

EASEMENT AGREEMENT FOR USE AND MAINTENANCE OF PRIVATE ROADS

(Andover Woods)

THIS EASEMENT AGREEMENT FOR USE AND MAINTENANCE OF PRIVATE ROADS ("Agreement") is made this 10th day of April, 2017 by and between the City of Rochester Hills, a Michigan municipal corporation (the "City"), whose address is 1000 Rochester Hills Drive, Rochester, Michigan 48309-3033, and Andover Woods Development, LLC, a Michigan limited liability company ("Developer") whose address is 2617 Beacon Hill Drive, Auburn Hills, Michigan 48326.

RECITALS

- A. Developer is the owner of real property located in the City of Rochester Hills, Oakland County, Michigan, depicted and described on attached Exhibits A, C and E (the "Property").
- B. Developer intends to develop the Property as a residential condominium to be known as Andover Woods ("Development"), and to establish the Andover Woods Condominium Association ("Association") to manage and administer the affairs of the Development.
- C. The Development will include interior private roadways described on attached Exhibits B, D and F ("Private Roads") and Developer wishes to grant an easement to the City for ingress and egress over and across the Private Roads for purposes of emergency and public vehicle access to the Development.
- D. Developer also wishes to provide for maintenance of the Private Roads by the owners of the units in the Development through assessments by the Association.

NOW THEREFORE, in consideration of less than \$100 and the mutual promises contained herein, the parties hereto agree as follows:

1. Grant of Easement. Developer grants to City a non-exclusive perpetual easement for vehicular ingress and egress by public and emergency vehicles (the "Easement") over and across the Private Roads described on attached Exhibit B, D and F for the sole purpose of providing and performing public and emergency services at the Development.

2. Access. This Agreement is subject to any easements or restrictions of record and the terms of the Master Deed for the Development that Developer will record ("Master Deed") and which shall contain the following language:

"There shall exist for the benefit of the City of Rochester Hills or any emergency service agency, an easement over all of the Private Roads in the Development, for use by the City and emergency and public vehicles for purposes of ingress and egress to provide fire and police protection, ambulance and rescue services and other lawful governmental or private emergency services to the Development."

3. Maintenance. The Master Deed shall provide as follows related to maintenance of the Private Roads:

"The Private Roads in the Development are to be maintained, repaired, replaced and insured by the Association with the costs thereof assessed pro rata to the Unit Owners in accordance with the Master Deed and the Association Bylaws, to be paid as part of the regular Association assessments. The Association shall establish each year a budget for the costs and expenses of insurance, maintenance, repair and replacement of the Private Roads. As provided in the Bylaws, each unit owner, including Developer, shall pay a proportionate share of such assessments pertaining to the Private Roads based on the percentage of value of each Unit owned. The Association shall establish a plan for regular maintenance, repair and replacement of the Private Roads in a safe and useable condition (including snow and ice removal), in accordance with the standards and specifications of the City, and shall assess all Unit Owners for the cost thereof in accordance with the Master Deed and Bylaws."

Until recording of the Master Deed, Developer shall be responsible for maintenance and repair of the Private Roads in the condition described in this Section.

4. Relocation. Developer will have the right, from time to time, to relocate, at Developer's sole cost and expense, the Private Roads (or any portion(s) thereof), upon Developer's receipt of the prior written consent of the City. In the event of any such relocation of the Private Roads, Developer will, simultaneously with the relocation of the Private Roads, grant or cause to be granted to the City a new easement for the relocated Private Roads and City will release the Easement granted under this Agreement with respect to the portion of the Private Roads which is relocated.

5. Other Uses. Nothing contained in this Agreement shall be construed as restricting or prohibiting Developer from: (i) granting any additional rights, privileges or easements over the Property or the Private Roads to any other person or entity, including without limitation for purposes of public and private utilities, or (ii) using or allowing the use of the ground below and/or the air space above the Private Roads for any purpose, including without limitation for purposes of public and private utilities. All such easements or uses shall be consistent with the terms of the Andover Woods Development approval for the Development, or any amendment thereof.

6 Notice. Any notices required under this Agreement shall be sent by certified mail to the address for each party set forth below, or to such other addresses as such party may notify the other parties in writing:

To the Developer. Andover Woods Development, LLC
2617 Beacon Hill Drive Auburn
Hills, Michigan 48326

To the City: City Clerk
CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

To the Association. ANDOVER WOODS CONDOMINIUM ASSOCIATION
2617 Beacon Hill Drive
Auburn Hills, Michigan 48326

7. Successors and Assigns This Agreement shall constitute restrictions and covenants running with the Property. This Agreement shall be binding upon and benefit the parties and their respective transferees, successors and assigns.

8. Recording. This Agreement shall be recorded at the Oakland County Register of Deeds.

[signatures on the following pages]

DATED: April 10, 2017

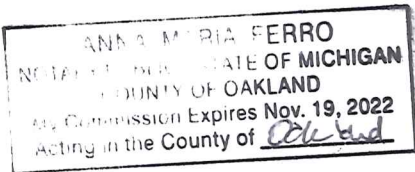
Andover Woods Development LLC

Anthony F. Randazzo
Authorized Representative

STATE OF MICHIGAN)
) ss.
COUNTY OF OAKLAND)

Acknowledged before me on April 10, 2017 by Anthony F. Randazzo, Authorized Representative of Andover Woods Development LLC.

Anne Maria Ferro Notary Public
Oakland County, Michigan
Acting in Oakland, County, Michigan
My Commission expires: Nov 19, 2022



[signatures continue on the following pages]

John Staran
Approved 5/30/17

CITY OF ROCHESTER HILLS

By: _____
Bryan K. Barnett

Its: Mayor

By: _____
Tina Barton

Its: City Clerk

**STATE OF MICHIGAN }
 }SS
COUNTY OF OAKLAND}**

Acknowledged before me on _____, 2017, by Bryan K. Barnett, Mayor,
and Tina Barton, City Clerk, of the City of Rochester Hills, a Michigan Municipal Corporation on
behalf of the Corporation.

