

SANITARY SEWER EASEMENT

L & R Homes, Inc., a Michigan corporation,
of 2490 Walton Boulevard, Suite 103, Rochester Hills, MI 48309

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:

Parcel ID # 70-15-34-101-073 ; 70-15-34-101-074 ; 70-15-34-101-075

See Attached Exhibits A and B

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 22nd day of August, 2018.

Josy A. Foisy

JOSY A FOISY
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Sep 23, 2019
ACTING IN COUNTY OF Oakland

Signature:

L & R Homes, Inc.

Vito L Randazzo

Print or type name:

Vito L. Randazzo

Title:

Authorized Agent for L. & R. Homes, Inc.

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 22nd day of August, 2018
by Vito L. Randazzo, who is the Authorized Agent of
L & R Homes, Inc., a Michigan corporation, on behalf of the corporation.

, Notary Public
County, Michigan

My Commission Expires:

Drafted by:
Vito L. Randazzo
L. & R. Homes, Inc
2490 Walton Blvd, Ste 103
Rochester Hills, MI 48309

John Staran
Approved 8/23/18

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

EXHIBIT A

LEGAL DESCRIPTION: PARCEL

Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Lot 28 and Lot 29 of "Supervisor's Plat No. 5," as recorded in Liber 6, of Plats, Page 55, Oakland County Records, also described as: Beginning at a point which is S89°59'03"E 1059.69 feet along the North line of Section 34 and the centerline of Auburn Road (120 ft. wd. R.O.W.) and S00°00'58"W 60.00 feet from the Northwest Corner of Section 34; thence S 89°59'03"E 330 feet along the North line of said Lot 28 and 29; thence S00°00'54"E 1259.78 feet along the East line of Lot 29 and the West line of Hazelwood Condominiums (L.26610, P.623-680); thence N90°00'00"W 330 feet along the South line of Lot 28 and 29; thence N00°00'54"W 1259.87 feet along the West line of Lot 28 to the point of beginning. Containing 415,741 square feet --- 9.544 acres (Net), more or less.

EXCLUDING INTERIOR ROAD ROW AS FOLLOWS:

Part of the NW 1/4 of Section 34, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows:

Beginning at a point which is S89°59'03"E 1389.69 feet along the North Line of Section 34, being also a Center Line of Auburn Road (120' wd. R-O-W) and S00°00'54"E 60.00 feet to a point on the South Line of Auburn Road, said point being the NE Corner of Lot 29 of "Supervisor's Plat No.5" (L.6, P.55, O.C.R.) and continuing S00°00'54"E 192.03 feet along the East Line of Lot 29 of "Supervisor's Plat No. 5", being also the West Line of "Hazelwood Hills", an Oakland County Condominium Plan No. 1464 (L.26610, P.674-680, O.C.R.), from the NW Corner of said Section 34; thence continuing S00°00'54"E 60.00 feet along the East Line of Lot 29 of "Supervisor's Plat No.5", being also the West Line of "Hazelwood Hills"; thence S89°59'06"W 121.50 feet along the South Line of Grand Park Drive (60' wd. Public R-O-W); thence Southwesterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'00", long chord bears S44°59'06"W 19.09 feet), said curve being a part of the Southerly Line of Grand Park Drive and the Northeasterly Line of Raffle Drive (60' wd. Public R-O-W); thence the following two (2) courses along the Easterly Line of said Raffle Drive; S00°00'54"E 863.29 feet and southerly 27.81 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 20°49'47", long chord bears S10°25'48"E 27.66 feet); thence Southwesterly 148.00 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 110°50'42", long chord bears S34°34'40"W 125.97 feet), said curve being the Southeasterly Line of Raffle Drive; thence N90°00'00"W 128.48 feet along the South Line of Raffle Drive, being a part of the South Line of Lot 28 of "Supervisor's Plat No. 5", to the SW Corner of Lot 28 of "Supervisor's Plat No.5"; thence N00°00'54"W 60.00 feet across said Raffle Drive and along a part of the West Line of Lot 28 of "Supervisor's Plan No.5"; thence N90°00'00"E 121.50 feet along the North Line of Raffle Drive; thence northeasterly 21.21 feet along the arc of a curve to the left (Radius of 13.50 feet, central angle of 90°00'54", long chord bears N44°59'33"E 19.09 feet), said curve being the Southwesterly Line of said Raffle Drive; thence the following two (2) courses along the West Line of Raffle Drive; N00°00'54"W 876.62 feet and Northerly 34.16 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 25°34'59", long chord bears N12°48'24"W 33.87 feet); thence Northeasterly 198.67 feet along the arc of a curve to the right (Radius of 76.50 feet, central angle of 148°48'00", long chord bears N48°48'07"E 147.36 feet), said curve being a part of the Northwesterly Line of Raffle Drive and the Northerly Line of Grand Park Drive; thence the following two (2) courses along the North Line of said Grand Park Drive; Easterly 44.35 feet along the arc of a curve to the left (Radius of 76.50 feet, central angle of 33°13'01", long chord bears S73°24'24"E 43.73 feet) and N89°59'06"E 49.68 feet to the Point of Beginning. Containing 83,089 square feet --- 1.907 acres.

