.34 feet;

thence S13°48'42"E 208.67 feet to the POINT OF ENDING of said easement..

Containing 27,330 square feet, more or less.

LEGAL DESCRIPTION:

(Per PEA Inc.)

20 Foot Wide Sanitary Easement B

A 20 foot wide Sanitary Easement over part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as: Commencing at the Northwest corner of said Section 29; thence along the

North line of said Section 29, as monumented, N88°07'26"E, 841.63 feet to a point on the Easterly line of "Clinton River Valley No. 1 ", as recorded in Liber 180 of plats, Page 30, Oakland County

Records; thence along said Easterly line, S01°49'58"W, 100.21 feet; thence N88°07'26"E, 345.01 feet;

thence S13°48'42"E, 190.15 feet to the POINT OF BEGINNING B;

thence S76°11'18"W 263.45 feet;

thence S13°48'42"E 194.74 feet;

thence S20°01'07"E 139.21 feet to the northerly line of Hamlin Road (variable width) and the POINT OF

ENDING B.

Containing 11,948 square feet, more or less.

CLIENT: Goldberg Companies, INC. 25101 Chagrin Boulevard Beachwood, Ohio 44122	SCALE: –	JOB No: 2017-037
	DATE: 9/20/19	DWG. No: 2 of 2

PEA, Inc.

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