, notary public
_____ County, Michigan

My commission expires:

Drafted By:

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

When Recorded, Return To:

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

BEARING BASIS:

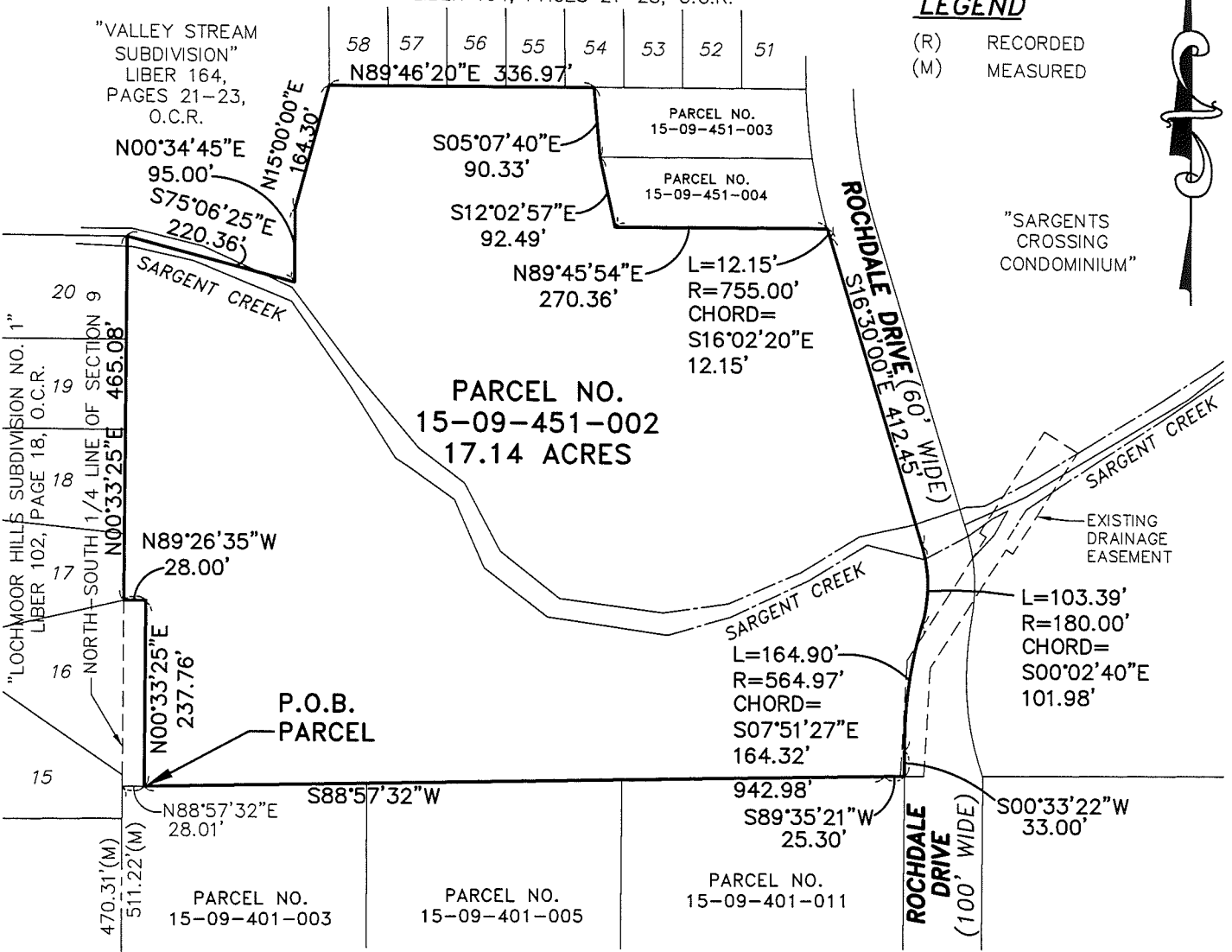
BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PG. 21-23, O.C.R.

EXHIBIT A

"VALLEY STREAM SUBDIVISION"
LIBER 164, PAGES 21-23, O.C.R.

LEGEND

- (R) RECORDED
- (M) MEASURED



LEGAL DESCRIPTION PARCEL NO. 15-09-451-002:

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:
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 28.01 FEET TO THE POINT OF BEGINNING; THENCE N00°33'25"E 237.76 FEET; THENCE N89°26'35"W 28.00 FEET TO THE EAST LINE OF "LOCHMOOR HILLS SUBDIVISION NO. 1," AS RECORDED IN LIBER 102, PAGE 18 OF PLATS, OAKLAND COUNTY RECORDS, SAID LINE ALSO BEING THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9; THENCE N00°33'25"E 465.08 FEET ALONG SAID LINE TO THE SOUTHERLY LINE OF SAID "VALLEY STREAM SUBDIVISION"; THENCE THE FOLLOWING FOUR COURSES ALONG SAID LINE (1) S75°06'25"E 220.36 FEET (REC. 220.86 FEET), (2) N00°34'45"E 95.00 FEET, (3) N15°00'00"E 164.30 FEET, AND (4) N89°46'20"E 337.15 FEET (REC. 336.97 FEET); THENCE S05°07'40"E 90.33 FEET; THENCE S12°02'57"E 92.49 FEET (REC. 91.95 FEET); THENCE N89°45'54"E 270.36 FEET TO A POINT ON THE WESTERLY LINE OF ROCHDALE DRIVE (60 FEET WIDE) AS RECORDED IN SAID "VALLEY STREAM SUBDIVISION"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 COURSES, (1) 12.15 FEET (REC. 12.73 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 755.00 FEET, A DELTA ANGLE OF 00°55'19" AND A CHORD BEARING S16°02'20"E 12.15 FEET (REC. 12.73 FEET), (2) S16°30'00"E 412.45 FEET, (3) 103.39 ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 32°54'39" AND A CHORD BEARING S00°02'40"E 101.98 FEET, (4) 164.90 FEET (REC. 164.97 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 564.97 FEET, A DELTA ANGLE OF 16°43'23" AND A CHORD BEARING S07°51'27"W 164.32 FEET (REC. 164.38 FEET) AND (5) S00°33'22"W 33.00; THENCE S89°39'17"W 25.13 FEET; THENCE S88°57'32"W 942.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.14 ACRES OF LAND, AND SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS OF RECORD, IF ANY.