Parcel # 15-34-101-073, -074 + -075

LEGAL DESCRIPTION: - SANITARY SEWER EASEMENT

Part of the NW 1/4 of Section 34, T.3N., R.11E., Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is S89°59'03"E 1059.69 feet along the North line of Section 34 and the centerline of Auburn Road (120 ft. wd. R.O.W.) and S00°00'54"E 60.00 feet and S00°00'54"E 1197.87 feet from the Northwest Corner of Section 34; thence S90°00'00"E 119.07 feet; thence N44°39'51"E 19.81 feet; thence N00°00'54"W 867.91 feet; thence S89°59'06"W 3.00 feet; thence N00°00'54"W 6.12 feet; thence 31.93 feet along the arc of a curve to the left (radius of 71.50 feet, central angle of 25°34'59", long chord bears N12°48'24"W 31.66 feet); thence 99.06 feet along the arc of a curve to the right (radius of 81.50 feet, central angle of 69°38'29", long chord bears N09°13'21"E 93.07 feet); thence S45°57'24"E 5.00 feet to a point "A"; thence 92.98 feet along the arc of a curve to the left (radius of 76.50 feet, central angle of 69°38'29", long chord bears S09°13'21"W 87.36 feet); thence 34.16 feet along the arc of a curve to the right (radius of 76.50 feet, central angle of 25°34'59", long chord bears S12°48'24"E 33.87 feet); thence S00°00'54"E 876.62 feet to a point "B"; thence 21.21 feet along the arc of a curve to the right (radius of 13.50 feet, central angle of 90°00'54", long chord bears S44°59'33"W 19.09 feet); thence N90°00'00"W 121.50 feet; thence N00°00'54"W 2.00 to the point of beginning.

also beginning at a point which is S47°21'50"E 91.06 feet from point "A"; thence N89°59'06"E 121.50 feet; thence S00°00'54"E 2.00 feet; thence S89°59'06"W 128.57 feet; thence 7.44 feet along the arc of a curve to the right (radius of 13.50 feet, central angle of 31°35'11", long chord bears N74°11'30"E 7.35 feet) to the point of beginning.

also beginning at a point which is S88°46'10"E 69.88 feet from point "B"; thence 10.01 feet along the arc of a curve to the left (radius of 76.50 feet, central angle of 7°29'59", long chord bears N00°22'46"W 10.01 feet); thence N89°59'17"E 125.20 feet; thence S00°00'54"E 55.76 feet; thence S76°36'36"W 20.56 feet; thence N00°00'00"E 40.52 feet; thence S89°59'17"W 106.39 feet; thence 10.08 feet along the arc of a curve to the left (radius of 76.50 feet, central angle of 7°32'57", long chord bears N07°08'42"E 10.07 feet) to the point of beginning.

11/26/18
Scott W. Approved

JJ-18-770
SHEET 1 OF 2



FORMERLY MCS ASSOCIATES, INC.

1055 South Boulevard E., Suite 200
Rochester Hills, MI 48307
Phone: (586) 726-9111
Fax: (248) 852-7707
Website: www.jjassociates.net

CLIENT: L & R HOMES
DATE: 10/26/2018 JS

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EXHIBIT B

NORTHWEST CORNER
SECTION 34
T.3N., R.11E.

