

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Cedar Lake Holdings, LLC  
whose address is 2600 W. Big Beaver Road, Suite 300, Troy, MI 48084  
party of the first part, for and in consideration of the sum of \$1.00  
paid to Cedar Lake Holdings, LLC by the  
City of Rochester Hills (A Michigan Municipal Corporation), party of the  
second part, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309  
do hereby grant to the said party of the second part the right to construct, operate, maintain, repair and/or replace  
SANITARY SEWER SYSTEM within a PERMANENT easement across and through the following described land; ;  
and also grant to said party of the second part during construction of and for a period of twelve (12) months after  
completion, the right to move men, equipment, and materials on and through and the right to store equipment, material, and  
excavated matter on the following described TEMPORARY CONSTRUCTION EASEMENT situated in:

SEE EXHIBIT ATTACHED  
SIDWELL NO. 15-29-202-004

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be reasonably restored  
to its original condition by the party of the second part. Furthermore, Cedar Lake Holdings, LLC, its officers, directors,  
employees, and agents shall be indemnified and held harmless from all suits, actions, losses, costs, damages, and  
expenses related to any work during construction.

This instrument shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives,  
successors, and assigns and the covenants contained herein shall run with the land.

IN WITNESS WHEREOF, the undersigned hereunto affixed their signatures this 24<sup>th</sup>  
day of February, A.D. 2025.

Cedar Lake Holdings, LLC

By: Ryan R. Duling (L.S.) By: \_\_\_\_\_ (L.S.)

\* Ryan R. Duling \*

Its: Manager Its: \_\_\_\_\_

\* Please print or type in **BLACK INK** beneath signature.

COUNTY OF ~~OAKLAND~~ ) Franklin  
STATE OF ~~MICHIGAN~~ ) SS  
Ohio

The foregoing instrument was acknowledged before me this 24 day of Feb., 2025, by  
Cedar Lake Holdings, LLC.

Notary Public: Christina Houghtaling

\* Christina Houghtaling

My commission expires: 1/3/26  
~~Oakland County, Michigan~~ Franklin County, OH  
Acting in the County of ~~Oakland~~ Franklin

(Corporation)

Prepared by:  
City of Rochester Hills  
Assisted By: Stephen R. Jacobi, P.S.,  
Hubbell, Roth & Clark, Inc.  
555 Hulet Drive  
P.O. Box 824  
Bloomfield Hills, MI 48303-0824

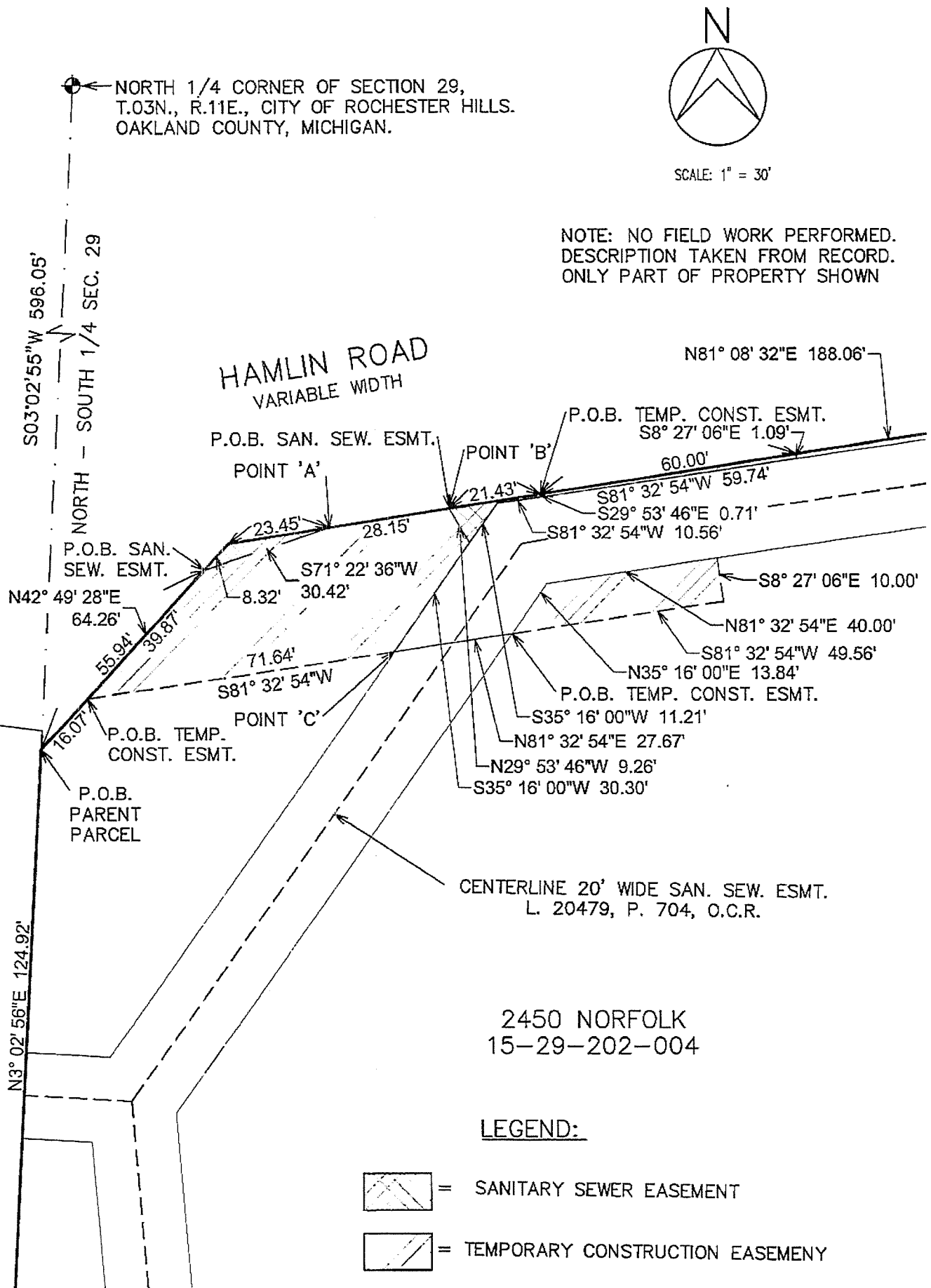
Return to:  
City Clerk  
City of Rochester Hills  
1000 Rochester Hills Drive,  
Rochester Hills, MI 48309