*Mike Tawot
Approved S1311n*



CIVIL ENGINEERS & LAND SURVEYORS

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

CLIENT:	ANDOVER WOODS, LLC.	DATE:	2-09-2017
		DRAWN BY:	PWK
		CHECKED BY:	DJL
PARCEL SKETCH			
PARCEL NO. 15-09-451-002		FBK: --	1/10
SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN		CHF: --	
		SCALE HOR 1"=200FT. VER 1"=-- FT.	

12-120

EXHIBIT B

LEGEND

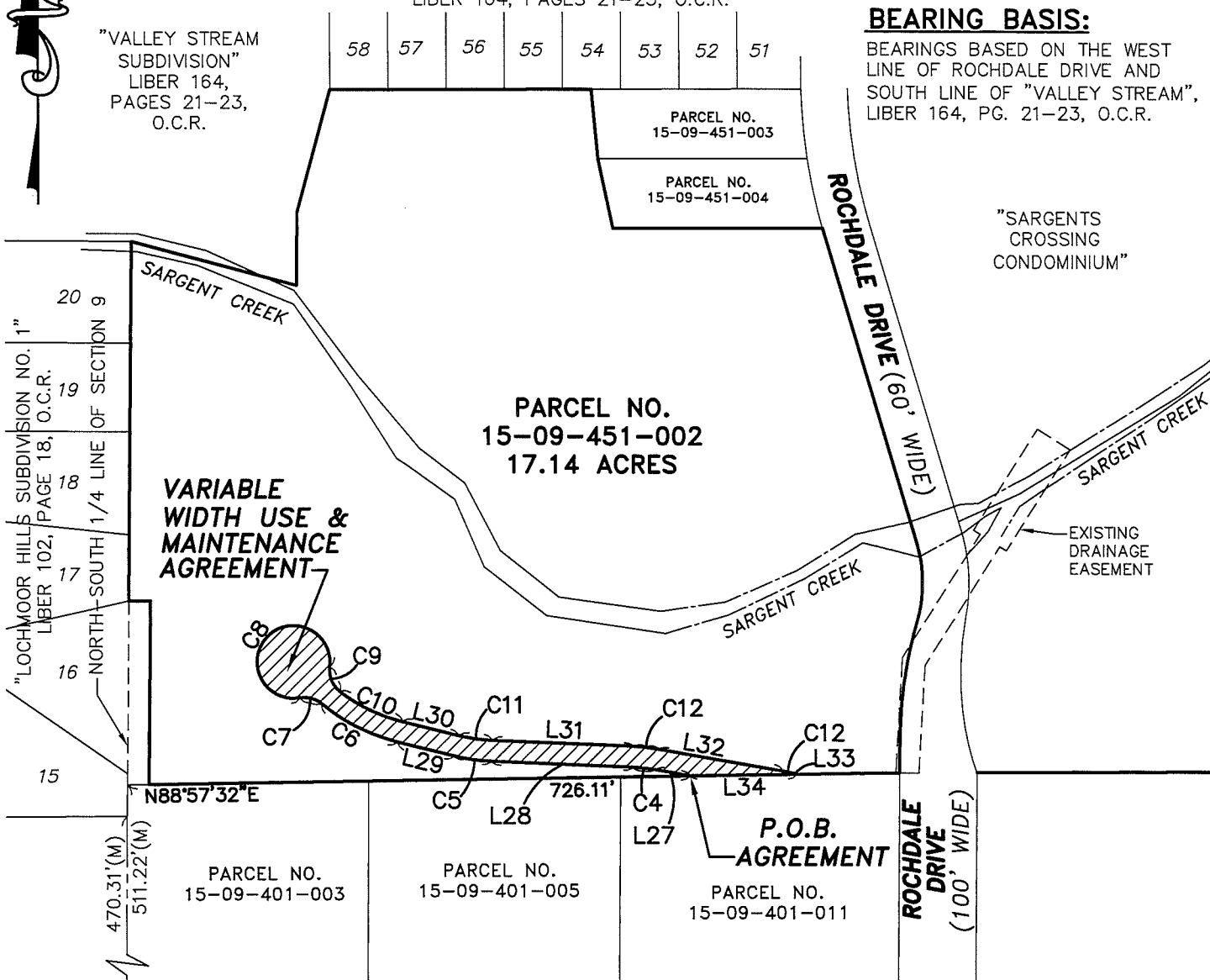
- (R) RECORDED
- (M) MEASURED

"VALLEY STREAM SUBDIVISION"
LIBER 164,
PAGES 21-23,
O.C.R.

"VALLEY STREAM SUBDIVISION"
LIBER 164, PAGES 21-23, O.C.R.

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.



VARIABLE WIDTH USE & MAINTENANCE AGREEMENT

P.O.B. AGREEMENT

LINE TABLE		
LINE	BEARING	LENGTH
L27	N80°02'35"W	45.90'
L28	N87°41'16"W	182.28'
L29	N76°06'33"W	74.91'
L30	S76°06'33"E	74.91'
L31	S87°41'16"E	182.28'
L32	S80°02'35"E	161.37'
L33	S75°40'40"E	0.93'
L34	S88°57'32"W	137.45'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C4	28.89'	216.50'	7°38'40"	N83°51'56"W 28.86'
C5	49.21'	243.50'	11°34'43"	N81°53'54"W 49.12'
C6	110.30'	243.50'	25°57'09"	N63°07'58"W 109.35'
C7	30.31'	35.00'	49°37'07"	N74°57'57"W 29.37'
C8	235.57'	47.00'	287°10'04"	N43°48'32"E 55.80'
C9	36.45'	35.00'	59°40'30"	S22°26'41"E 34.83'
C10	90.03'	216.50'	23°49'37"	S64°11'44"E 89.39'
C11	43.75'	216.50'	11°34'43"	S81°53'54"E 43.68'
C12	32.49'	243.50'	7°38'40"	S83°51'56"E 32.46'
C13	18.55'	243.50'	4°21'56"	S77°51'37"E 18.55'

USE & MAINTENANCE AGREEMENT (22,461 S.F.)

