

SANITARY SEWER EASEMENT

North Hills Real Estate Company, LLLC, a Michigan limited liability company of 18161 E. 8 Mile Road, Eastpointe, Michigan 48021 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 Exhibit A

Sidwell #15-34-301-016 and 15-34-301-017

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

4 day of Oct, 2017.

North Hills Real Estate Company, LLC

V. Siddiqui

Signature

Vaqar Siddiqui

Manager

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 4 day of October, 2017, by Vaqar Siddiqui who is the manager of North Hills Real Estate Company, LLC, a Michigan limited liability company, on behalf of the company.

Bernice Russo

, Notary Public
County, Michigan

My Commission Expires:

Drafted by:
Sara Gorman Rajan
1111 W. Long Lake Rd., Ste. 202
Troy, Michigan 48098

When recorded, return to

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

John Staran
Approved 11/15/17

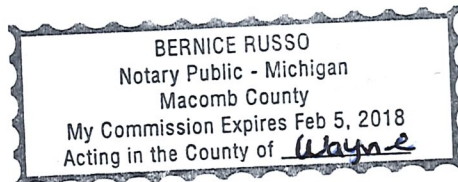
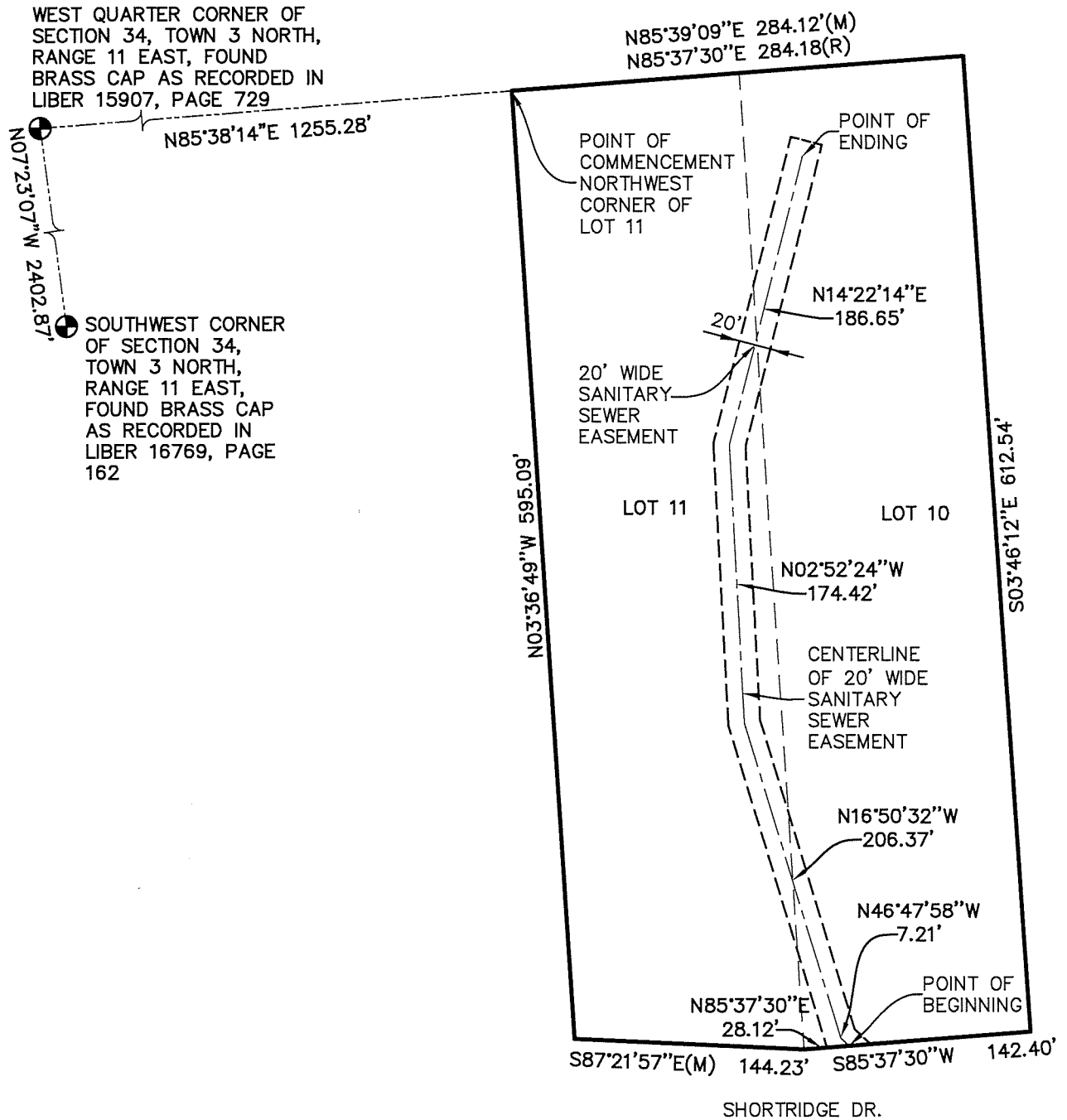
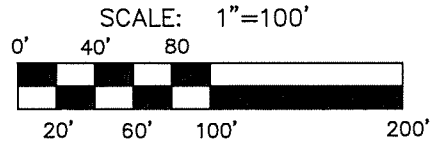
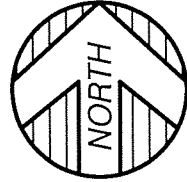