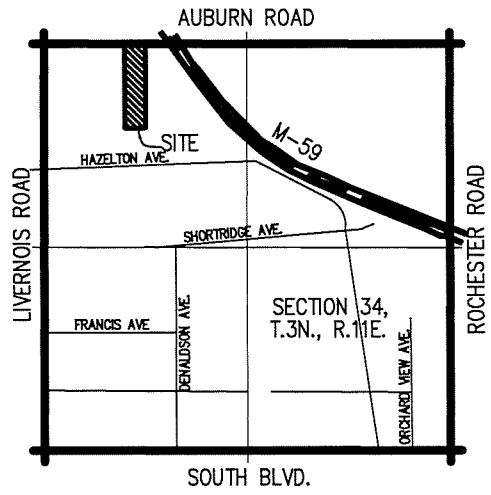
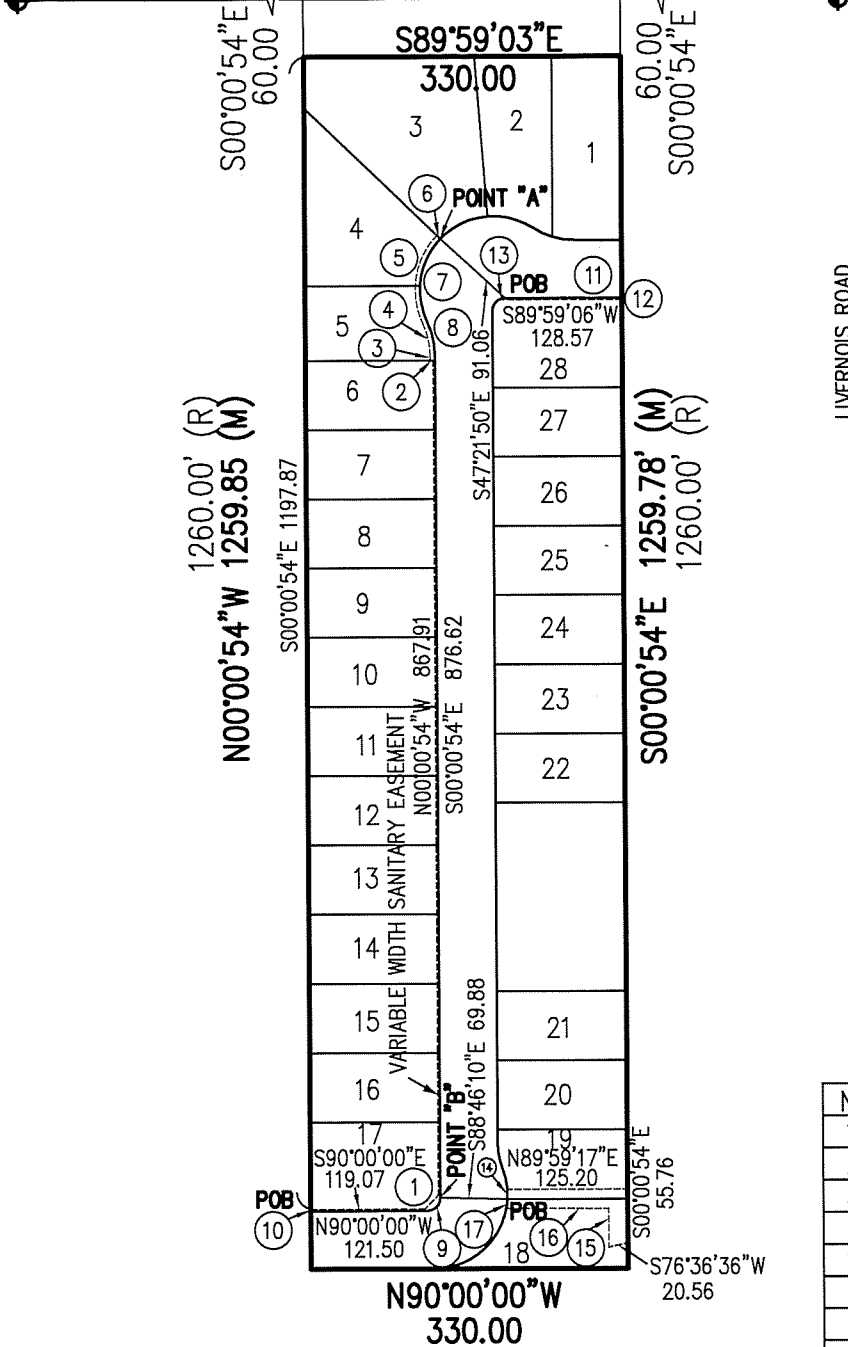
NORTH 1/4
SECTION 34
T.3N., R.11E.

(L.14992, P.86) NORTH LINE SECTION 34 (L.14992, P.89)

S89°59'03"E
1059.69

S89°59'03"E
330.00

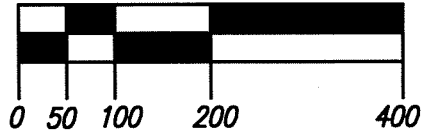
S89°59'03"E
1335.46



LOCATION MAP

NOT TO SCALE

GRAPHIC SCALE: 1" = 200'



LINE TABLE

No.	BEARING	DISTANCE
1	N44°39'51"E	19.81
2	S89°59'06"W	3.00
3	N00°00'54"W	6.12
6	S45°57'24"E	5.00
10	N00°00'54"E	2.00
11	N89°59'06"E	121.50
12	S00°00'54"E	2.00
15	N00°00'00"E	40.52
16	S89°59'17"W	106.39

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	DISTANCE
4	31.93	71.50	25°34'59"	N12°48'24"W	31.66
5	99.06	81.50	69°38'29"	N09°13'21"E	93.07
7	92.98	76.50	69°38'29"	S09°13'21"W	87.36
8	34.16	76.50	25°34'59"	S12°48'24"E	33.87
9	21.21	13.50	90°00'54"	S44°59'33"W	19.09
13	7.44	13.50	31°35'11"	N74°11'30"E	7.35
14	10.01	76.50	7°29'59"	N00°22'46"W	10.01
17	10.08	76.50	7°32'57"	N07°08'42"E	10.07

JJ-18-770
SHEET 2 OF 2