

PEDESTRIAN-BICYCLE PATHWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that **DNL Property Holding, L.L.C.**, a Michigan limited liability company Grantors, whose address is **25680 Shoreline Dr., Novi, MI 48374-2169** party of the first part, for and in consideration of **\$2,050.00** (two thousand fifty and 00/100) paid to party of the first part by the **CITY OF ROCHESTER HILLS**, a Michigan Municipal Corporation , party of the second part, located at 1000, Rochester Hills Drive, Rochester Hills Michigan 48309, do hereby grant to the said party of the second part a Permanent easement for the construction, operation, maintenance, repair and/or replacement , and public use of a pedestrian-bicycle pathway over, on, through and across land more particularly described as:

Commonly Known as: vacant
(Part of) Tax Parcel No.: 15-24-302-007

See parcel drawing and legal description attached as 'Exhibit A'


In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the pedestrian-bicycle pathway, 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 pedestrian-bicycle pathway 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.

This 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. Temporary easement expires at completion of construction. The City shall hold the Grantor harmless from and against any claims, losses, and damages made and/or suffered by reason of, or in relation to, the construction and public use of the pathway on the above described property, unless caused by Grantor's own acts or omissions.

Grantor expressly reserves to Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement, and public use of the pedestrian-bicycle pathway: (a) the right of ingress and egress over, and through and across the easement and 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.

By: **DNL Property Holding, L.L.C.**
A Michigan limited liability company



LIXING CAO

Its: **Managing Member**

* Please print or type name in Black Ink

COUNTY OF OAKLAND)
) SS
STATE OF MICHIGAN)

On this 23rd day of August, 2014, Lixing Cao executed the foregoing document before me and, being duly sworn, stated that he/she is the Managing Member of **DNL Property Holding, L.L.C.**, a Michigan limited liability company and that he/she executed the foregoing document on behalf of **DNL Property Holding, L.L.C.** with its full authority and as its free act and deed.

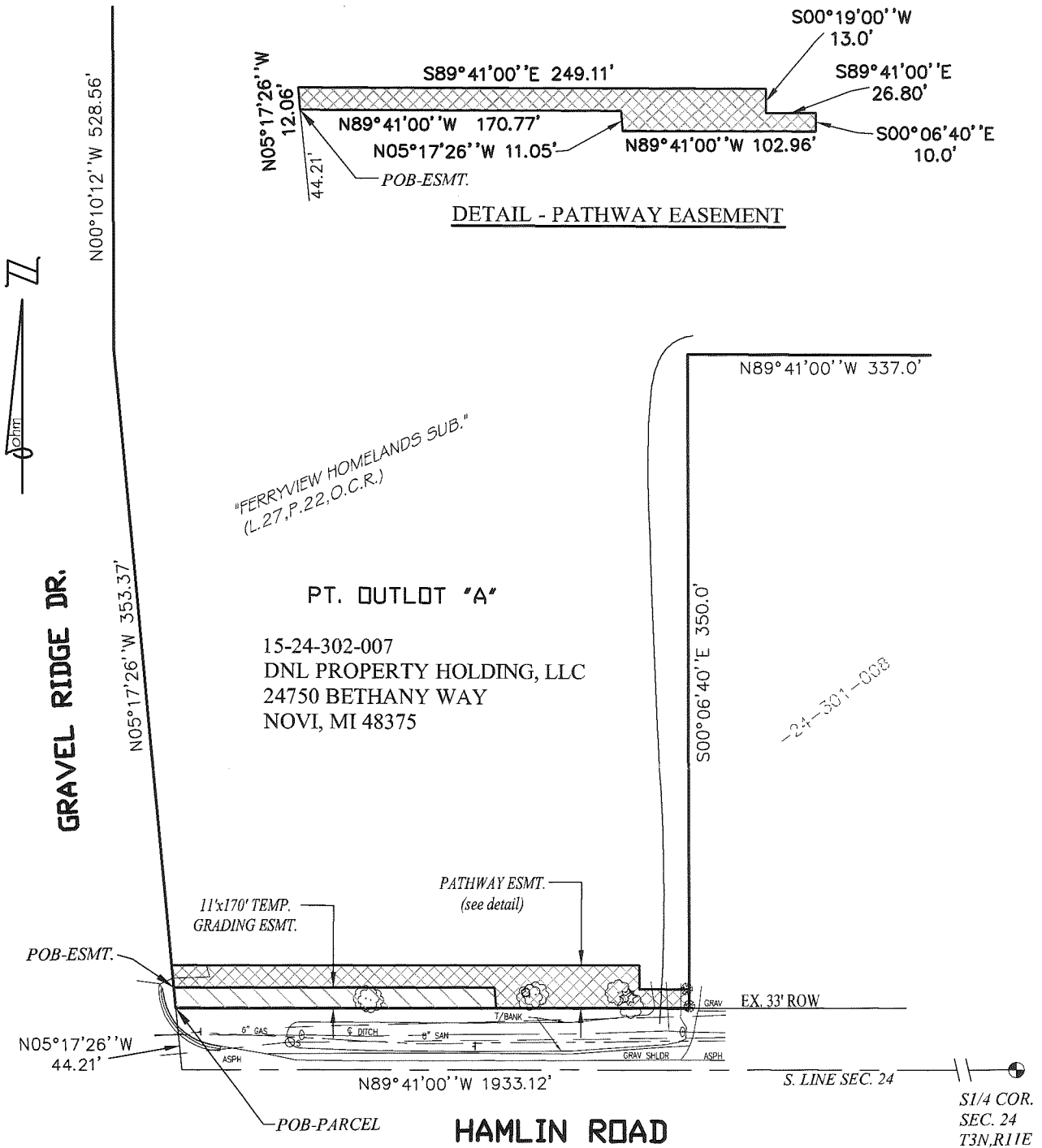
Notary Public:
* Melissa M. Burt

My commission expires: _____
Oakland County, Michigan
Acting in the County of Oakland

