

STORM SEWER EASEMENT

The CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, grants to Jenoptik Automotive North America, LLC, a Michigan limited liability company of 1544 W. Hamlin Road, Rochester Hills, MI 48309, an easement for the construction, operation, maintenance, repair and/or replacement of a 36-inch diameter storm sewer and end section on, under through and across land more particularly described as:

See attached Exhibits A and B

Sidwell # 15-21-201-009

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the storm sewer, or the facilities incidental thereto, which Grantee may locate in the easement. Grantee shall be and remain solely responsible and liable for the use, maintenance and repair of the storm sewer and the facilities incidental thereto and shall hold the City harmless.

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the storm sewer shall be restored by the Grantee 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 Grantee and Grantee's successors and assigns.

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 storm 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.

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 _____ day of _____, 20_____.

CITY OF ROCHESTER HILLS,
A Michigan municipal corporation

By: _____
Bryan K. Barnett
It's: Mayor

By: _____
Tina Barton
It's: Clerk

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this _____ day of _____, 20_____, by Bryan K. Barnett, Mayor and Tina Barton, Clerk of the CITY OF ROCHESTER HILLS, a Michigan municipal corporation.

_____, Notary Public
_____, County, Michigan
My Commission Expires:

Drafted by:

Rachel Smith
PEA, Inc.
2430 Rochester Ct., Suite 100
Troy, MI 48083

*John Staraw
Approved & Collected*

When recorded, return to:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**EXHIBIT A
LEGAL DESCRIPTIONS**

LEGAL DESCRIPTION – PARCEL NO. 15-21-201-009:

Town 3 North, Range 11 East, Section 15, 21 & 22 That part of abandoned Grand Traverse Western Railroad right-of-way lying in sec 15, 21 & 22. 26.55 acres
2-7-01 from abandoned railroad right-of-way

LEGAL DESCRIPTION – 20' WIDE STORM SEWER EASEMENT:

A 20 foot wide storm sewer easement over the above described Parcel No. 15-21-201-009, being part of the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, said easement being more particularly described as:
Commencing at the Southwest Corner of said Section 21;
thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet;
thence N03°10'00"W, 60.00 feet to the North line of W. Hamlin Road (variable width);
thence continuing N03°10'00"W, 765.11 feet to the South line of Parcel No. 15-21-201-009 (formerly Grand Traverse Western Railroad);
thence along said South line, 495.78 feet along the arc of a curve to the left, having a radius of 5,685.71 feet, and a chord bearing N43°36'45"E, 495.62 feet to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:

- 1) N01°57'05"W, 89.60 feet;
- 2) N88°02'55"E, 20.00 feet;
- 3) S01°57'05"E, 68.09 feet to the aforementioned South line and;
- 4) along said South line, 29.37 feet along the arc of a curve to the right, having a radius of 5,685.71 feet, and a chord bearing S40°58'00"W, 29.37 feet to the POINT OF BEGINNING.

Containing ±1,578 square feet of land.

Mike Taunt
Approved 5/5/16



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: JB DONALDSON COMPANY 37610 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	SCALE: 1"= 50'	JOB No: 2016029
	DATE: 4-12-16	DWG. No: 1 of 2

EXHIBIT B
20' WIDE STORM SEWER EASEMENT



Daniel Cole



20' WIDE
STORM
SEWER
EASEMENT

N88°02'55"E
20.00'

S01°57'05"E
68.09'

N01°57'05"W
89.60'

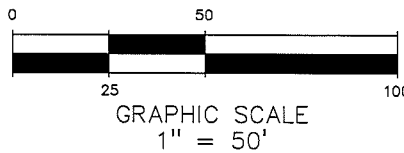
POB

ARC = 29.37'
RADIUS = 5,685.71'
DELTA = 0°17'46"
CHORD = 29.37'
CH. BRG. = S40°58'00"W

ARC = 495.78'
RADIUS = 5,685.71'
DELTA = 4°59'46"
CHORD = 495.62'
CH. BRG. = N43°36'45"E

#15-21-376-011
(±9.508 ACRES)

#15-21-476-053



#15-21-376-010
(±6.125 ACRES)

N03°10'00"W
765.11'

N03°10'00"W
60.00'

SOUTHWEST
CORNER
SECTION 21
T3N, R11E
N86°50'00"E
1875.96'

NORTH LINE OF
W. HAMLIN ROAD

W. HAMLIN ROAD
(VARIABLE WIDE)

SOUTH 1/4
CORNER
SECTION 21
T3N, R11E

SOUTH LINE OF SECTION 21



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37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331

SCALE: 1" = 50'

JOB No: 2016029

DATE: 4-12-16

DWG. No: 2 of 2