REV. 6-12-17



CIVIL ENGINEERS & LAND SURVEYORS

Mike Taup
Approved
8/17/17

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-27-2017
ROAD MAINTENANCE AGREEMENT	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-451-002 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	
	FBK: --- CHF: ---
	SCALE HOR 1"=200FT. VER 1"=--- FT.

12-120

EXHIBIT B

VARIABLE WIDTH EASEMENT AGREEMENT LEGAL DESCRIPTION:

A DESCRIPTION OF A PRIVATE ROAD EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 726.11 FEET TO THE **POINT OF BEGINNING**; THENCE N80°02'35"W 45.90 FEET; THENCE 28.89 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.50 FEET, A DELTA ANGLE OF 07°38'40" AND A CHORD BEARING N83°51'56"W 28.86 FEET; THENCE N87°41'16"W 182.28 FEET; THENCE 49.21 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 243.50 FEET, A DELTA ANGLE OF 11°34'43" AND A CHORD BEARING N81°53'54"W 49.12 FEET; THENCE N76°06'33"W 74.91 FEET; THENCE 110.30 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 243.50 FEET, A DELTA ANGLE OF 25°57'09" AND A CHORD BEARING N63°07'58"W 109.35 FEET; THENCE 30.31 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 49°37'07" AND A CHORD BEARING N74°57'57"W 29.37 FEET; THENCE 235.57 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 47.00 FEET, A DELTA ANGLE OF 287°10'04" AND A CHORD BEARING N43°48'32"E 55.80 FEET; THENCE 36.45 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 59°40'30" AND A CHORD BEARING OF S22°26'41"E 34.83 FEET; THENCE 90.03 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.50 FEET, A DELTA ANGLE OF 23°49'36" AND A CHORD BEARING OF S64°11'44"E 89.39 FEET; THENCE S76°06'33"E 74.91 FEET; THENCE 43.75 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.50 FEET, A DELTA ANGLE OF 11°34'43" AND A CHORD BEARING OF S81°53'54"E 43.68 FEET; THENCE S87°41'16"E 182.28 FEET; THENCE 32.49 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 243.50 FEET, A DELTA ANGLE OF 07°38'40" AND A CHORD BEARING S83°51'56"E 32.46 FEET; THENCE S80°02'35"E 161.37 FEET; THENCE 18.55 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 243.50 FEET, A DELTA ANGLE OF 04°21'56" AND A CHORD BEARING S77°51'37"E 18.55 FEET; THENCE S75°40'40"E 0.93 FEET; THENCE S88°57'32"W 137.45 FEET TO THE **POINT OF BEGINNING**. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.

REV. 6-12-17



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

CLIENT: <p style="text-align: center;">ANDOVER WOODS, LLC.</p>	DATE: 2-27-2017 DRAWN BY: PWK CHECKED BY: DJL
EASEMENT AGREEMENT	
PARCEL NO. 15-09-451-002 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	
FBK: --- CHF: ---	<div style="font-size: 2em; font-weight: bold;">2/2</div> <div style="font-size: 0.8em; font-weight: normal;">12-120</div>
SCALE HOR 1"=--- FT. VER 1"=--- FT.	

