

SANITARY SEWER EASEMENT

Andover Woods Development LLC, a Michigan limited liability company of 2617 Beacon Hill Drive, Auburn Hills, Michigan 48326, 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 on Exhibit B, which is a part of the property shown on Exhibit A.

Sidwell #15-09-476-035 (east side of Rochdale)

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

10th day of April, 2017.

Andover Woods Development LLC

Signature
Anthony F. Randazzo
Authorized Representative

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of April, 2017, by Anthony F. Randazzo, who is authorized representative of Andover Woods Development LLC, a Michigan limited liability company, on behalf of the company.

Anna Maria Ferro, Notary Public
Oakland County, Michigan
My Commission Expires: Nov 19, 2022

When Recorded, Return to:

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

ANNA MARIA FERRO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Nov. 19, 2022
Acting in the County of Oakland

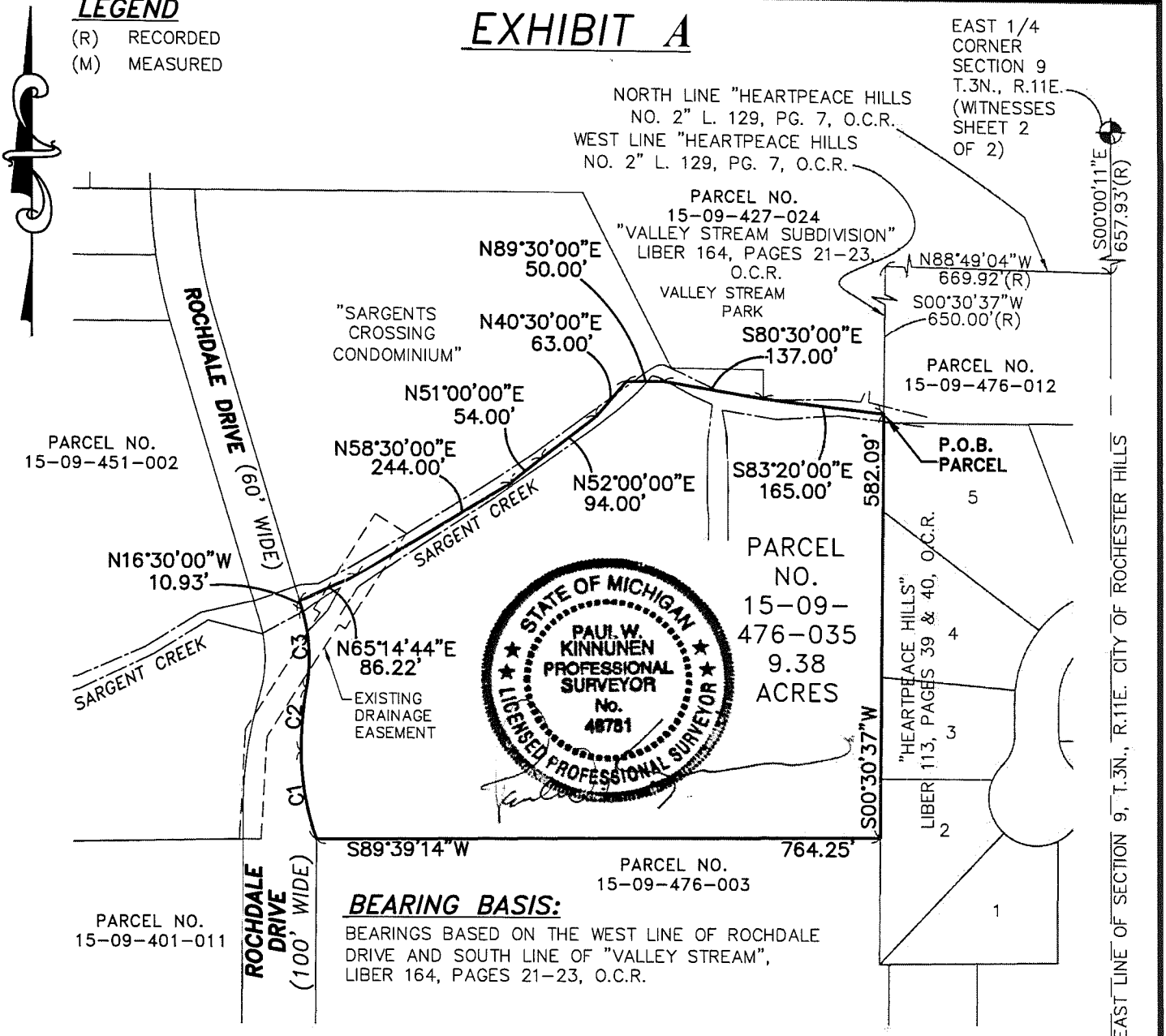
Drafted By:
Anthony W. Randazzo
2617 Beacon Hill Dr
Auburn Hills, MI 48326

John Staran
Approved 5/30/17

LEGEND

- (R) RECORDED
- (M) MEASURED

EXHIBIT A



BEARING BASIS:

BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PAGES 21-23, O.C.R.