Christina L Houghtaling  
Notary Public, State of Ohio  
My Commission Expires  
January 3, 2026

P. Dan Christ  
Approved 2/26/25

# SKETCH OF EASEMENT



20220926
2/28/24

**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  
2

DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-29-202-004)

PART OF THE NORTHEAST 1/4 OF SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S03°02'55"W 596.05 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 29 TO THE POINT OF BEGINNING; THENCE N42°49'28"E 64.26 FEET TO THE SOUTH RIGHT OF WAY LINE OF HAMLIN ROAD (VARIABLE WIDTH); THENCE ALONG SAID RIGHT OF WAY N81°08'32"E 188.06 FEET AND 629.19 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,390.00 FEET PASSING THROUGH A CENTRAL ANGLE OF OF 25°56'07" WITH A LONG CHORD BEARING S84°58'20"E 623.83 FEET AND S69°43'13"E 60.78 FEET; THENCE S24°34'56"E 528.49 FEET TO THE NORTH RIGHT OF WAY LINE OF GRAND TRUNK WESTERN RAILROAD NOW KNOWN AS CLINTON RIVER TRAIL; THENCE ALONG SAID RIGHT OF WAY S65°25'04"W 1,300.00 FEET TO THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 29; THENCE ALONG SAID NORTH-SOUTH 1/4 LINE N03°02'55"E 1,022.49 FEET TO THE POINT OF BEGINNING.

ALSO KNOWN AS SIDWELL NO. 15-29-202-004.

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

DESCRIPTION OF SANITARY SEWER EASEMENT

PART OF THE NORTHEAST 1/4 OF SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S03°02'55"W 596.05 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 29; THENCE N42°49'28"E 55.94 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N42°49'28"E 8.32 FEET; THENCE N81°08'32"E 23.45 FEET TO POINT 'A'; THENCE S71°22'36"W 30.42 FEET TO TO THE POINT OF BEGINNING. ALSO, COMMENCING AT SAID POINT 'A'; THENCE N81°08'32"E 28.15 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N81°08'32"E 21.43 FEET; THENCE S29°53'40"E 0.71 FEET; THENCE S81°32'54"W 10.56 FEET; THENCE S35°16'00"W 11.21 FEET; THENCE N29°53'46" W 9.26 FEET TO THE POINT OF BEGINNING.

CONTAINING 117 SQUARE FEET, OR 0.003 ACRES, MORE OR LESS.

DESCRIPTION OF TEMPORARY CONSTRUCTION EASEMENT

PART OF THE NORTHEAST 1/4 OF SECTION 29, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED FOLLOWS: COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 29; THENCE S03°02'55"W 596.05 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 29; THENCE N42°49'28"E 16.07 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N42°49'28"E 39.87 FEET; THENCE N71°22'36"E 30.42 FEET; THENCE N81°08'32"E 28.15 FEET TO POINT 'B'; THENCE S29°53'46"E 9.26 FEET; THENCE S35°16'00"W 30.30 FEET TO POINT 'C'; THENCE S81°32'54"W 71.64 FEET TO THE POINT OF BEGINNING. ALSO, COMMENCING AT POINT 'B'; THENCE N81°08'32"E 21.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N81°08'32"E 60.00 FEET; THENCE S08°27'06"E 1.09 FEET; THENCE S81°32'54"W 59.74 FEET; THENCE N29°53'46"W 0.71 FEET TO THE POINT OF BEGINNING. ALSO, COMMENCING AT SAID POINT 'C'; THENCE N81°32'54"E 27.67 FEET TO THE POINT OF BEGINNING; THENCE N35°16'00"E 13.84 FEET; THENCE N81°32'54"E 40.00 FEET; THENCE S08°27'06"E 10.00 FEET; THENCE S81°32'54"W 49.56 FET TO THE POINT OF BEGINNING.

CONTAINING 2,431 SQUARE FEET, OR .056 ACRES, MORE OR LESS.