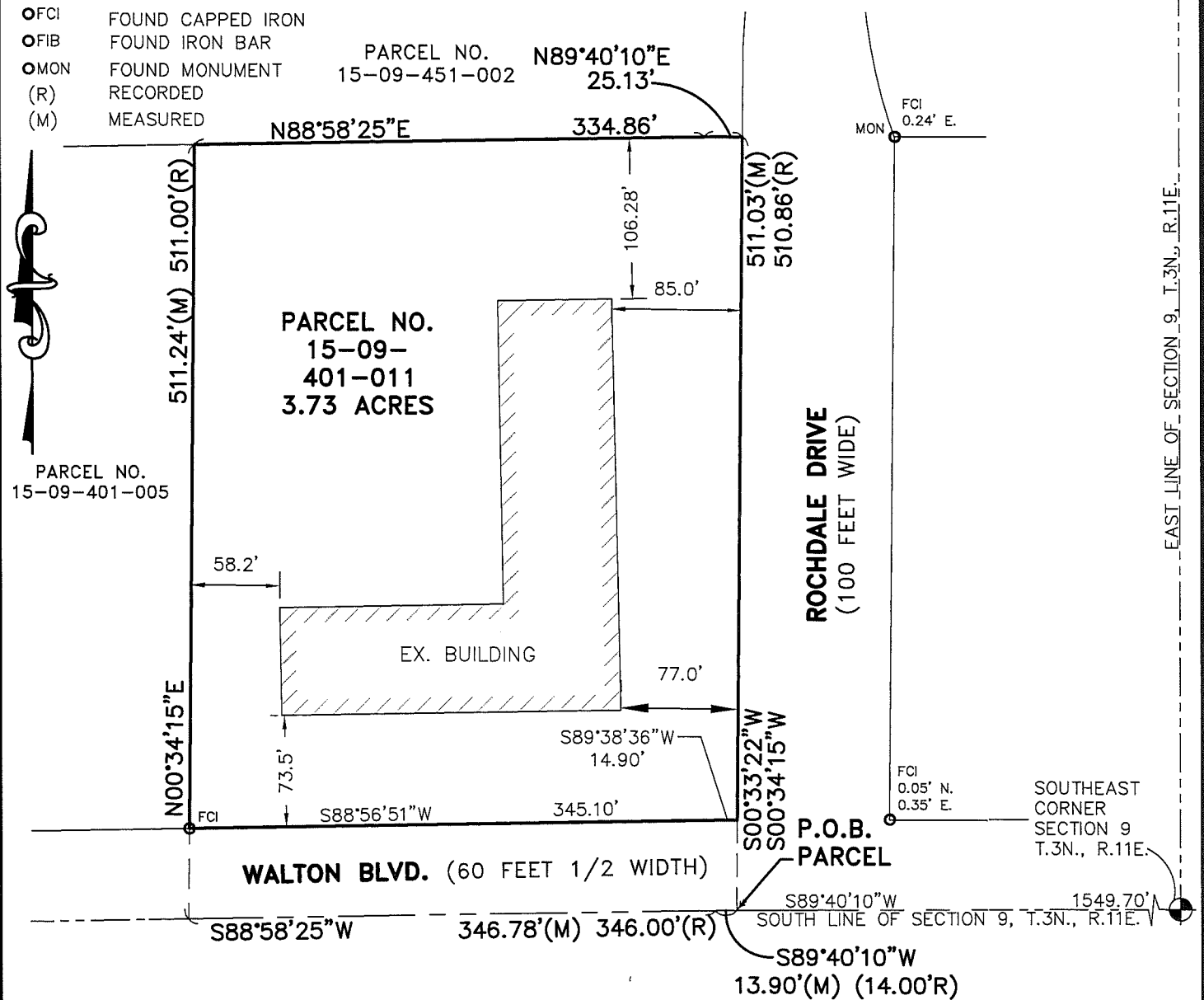
EXHIBIT C

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



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 SOUTH 89 DEGREES 40 MINUTES 10 SECONDS WEST, 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.



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

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

REV. 6-12-17

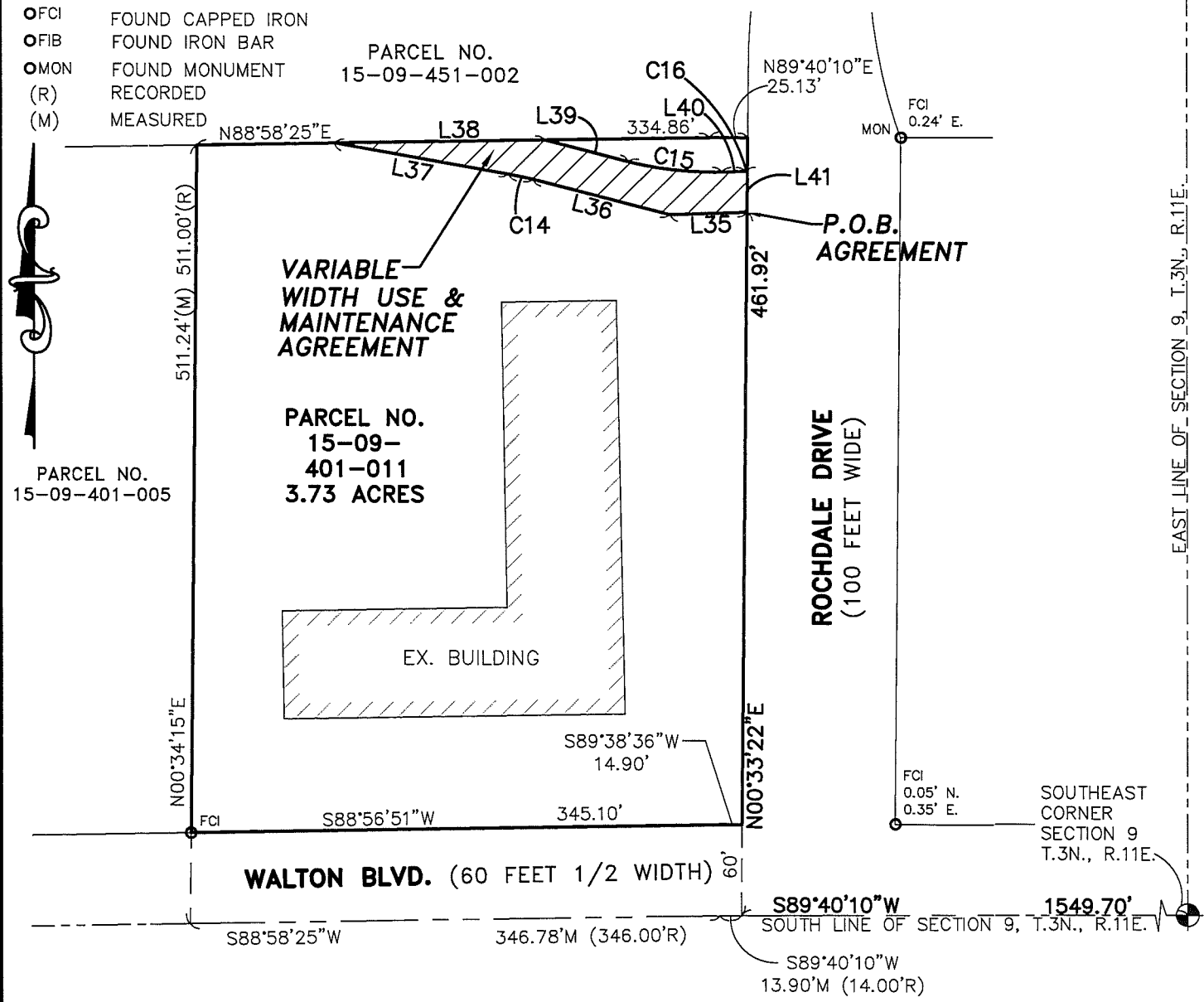
EXHIBIT D

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.

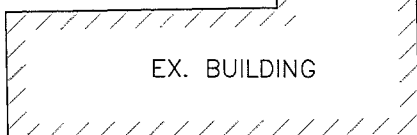
LEGEND

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



**VARIABLE
WIDTH USE &
MAINTENANCE
AGREEMENT**

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



EX. BUILDING

**ROCHDALE DRIVE
(100 FEET WIDE)**

WALTON BLVD. (60 FEET 1/2 WIDTH)

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C14	16.38'	216.50'	4°20'04"	N77°52'33"W 16.37'
C15	61.53'	216.50'	16°17'04"	S83°49'12"E 61.33'
C16	1.20'	20.21'	3°24'50"	N86°18'48"E 1.20'

LINE TABLE		
LINE	BEARING	LENGTH
L35	S88°03'10"W	50.47'
L36	N75°41'35"W	92.22'
L37	N80°02'35"W	115.47'
L38	N88°57'32"E	137.45'
L39	S75°40'40"E	56.28'
L40	N88°01'13"E	15.67'
L41	S00°33'22"W	27.07'

USE & MAINTENANCE AGREEMENT (5,527 S.F.)



GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

REV. 6-12-17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-27-2017
EASEMENT AGREEMENT	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-401-011	0 50 100
SECTION: 9 TOWNSHIP: 3 N. RANGE: 11 E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	FBK: --- CHF: --- 1/2
	SCALE HOR 1"=100 FT. VER 1"=--- FT.

12-120

EXHIBIT D

VARIABLE WIDTH EASEMENT AGREEMENT LEGAL DESCRIPTION:

A DESCRIPTION OF A PRIVATE ROAD EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, 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 461.92 FEET ALONG THE WEST LINE OF ROCHDALE DRIVE, 100 FEET WIDE, TO THE **POINT OF BEGINNING**; THENCE S88°03'10"W 50.47 FEET; THENCE N75°41'35"W 92.22 FEET; THENCE 16.38 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.50 FEET, A DELTA ANGLE OF 04°20'04" AND A CHORD BEARING N77°52'33"W 16.37 FEET; THENCE N80°02'35"W 115.47 FEET; THENCE N88°57'32"E 137.45 FEET; THENCE S75°40'40"E 56.28 FEET; THENCE 61.53 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 216.50 FEET, A DELTA ANGLE OF 16°17'04" AND A CHORD BEARING OF S83°49'12"E 61.33 FEET; THENCE N88°01'13"E 15.67 FEET; THENCE 1.20 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.21 FEET, A DELTA ANGLE OF 03°24'50" AND A CHORD BEARING N86°18'48"E 1.20 FEET TO A POINT ON SAID WEST LINE OF ROCHDALE DRIVE; THENCE ALONG SAID WEST LINE S00°33'22"W 27.07 FEET TO THE **POINT OF ENDING**. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.



CIVIL ENGINEERS & LAND SURVEYORS

51147 W. Pontiac Trail
 Wixom, MI 48393
 Phone: (248) 668-0700
 Fax: (248) 668-0701

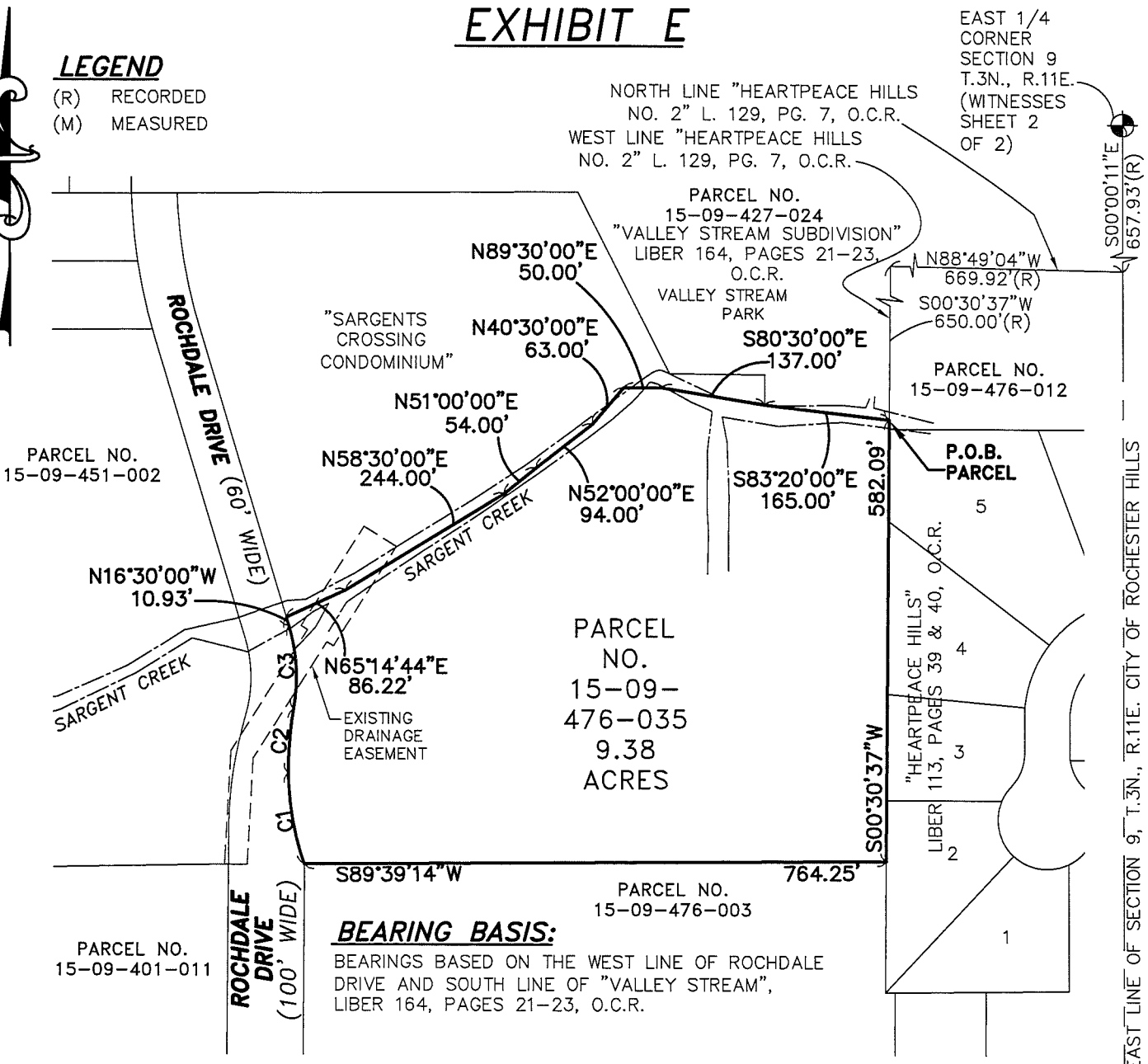
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CLIENT: ANDOVER WOODS, LLC.	DATE: 2-27-2017
EASEMENT AGREEMENT	DRAWN BY: PWK
PARCEL NO. 15-09-401-011	CHECKED BY: DJL
SECTION: 9 TOWNSHIP: 3 N. RANGE: 11 E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	<div style="text-align: center;"> 0 </div> <div style="display: flex; justify-content: space-between; align-items: center;"> <div style="text-align: center;"> FBK: --- CHF: --- </div> <div style="font-size: 2em; font-weight: bold;">2/2</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; font-weight: bold;">12-120</div> </div>
	SCALE HOR 1"= --- FT. VER 1"= --- FT.