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	121.68'	366.84'	19°02'17"	N09°50'58"W 121.12'
C2	85.44'	473.19'	10°20'44"	N04°49'38"E 85.32'
C3	111.00'	240.00'	26°29'57"	N03°15'00"W 110.01'

LEGAL DESCRIPTION - PARCEL NO. 15-09-476-035 (BY OTHERS):

A PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING DESCRIBED AS BEGINNING AT A POINT BEING S00°00'11"E 657.93 FEET ALONG THE EAST LINE OF SAID SECTION 9, AND N88°49'04"W 669.92 FEET ALONG THE NORTH LINE OF "HEARTPEACE HILLS NO. 2," AS RECORDED IN LIBER 129, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS, AND S00°30'37"W 650.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION FROM THE EAST 1/4 CORNER OF SECTION 9; THENCE S00°30'37"W 582.09 FEET; THENCE S89°39'14"W 764.25 FEET (REC. S89°39'17"W 764.24 FEET) TO A POINT ON THE EAST LINE OF NORTH ROCHDALE DRIVE 60 FT. WIDE AND POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 121.68 FEET (REC. 121.67 FEET), A RADIUS OF 366.84 FEET (REC. 366.70 FEET), AND A CHORD OF N09°50'58"W 121.12 FEET (REC. N09°51'02"W 121.11 FEET); THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 85.44 FEET, A RADIUS OF 473.19 FEET, AND A CHORD OF N04°49'38"E 85.32 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 111.00 FEET, A RADIUS OF 240.00 FEET, AND A CHORD OF N03°15'00"W 110.01 FEET; THENCE N16°30'00"W 10.93 FEET; THENCE N65°14'44"E 86.22 FEET; THENCE N58°30'00"E 244.00 FEET; THENCE N51°00'00"E 54.00 FEET; THENCE N52°00'00"E 94.00 FEET; THENCE N40°30'00"E 63.00 FEET; THENCE N89°30'00"E 50.00 FEET; THENCE S80°30'00"E 137.00 FEET; THENCE S83°20'00"E 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.38 ACRES.

GREENTECH ENGINEERING, INC.
 CIVIL ENGINEERS & LAND SURVEYORS
 51111 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

