

SANITARY SEWER EASEMENT

1460 Walton Boulevard, 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 #15-09-401-011 (office parcel)

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.

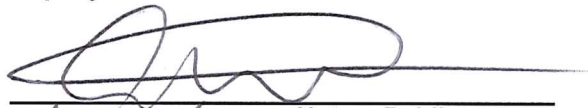
1460 Walton Boulevard, LLC



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 1460 Walton Boulevard, LLC, a Michigan limited liability company, on behalf of the company.



Anna Maria Ferro, Notary Public
County, Michigan

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

11/18/2022

When Recorded, Return to:

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

Drafted By:

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

John Starau
Approved 5/30/17

EXHIBIT A

BEARING BASIS:

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

LEGEND

- FCI FOUND CAPPED IRON
- FIB FOUND IRON BAR
- MON FOUND MONUMENT
- (R) RECORDED
- (M) MEASURED

PARCEL NO. 15-09-451-002
N89°40'10"E
25.13'

N88°58'25"E 334.86'

FCI 0.24' E.
MON

511.24'(M)
511.00'(R)

PARCEL NO. 15-09-401-011
3.73 ACRES

PARCEL NO. 15-09-401-005

58.2'

EX. BUILDING

77.0'

S89°38'36"W

14.90'

S88°56'51"W

345.10'

N00°34'15"E
FCI

ROCHDALE DRIVE
(100 FEET WIDE)

FCI 0.05' N.
0.35' E.

SOUTHEAST CORNER SECTION 9 T.3N., R.11E.

WALTON BLVD. (60 FEET 1/2 WIDTH)

P.O.B. PARCEL

S89°40'10"W

1549.70'

SOUTH LINE OF SECTION 9, T.3N., R.11E.

S88°58'25"W

346.78'(M) 346.00'(R)

S89°40'10"W
13.90'(M) (14.00'R)

EAST LINE OF SECTION 9, T.3N., R.11E.

LEGAL DESCRIPTION

PARCEL NO. 15-09-401-011 (BY OTHERS):

SITUATED IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
SITUATED IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, A PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: **BEGINNING** AT A POINT 1549.70 FEET ALONG THE SOUTH LINE OF SAID SECTION 9, FROM THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST 14.00 FEET; THENCE SOUTH 88 DEGREES 58 MINUTES 25 SECONDS WEST 346.00 FEET; THENCE NORTH 00 DEGREES 34 MINUTES 15 SECONDS EAST 511.00 FEET; THENCE NORTH 88 DEGREES 58 MINUTES 25 SECONDS EAST 334.86 FEET; THENCE NORTH 89 DEGREES 40 MINUTES 10 SECONDS EAST 25.13 FEET; THENCE SOUTH 00 DEGREES 34 MINUTES 15 SECONDS WEST 510.86 FEET TO THE **POINT OF BEGINNING**. EXCLUDING THE SOUTHERLY 60 FEET OF ROAD PURPOSES CONTAINING 3.72 ACRES, MORE OR LESS, AND SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS OF RECORD.

REV. 6-12-17

I HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY HEREIN DESCRIBED, AND THAT THERE ARE NO VISIBLE ENCROACHMENTS UPON THE ABOVE DESCRIBED PROPERTY, EXCEPT AS SHOWN HEREON. I FURTHER CERTIFY THAT I HAVE FULLY COMPLIED WITH THE REQUIREMENTS OF PUBLIC ACT 132 OF 1970, AS AMENDED, AND THAT THE ERROR OF CLOSURE OF THIS SURVEY WAS NOT GREATER THAN 1 PART IN 5,000.



BY: *Paul W. Kinnunen*
PAUL W. KINNUNEN P.S. #48781



CIVIL ENGINEERS & LAND SURVEYORS

Mike Tawnt
Approved
8/17/17

51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT:

ANDOVER WOODS, LLC.

DATE: 2-13-2017

DRAWN BY: PWK

PARCEL SKETCH

CHECKED BY: DJL

PARCEL NO. 15-09-401-011

SECTION: 9 TOWNSHIP: 3 N. RANGE: 11 E.
CITY OF ROCHESTER HILLS
OAKLAND COUNTY
MICHIGAN

0 50 100

FBK: --

1/1

CHF: --

SCALE HOR 1"=100 FT.
VER 1"=-- FT.