EXHIBIT E

LEGEND

- (R) RECORDED
- (M) MEASURED



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.



CIVIL ENGINEERS & LAND SURVEYORS

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 Phone: (248) 668-0700
 Fax: (248) 668-0701

CLIENT:	ANDOVER WOODS, LLC.	DATE: 2-27-2017
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		0 100 200 FBK: --- CHF: ---
		1/1
		SCALE HOR 1"=200 FT. VER 1"= -- FT.

EXHIBIT F

LEGEND

- (R) RECORDED
- (M) MEASURED

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.

EAST 1/4 CORNER SECTION 9 T.3N., R.11E. (WITNESSES SHEET 2 OF 2)

NORTH LINE "HEARTPEACE HILLS NO. 2" L. 129, PG. 7, O.C.R.
WEST LINE "HEARTPEACE HILLS NO. 2" L. 129, PG. 7, O.C.R.

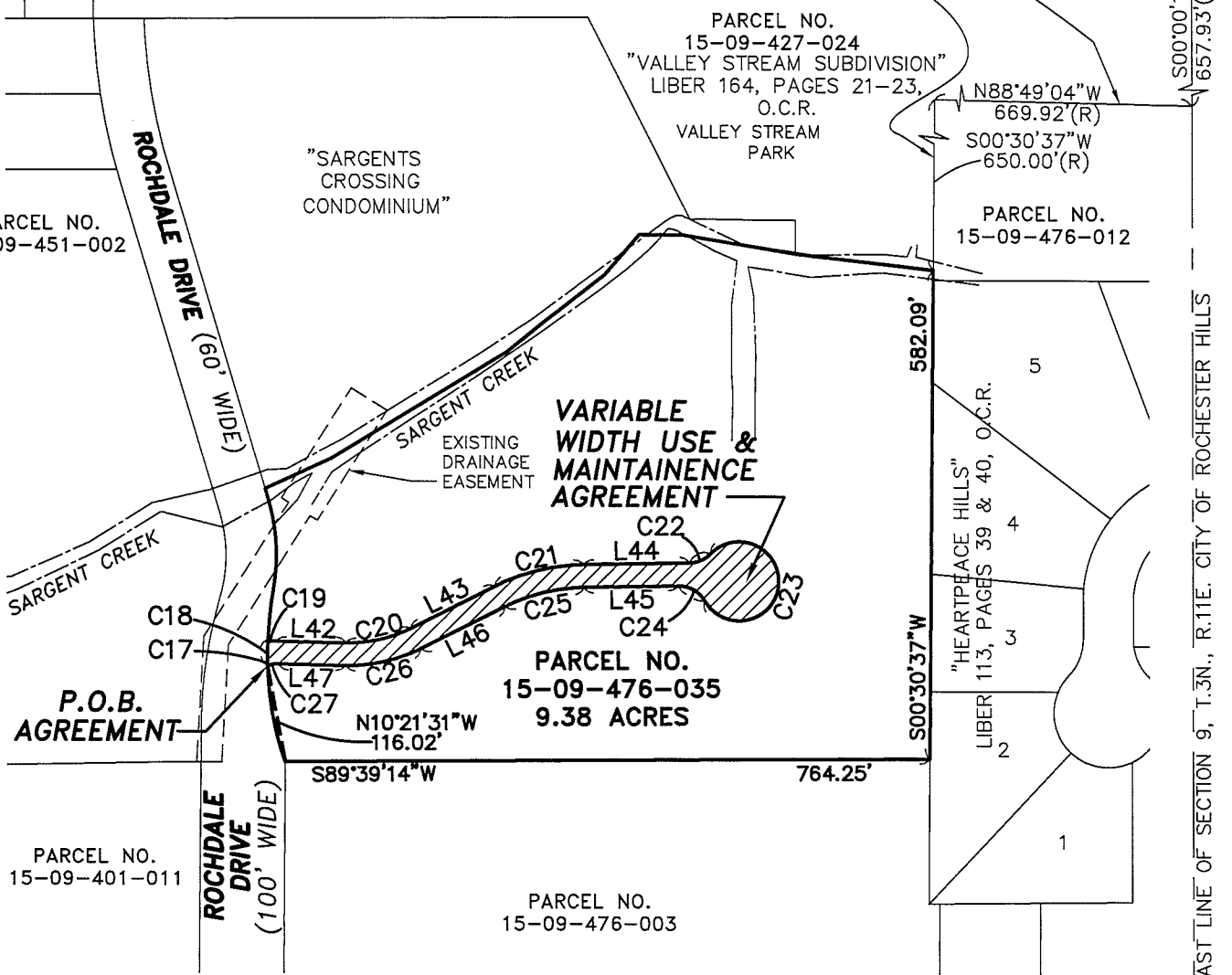
PARCEL NO. 15-09-427-024
"VALLEY STREAM SUBDIVISION" LIBER 164, PAGES 21-23, O.C.R.
VALLEY STREAM PARK

N88°49'04"W 669.92'(R)
S00°30'37"W 650.00'(R)

PARCEL NO. 15-09-476-012

"SARGENTS CROSSING CONDOMINIUM"