EXHIBIT A

PROPERTY DESCRIPTION:
SEE SHEET 2 OF 2

SANITARY SEWER EASEMENT DESCRIPTION:
SEE SHEET 2 OF 2



REVISED MAY 14, 2018 - PER REVIEW COMMENTS

Mike Tavant
Approved 5/23/18



KEM-TEC & ASSOCIATES

22556 GRATIOT AVE. EASTPOINTE, MI 48021
PROFESSIONAL SURVEYORS - PROFESSIONAL ENGINEERS
(586)772-2222 * FAX (586)772-4048

PREPARED FOR: NORTH HILLS REAL ESTATE COMPANY, LLC	
FIELD SURVEY: N/A	DATE: JULY 19, 2017
DRAWN BY: JDM	SHEET: 1 OF 2
SCALE: 1" = 100'	JOB NO.: 17-00257

EXHIBIT

PROPERTY DESCRIPTION:

PARCEL 15-34-301-016

PART OF LOT 10 AND PART OF LOT 11 "SUPERVISOR'S PLAT NO. 6" PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., AVON TOWNSHIP (NOW KNOWN AS THE CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 5, PAGE 56 IS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE N.W. CORNER OF LOT 11 THENCE N.85°39'09"E., 181.53 FEET ALONG THE NORTH LINE OF LOT 11 AND PARTIALLY ALONG THE NORTH LINE OF LOT 10 TO THE WESTERLY RIGHT-OF-WAY LINE OF DONALDSON ROAD (60' WIDE); THENCE ALONG SAID LINE THE FOLLOWING NINE (9) COURSES S.00°03'19"W., 2.77 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 200.00 FEET, A CENTRAL ANGLE OF 15°55'40", WHOSE CHORD BEARS S.08°01'09"W., 55.42 FEET, AN ARCH LENGTH OF 55.60 FEET; THENCE S.15°58'59"W., 126.09 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 260.00 FEET, A CENTRAL ANGLE OF 19°45'11", WHOSE CHORD BEARS S.06°06'23"W., 89.19 FEET, AN ARC LENGTH OF 89.64 FEET; THENCE S.03°46'12"E., 134.85 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 260.00 FEET, A CENTRAL ANGLE OF 19°18'38", WHOSE CHORD BEARS S.13°25'31"E., 87.21 FEET, AN ARC LENGTH OF 87.63 FEET; THENCE S.23°04'50"E., 60.50 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 200.00 FEET, A CENTRAL ANGLE OF 18°42'20", WHOSE CHORD BEARS S.13°43'40"E., 65.01 FEET, AN ARCH LENGTH OF 65.30 FEET; THENCE S.04°22'30"E., 7.32 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SHORTRIDGE AVENUE; THENCE ALONG SAID LINE THE FOLLOWING 2 COURSES S.85°37'30"W., 16.35 FEET; THENCE N.87°21'57"W., 144.23 FEET; THENCE N.03°36'49"W., 595.09 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.865 ACRES.