12-120

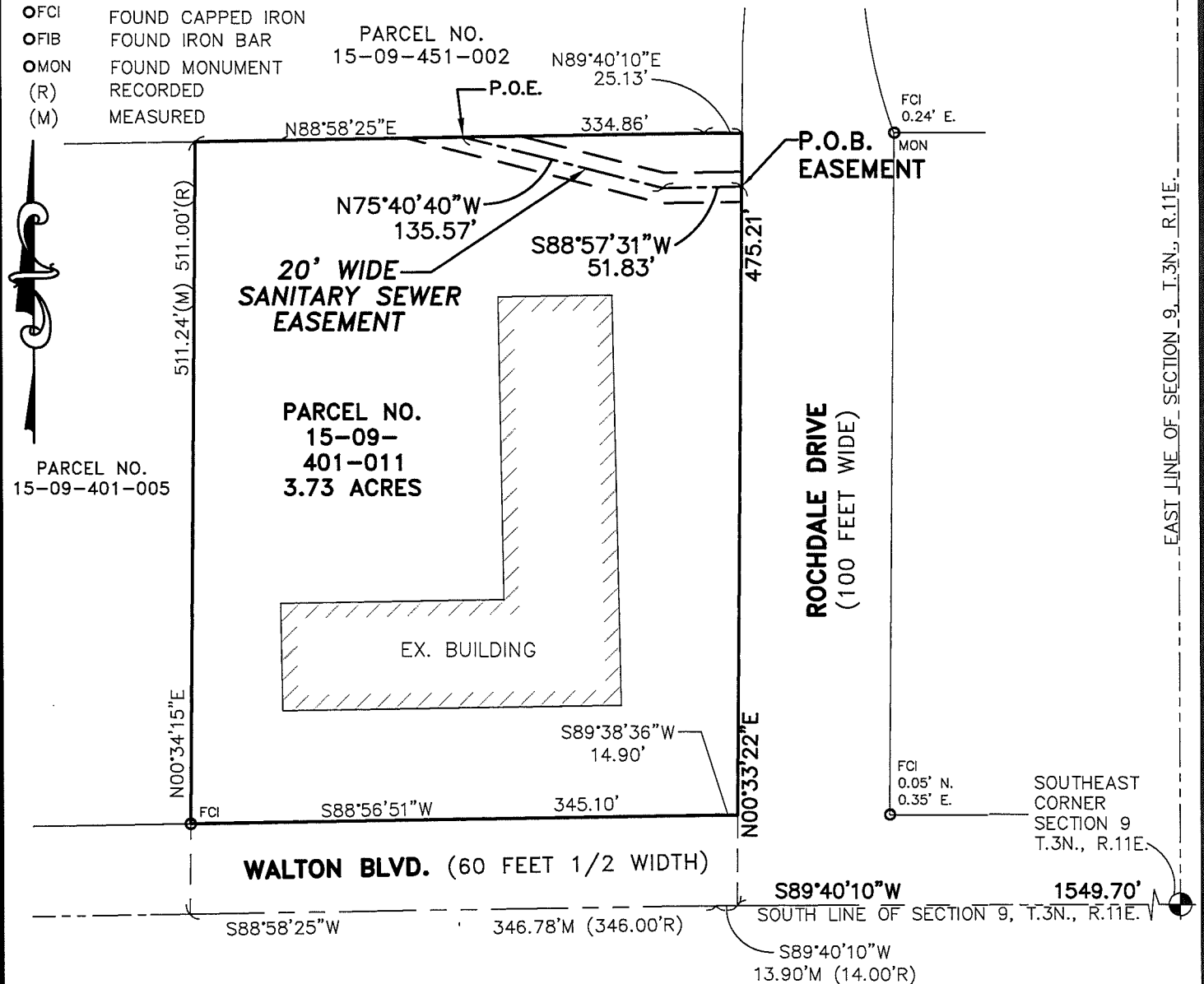
EXHIBIT B

BEARING BASIS:

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

LEGEND

- FCI FOUND CAPPED IRON
- FIB FOUND IRON BAR
- MON FOUND MONUMENT
- (R) RECORDED
- (M) MEASURED



CENTERLINE OF A 20' WIDE SANITARY SEWER EASEMENT:

CENTERLINE OF A 20 FOOT WIDE WATERMAIN EASEMENT DESCRIBED AS:
 COMMENCING AT THE SOUTHEAST CORNER OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE S89°40'10"W 1549.70 FEET ALONG THE SOUTH LINE OF SAID SECTION; THENCE N00°33'22"E 475.21 FEET ALONG THE WEST LINE OF ROCHDALE DRIVE, 100 FEET WIDE, TO THE **POINT OF BEGINNING**; THENCE S88°57'31"W 51.83 FEET; THENCE N75°40'40"W 135.57 FEET TO THE **POINT OF ENDING**. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.



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

Mike Tavit
 Approved
 8/17/17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-13-2017
PRO. SANITARY SEWER EASEMENT	DRAWN BY: PWK
	CHECKED BY: DJL
SCALE: HOR 1"=100 FT. VER 1"=--- FT.	12-120
PARCEL NO. 15-09-401-011	SECTION: 9 TOWNSHIP: 3 N. RANGE: 11 E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN
FBK: ---	1/1
CHF: ---	

REV. 6-12-17