

SANITARY SEWER EASEMENT

MANCHESTER HAMLIN, LLC a Michigan limited liability company of
45111 Market Street, Shelby Township, Michigan 48315

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

Sidwell #: 15-22-376-039

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

4th day of MAY, 20 17.

Manchester Hamlin, LLC

Jim George
Signature
Jim George
(Print Name)
Member member
Title

STATE OF MICHIGAN
COUNTY OF macomb

The foregoing instrument was acknowledged before me this 4th day of May,
20 17, by JAMES GEORGE who is a member of MANCHESTER HAMLIN
LLC, a Michigan limited liability company, on behalf of the company.

PATRICIA A BECHER
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 30, 2023

Patricia A. Becher
MACOMB, Notary Public
County, Michigan
My Commission Expires: 4/30/2023

Drafted by:

Leyla D. Ahmed P.S.
Giffels Webster
6303 26 Mile Road, Suite 100
Washington, MI 48094

John Staran
Approved 5/30/17

When recorded, return to

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

EXHIBIT A

PRPOERTY DESCRIPTION

TAX ID NO. 15-22-376-039

LOT 17 AND PART OF LOT 18 OF HAMLIN PLACE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS PAGE 34, OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWN 3, NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 287.51 FEET ALONG THE SOUTH LINE OF SECTION 22; THENCE NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 212.50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HAMLIN ROAD (VARIABLE WIDTH) TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 02 DEGREES 32 MINUTES 05 SECONDS WEST, 211.92 FEET ALONG THE WEST LINE OF LOT 17 SAID LINE ALSO BEING THE EAST LINE OF LOT 18; THENCE SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 212.52 FEET TO A POINT ON THE WEST LINE OF LOT 18; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 782.16 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF "AVON HILLS VILLAGE SUBDIVISION NO.5, AS RECORDED IN LIBER 195 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS; THENCE NORTH 87 DEGREES 20 MINUTES 03 SECONDS EAST, 425.60 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 OF "BOGART'S PLACE REPLAT OF LOT 16 OF HAMLIN PLACE FARMS" AS RECORDED IN LIBER 123 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 17; THENCE SOUTH 02 DEGREES 30 MINUTES 23 SECONDS EAST, 993.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.673 ACRES.

20 FT. WD. SANITARY SEWER EASEMENT DESCRIPTION:

A PART OF LOT 17 AND LOT 18 OF HAMLIN PLACE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS PAGE 34, OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWN 3, NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 287.51 FEET ALONG THE SOUTH LINE OF SECTION 22; THENCE NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, THENCE CONTINUING NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET ALONG THE EAST LINE OF SAID LOT 17; THENCE SOUTH 87 DEGREES 04 MINUTES 41 MINUTES WEST, 16.63 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 20.62 FEET; THENCE NORTH 17 DEGREES 01 MINUTES 17 SECONDS WEST, 9.07 FEET; THENCE NORTH 02 DEGREES 31 MINUTES 19 SECONDS WEST, 245.75 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 34 SECONDS WEST, 171.48 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 27 SECONDS EAST, 73.79 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 144.10 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 20.00 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 124.10 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 60.50 FEET; THENCE NORTH 38 DEGREES 52 MINUTES 27 SECONDS WEST, 32.24 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 521.12 FEET; THENCE SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 175.00 FEET TO A POINT ON THE WEST LINE OF LOT 18 SAID SUBDIVISION; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 20.00 FEET ALONG SAID WEST LINE; THENCE NORTH 87 DEGREES 27 MINUTES 33 SECONDS EAST, 195.00 FEET; THENCE SOUTH 02 DEGREES 32 MINUTES 27 SECONDS EAST, 534.56 FEET; THENCE SOUTH 38 DEGREES 52 MINUTES 27 SECONDS EAST, 23.90 FEET; THENCE NORTH 87 DEGREES 27 MINUTES 34 SECONDS EAST, 196.43 FEET; THENCE SOUTH 02 DEGREES 31 MINUTES 19 SECONDS EAST, 263.22 FEET; THENCE SOUTH 17 DEGREES 01 MINUTES 17 SECONDS EAST, 11.55 FEET TO THE POINT OF BEGINNING.

Mike Tawnt
Approved 8/11/17

EASEMENT FOR SANITARY SEWER

PART OF THE SOUTHWEST 1/4 SECTION 22, T.-03-N., R.-11-E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN

REVISED 8/10/2017

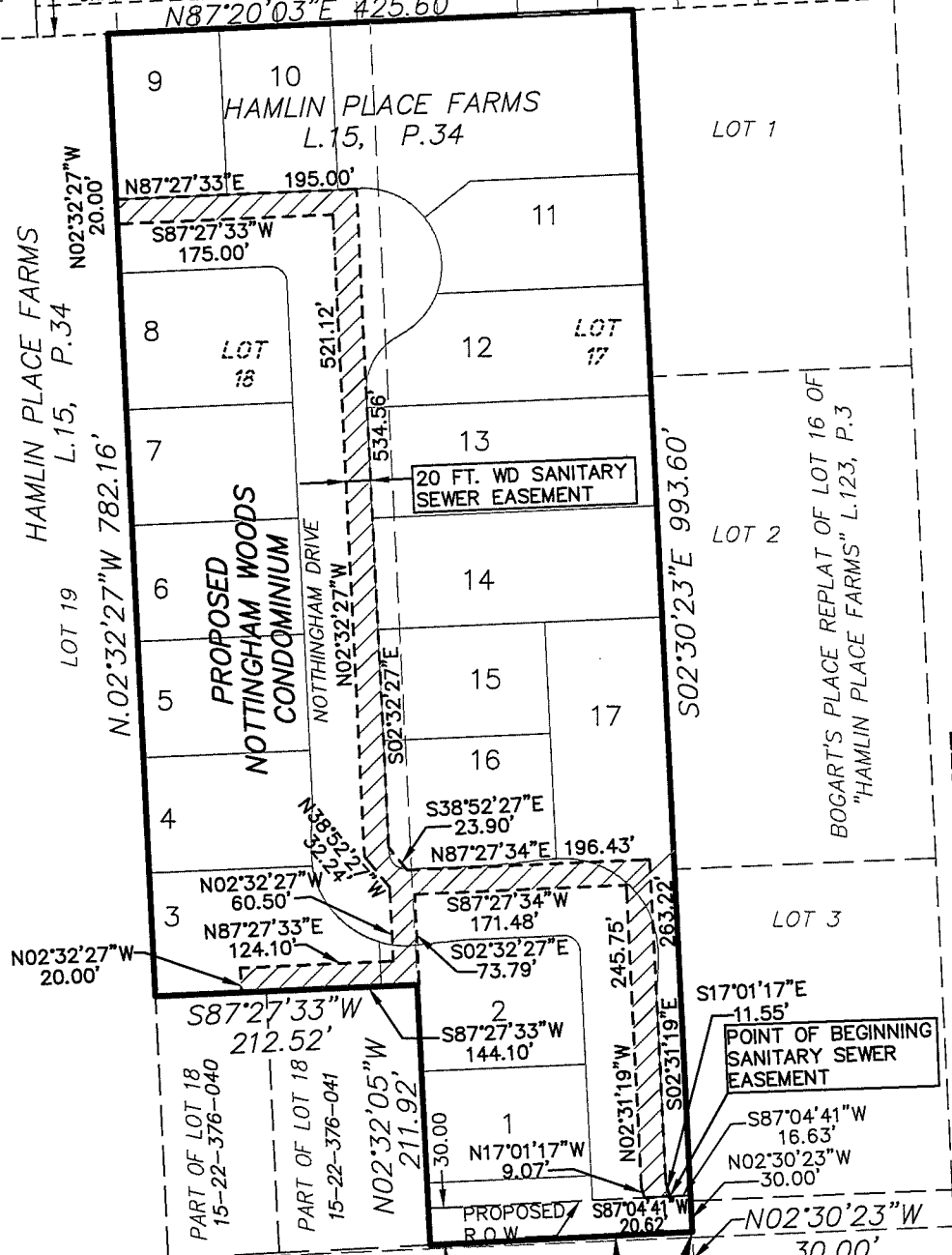
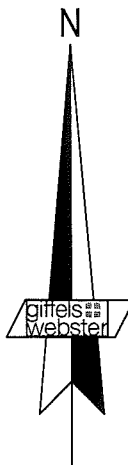
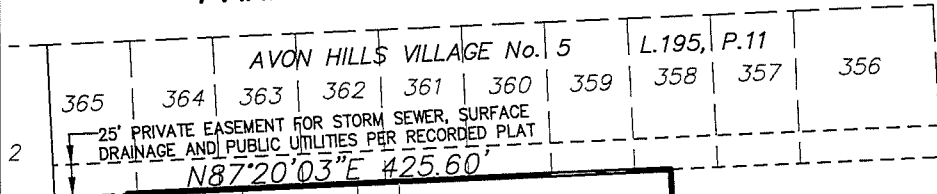
giffels
webster

ENGINEERS LAND SURVEYORS
PLANNERS LANDSCAPE ARCHITECTS
28 W. ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226
(313) 962-4442

DATE:	11/03/16	CHECKED BY	DATE	SCALE:	NA
DRAWN:	LDA	ALG	11/16	SHEET:	1 OF 1
DESIGN:				JOB No:	18701.00
SECTION:	22	T-03-N, R-11-E			

EXHIBIT B

PARKLAND DRIVE (60 FT. WD.)



CRESTLINE STREET

POINT OF COMMENCEMENT
SOUTH 1/4 CORNER OF
SECTION 22
T.-3-N., R.-11-E.,
CITY OF ROCHESTER HILLS,
OAKLAND CO., MI

SCALE: 1" = 150'



Mike Taunt
Approved 8/11/17

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PART OF THE SOUTHWEST 1/4 SECTION 22, T.-03-N., R.-11-E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN

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