MELISSA M BURT
Notary Public - Michigan
Oakland County
My Commission Expires Feb 23, 2018
Acting in the County of Oakland

PATHWAY EASEMENT SKETCH

Exhibit "A"



***PARCEL IS SUBJECT TO:
-GAS LEASE AGREEMENT. (L.7904,P.778)



SCALE: 1" = 80'

LEGEND

- ROW RIGHT-OF-WAY
- ⊙ PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- ▨ PATHWAY EASEMENT
- ▨ TEMPORARY GRADING EASEMENT

LAND AREAS

- PARENT PARCEL = 18.288 ACRES (796,609 SQ. FEET)
- PATHWAY EASEMENT = 0.094 ACRES (4,094 SQ. FEET)
- TEMPORARY GRADING EASEMENT = 0.043 ACRES (1,878 SQ. FEET)

REVISED 07-03-14

H-44 PATHWAY EASEMENT

PART OF THE SW 1/4 OF SECTION 24
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY
TAX ID NO.: 15-24-302-007

CLIENT: CITY OF ROCHESTER HILLS



34000 Plymouth Road | Livonia, MI 48150
p (734) 522-6711 | f (734) 522-6427

Advancing Communities

DATE: 04-10-14
DRAWN BY: SH
DWG: 24-302-007

SHEET
1 OF 2

JOB NO.
0190-13-0010

PATHWAY EASEMENT DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (15-24-302-007)

(COMMITMENT No.: 63-14360482-SGP, ISSUED BY GRECO TITLE AGENCY)

A parcel of land situated in the SW 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Part of Outlot "A", "Ferryview Homelands Subdivision", according to the plat thereof as recorded in Liber 27, Page 22 of Plat, Oakland County Records, Excepting therefrom the Easterly 337 feet to the Southerly 350 feet and more particularly described as follows:

From the S 1/4 corner of said Section 24; thence N 89°41'00" W 1933.12 feet along the South line of said Section 24; thence N 05°17'26" W 33.16 feet to the Point of Beginning, said point being the intersection of the Northerly line of Hamlin Road and the Easterly line of Gravel Ridge Drive; thence along said the Easterly line of Gravel Ridge Drive for the following 5 courses; N 05°17'26" W 353.37 feet; thence N 00°10'12" W 528.56 feet to a point of curve; thence along an arc of a curve to the right 315.60 feet to a point of reverse curve, said curve having a radius of 604.83 feet, central angle 29°53'48" and chord bearing and distance N 14°46'42" E 312.03 feet; thence along an arc of a curve to the left 303.59 feet to a point of tangent, said curve having a radius of 581.82 feet, central angle 29°53'48" and chord bearing and distance N 14°46'42" E 300.16 feet; thence N 00°10'12" W 40.20 feet to a point on the Easterly line of Gravel Ridge drive and the Southerly line of Lot 13 of said Ferryview Homelands Sub.; thence S 89°39'27" E 485.90 feet along the Southerly line of said Lot 13; thence S 00°06'40" E 1162.93 feet; thence N 89°41'00" W 337.0 feet; thence S 00°06'40" E 350.0 feet to the Northerly line of Hamlin Road; thence N 89°41'00" W 273.73 feet along the Northerly line of Hamlin Road to the Point of Beginning.

Contains 796,609 square feet or 18.288 acres of land, more or less. Subject to all easements and restrictions of record, if any.

PATHWAY EASEMENT

A parcel of land situated in the SW 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Commencing at the S 1/4 corner of said Section 24; thence N 89°41'00" W 1933.12 feet along the South line of said Section 24; thence N 05°17'26" W 44.21 feet to the Point of Beginning; thence N 05°17'26" W 12.06 feet along said Easterly line of Gravel Ridge Drive; thence S 89°41'00" E 249.11 feet; thence S 00°19'00" W 13.0 feet; thence S 89°41'00" E 26.80 feet; thence S 00°06'40" E 10.0 feet; thence N 89°41'00" W 102.96 feet; thence N 05°17'26" W 11.05 feet; thence N 89°41'00" W 170.77 feet to the Point of Beginning.

Contains 4,094 square feet or 0.094 acres of land, more or less. Subject to all easements and restrictions of record, if any.

TEMPORARY GRADING EASEMENT

A parcel of land situated in the SW 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

The South 11 feet of the West 170 feet of the above described parent parcel.

Contains 1,878 square feet or 0.043 acres of land, more or less. Subject to all easements and restrictions of record, if any.

H-44 **PATHWAY EASEMENT**

PART OF THE SW 1/4 OF SECTION 24
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY
TAX ID NO.: 15-24-302-007

CLIENT: CITY OF ROCHESTER HILLS



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