PARCEL 15-34-301-017

PART OF LOT 10 "SUPERVISOR'S PLAT NO. 6" PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., AVON TOWNSHIP (NOW KNOWN AS THE CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 5, PAGE 56 IS MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE N.W. CORNER OF LOT 11 THENCE N.85°39'09"E., 241.71 FEET; THENCE N.85°39'09"E., 42.41 FEET; THENCE S.03°46'12"E., 612.54 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF SHORTAGE AVENUE; THENCE ALONG SAID LINE S.85°37'30"W., 66.05 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DONALDSON ROAD (60' WIDE); THENCE ALONG SAID LINE THE FOLLOWING NINE (9) COURSES; N.04°22'30"W., 7.32 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 260.00 FEET, A CENTRAL ANGLE OF 18°42'20", WHOSE CHORD BEARS N.13°43'40"W., 84.51 FEET, AN ARC LENGTH OF 84.88 FEET; THENCE N.23°04'50"W., 60.50 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 200.00 FEET, A CENTRAL ANGLE OF 19°18'38", WHOSE CHORD BEARS N.13°25'31"W., 67.09 FEET, AN ARC LENGTH OF 67.41 FEET; THENCE N.03°46'12"W., 134.85 FEET; THENCE ALONG A CURVE CONCAVE TO THE EAST OF RADIUS 200.00 FEET, A CENTRAL ANGLE OF 19°45'11", WHOSE CHORD BEARS N.06°06'23"E., 68.61 FEET, AN ARC LENGTH OF 68.95 FEET; THENCE N.15°58'59"E., 126.09 FEET; THENCE ALONG A CURVE CONCAVE TO THE WEST OF RADIUS 260.00 FEET, A CENTRAL ANGLE OF 15°55'40", WHOSE CHORD BEARS N.08°01'09"E., 72.05 FEET, AN ARC LENGTH OF 72.28 FEET; THENCE N.00°03'19"E., 7.39 FEET TO THE NORTH LINE OF LOT 10 AND THE POINT OF BEGINNING AND CONTAINING 1.245 ACRES, FOR A TOTAL CURRENT DEVELOPMENT OF 3.110 ACRES.

SANITARY SEWER EASEMENT DESCRIPTION:

PART OF LOT 10 AND PART OF LOT 11 "SUPERVISOR'S PLAT NO. 6" PART OF THE S.W. 1/4 OF SECTION 34, T.3N., R.11E., AVON TOWNSHIP (NOW KNOWN AS THE CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN AS RECORDED IN LIBER 5, PAGE 56 IS MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE N.W. CORNER OF LOT 11 THENCE S03°36'49"E 595.09 FEET; THENCE S87°21'57"E 144.23 FEET; THENCE N85°37'30"E 28.12 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF 20 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED AS N46°47'58"W 7.21 FEET; THENCE N16°50'32"W 206.37 FEET; THENCE N02°52'24"W 174.42 FEET; THENCE N14°22'14"E 186.65 FEET TO POINT OF ENDING.

REVISED MAY 22, 2018 - PER REVIEW COMMENTS
REVISED MAY 14, 2018 - PER REVIEW COMMENTS



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PREPARED FOR: NORTH HILLS REAL ESTATE COMPANY, LLC

FIELD SURVEY: N/A

DATE: JULY 19, 2017

DRAWN BY: JDM

SHEET: 2 OF 2

SCALE: N/A

JOB NO.: 17-00257