PARCEL NO. 15-09-451-002



VARIABLE WIDTH USE & MAINTAINENCE AGREEMENT

PARCEL NO. 15-09-476-035
9.38 ACRES

P.O.B. AGREEMENT

PARCEL NO. 15-09-401-011

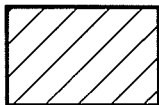
PARCEL NO. 15-09-476-003

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C17	5.21'	365.17'	0°49'04"	N00°42'43"W 5.21'
C18	26.03'	473.19'	3°09'08"	N01°13'51"E 26.03'
C19	9.58'	25.00'	21°57'50"	S77°43'50"E 9.52'
C20	79.13'	161.50'	28°04'17"	N77°15'06"E 78.34'
C21	109.65'	243.50'	25°48'06"	N76°07'01"E 108.73'
C22	27.76'	35.00'	45°26'38"	N66°17'44"E 27.04'
C23	235.16'	47.00'	286°40'20"	S06°54'36"W 56.13'
C24	37.40'	35.00'	61°13'42"	N60°22'05"W 35.65'
C25	97.49'	216.50'	25°48'06"	S76°07'01"W 96.67'
C26	92.35'	188.50'	28°04'17"	S77°15'06"W 91.43'
C27	11.10'	25.00'	25°25'58"	S78°34'16"W 11.01'

LINE TABLE

LINE	BEARING	LENGTH
L42	S88°42'45"E	83.15'
L43	N63°12'58"E	111.74'
L44	N89°01'03"E	125.31'
L45	S89°01'03"W	111.86'
L46	S63°12'58"W	111.74'
L47	N88°42'45"W	81.56'



ROAD USE & MAINTAINENCE AGREEMENT (21,451 S.F.)

SOUTHEAST CORNER SECTION 9 T.3N., R.11E. (WITNESSES SHEET 2 OF 2)



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CLIENT:

ANDOVER WOODS, LLC.

EASEMENT AGREEMENT

PARCEL NO. 15-09-476-035
SECTION: 9 TOWNSHIP: 3N. RANGE: 11E.
CITY OF ROCHESTER HILLS
OAKLAND COUNTY
MICHIGAN

REV. 6-12-17

DATE: 2-27-2017

DRAWN BY: PWK

CHECKED BY: DJL

0 100 200

FBK: ---

1/2

SCALE HOR 1"=200 FT.
VER 1"=--- FT.

12-120

EXHIBIT F

VARIABLE WIDTH EASEMENT AGREEMENT LEGAL DESCRIPTION:

A DESCRIPTION OF A PRIVATE ROAD EASEMENT LOCATED IN THE SOUTHEAST 1/4 OF SECTION 9, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS:
 COMMENCING AT THE EAST 1/4 CORNER OF SAID 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 N10°21'31"W 116.02 FEET TO A POINT ON THE EAST LINE OF ROCHDALE DRIVE, WIDTH VARIES, AND TO THE **POINT OF BEGINNING**; THENCE ALONG SAID EAST LINE THE FOLLOWING (2) COURSES, (1) 5.21 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 365.17 FEET, A DELTA ANGLE OF 00°49'04" AND A CHORD BEARING N00°42'43"W 5.21 FEET, AND (2) 26.03 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 473.19 FEET, A DELTA ANGLE OF 03°09'08" AND A CHORD BEARING OF N01°13'51"E 26.03 FEET; THENCE 9.58 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 25.00 FEET, A DELTA ANGLE OF 21°57'50" AND A CHORD BEARING OF S77°43'50"E 9.52 FEET; THENCE S88°42'45"E 83.15 FEET; THENCE 79.13 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 161.50 FEET, A DELTA ANGLE OF 28°04'17" AND A CHORD BEARING N77°15'06"E 78.34 FEET; THENCE N63°12'58"E 111.74 FEET; THENCE 109.65 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 243.50 FEET, A DELTA ANGLE OF 25°48'06" AND A CHORD BEARING OF N76°07'01"E 108.73 FEET; THENCE N89°01'03"E 125.31 FEET; THENCE 27.76 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 35.00 FEET, A DELTA ANGLE OF 45°26'38" AND A CHORD BEARING N66°17'44"E 27.04 FEET; THENCE 235.16 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 47.00 FEET, A DELTA ANGLE OF 286°40'20" AND A CHORD BEARING S06°54'36"W 56.13 FEET; THENCE 37.40 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 35.00 FEET, A DELTA ANGLE OF 61°13'42" AND A CHORD BEARING N60°22'05"W 35.65 FEET; THENCE S89°01'03"W 111.86 FEET; THENCE 97.49 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS 216.50 FEET, A DELTA ANGLE OF 25°48'06" AND A CHORD BEARING S76°07'01"W 96.67 FEET; THENCE S63°12'58"W 111.74 FEET; THENCE 92.35 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 188.50 FEET, A DELTA ANGLE OF 28°04'17" AND A CHORD BEARING S77°15'06"W 91.43 FEET; THENCE N88°42'45"W 81.56 FEET; THENCE 11.10 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 25.00 FEET, A DELTA ANGLE OF 25°25'58" AND A CHORD BEARING S78°34'16"W 11.01 FEET TO A POINT ON SAID EAST LINE OF ROCHDALE DRIVE, AND TO THE **POINT OF BEGINNING**. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.



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REV. 6-12-17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-27-2017
EASEMENT AGREEMENT	DRAWN BY: PWK
PARCEL NO. 15-09-476-035	CHECKED BY: DJL
SECTION: 9 TOWNSHIP: 3N. RANGE: 11E.	
CITY OF ROCHESTER HILLS	FBK: ---
OAKLAND COUNTY	CHF: ---
MICHIGAN	<div style="display: flex; align-items: center; justify-content: center;"> <div style="font-size: 2em; margin-right: 10px;">2/2</div> <div style="writing-mode: vertical-rl; transform: rotate(180deg); font-size: 0.8em; margin-left: 5px;">12-120</div> </div>
	SCALE HOR 1"= FT. VER 1"= FT.