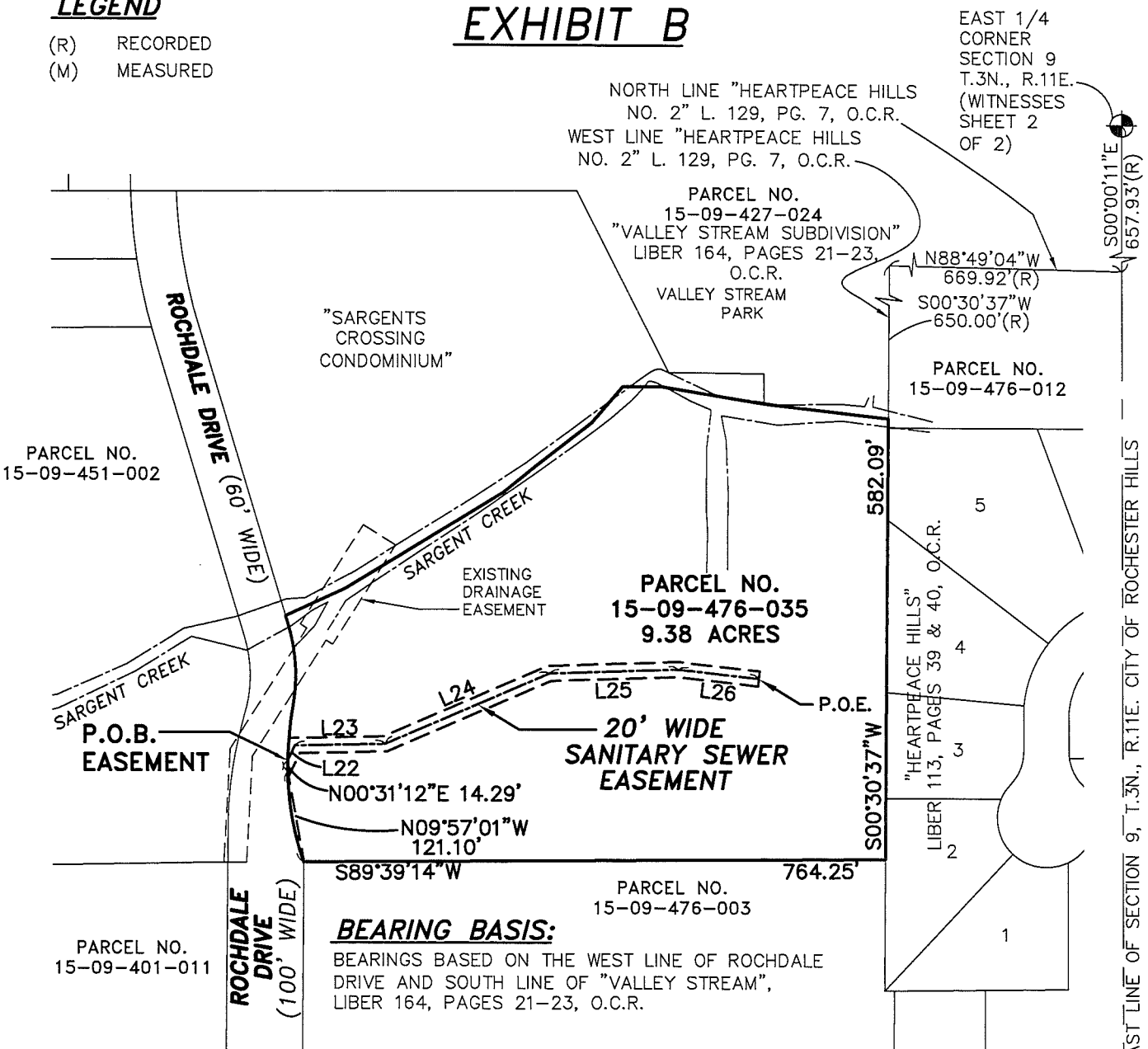
Mike Tavit
 Approved
 5/13/17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-13-2017
PARCEL SKETCH	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-476-035 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	FBK: -- CHF: --
	SCALE HOR 1"=200 FT. VER 1"=-- FT.
	12-120

LEGEND

- (R) RECORDED
- (M) MEASURED

EXHIBIT B



CENTERLINE OF A 20' WIDE SANITARY SEWER EASEMENT:

CENTERLINE OF A 20 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED AS:
 COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9;
 S00°00'11"E 657.93 FEET ALONG THE EAST LINE OF SAID SECTION 9;
 THENCE N88°49'04"W 669.92 FEET ALONG THE NORTH LINE OF "HEARTPEACE HILLS NO. 2," AS RECORDED IN LIBER 129, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS;
 THENCE S00°30'37"W 650.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION;
 THENCE CONTINUING S00°30'37"W 582.09 FEET ALONG THE WEST LINE OF "HEARTPEACE HILLS", AS RECORDED IN LIBER 113, PAGES 39-40, OAKLAND COUNTY RECORDS;
 THENCE S89°39'14"W 764.25 FEET; THENCE N09°57'01"W 121.10 FEET; THENCE N00°31'12"E 14.29 FEET TO THE POINT OF BEGINNING;
 THENCE N25°36'12"E 21.88 FEET; THENCE N88°55'51"E 118.31 FEET; THENCE N66°36'34"E 235.69 FEET; THENCE N88°08'48"E 169.17 FEET; THENCE S83°30'18"E 106.51 FEET TO THE POINT OF ENDING. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.

BEARING BASIS:

BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PAGES 21-23, O.C.R.

LINE	BEARING	LENGTH
L22	N25°36'12"E	21.88'
L23	N88°55'51"E	118.31'
L24	N66°36'34"E	235.69'
L25	N88°08'48"E	169.17'
L26	S83°30'18"E	106.51'



CIVIL ENGINEERS & LAND SURVEYORS

Mi Ke Taurant
 Approved
 8/17/17
 51111 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
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	FBK: -- CHF: --
	1/1 12-120

REV. 6-12-17