

## **PATHWAY EASEMENT**

KNOW ALL MEN BY THESE PRESENTS, that, **CK&E DEVELOPMENT, LLC**, whose address is 2005 Pontiac Road, Unit D, Auburn Hills, MI 48326 (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description and Sketch of Parcel:

**See Exhibit "A" and Exhibit "B"**

*Tax Identification Number:* 70-15-30-302-039

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Rochester Hills, a Michigan Municipal Corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, MI 48309, (hereinafter referred to as "Grantee"), a perpetual easement for a pathway, over, upon, across, in, through, and under the following described real property to wit:

**See Exhibit "A" and Exhibit "B"**

and to enter upon sufficient land adjacent to said pathway easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, repair, replace and maintain pathway and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee.

This instrument shall be binding upon and inure for the benefit of the parties hereto, their heirs, representatives, successors and assigns.

Also, a Temporary Grading Easement being part of the above described parcel of land. The temporary Grading Easement to terminate on the date the contractor completes the above project (not to exceed one (1) year).

IN WITNESS WHEREOF, the undersigned Grantor have affixed their signature this 4th day of December A.D., 2025.

WITNESSES:

**CK&E DEVELOPMENT, LLC**

Keith Depp  
Witness Signature

By: Keith Depp  
Signature

Keith Depp  
Printed Name

Its: Patrick Burns Owner  
Printed Name & Title

STATE OF MICHIGAN      )  
                                  )SS  
COUNTY OF                   )

On this 4th day of December, A.D., 2025, before me, a Notary Public in and for said County, appeared Patrick Burns, and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the Owner of described parcel, the corporation named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and acknowledged said instrument the free act and deed of said corporation.



Teria Joyce Macomb  
Notary Public, County, MI  
My commission expires 3-6-2025

This instrument drafted by:  
Sameer Hamad  
OHM Advisors  
34000 Plymouth Road  
Livonia, Michigan 48150

P. Dan Christ  
Approved 11/10/25

Tax Identification Number: 70-15-30-302-039

WHEN SIGNED RETURN TO:  
Leanne Scott, City Clerk  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

# PATHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (70-15-30-302-039) (PER OAKLAND COUNTY TAX ROLLS)

A parcel of land being a part of the SW 1/4 of Section 30, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Beginning at a point distant S 85°49'02" W 1.93 feet to PREV PROP CONTROLLING CORNER & S 01°30'03" E 385.17 feet & S 02°03'12" E 295.34 feet from the REMON W 1/4 corner of said Section 30; thence N 85°38'28" E 945.60 feet; thence S 02°02'36" E 19.43 feet; thence 774.16 feet along a curve to the left, radius 880.00 feet, delta 50°24'18", chord bears S 70°53'56" W 749.44 feet; thence 193.35 feet along a curve to the left, radius 290.00 feet, delta 38°12'03", chord bears N 72°57'21" W 189.79 feet; thence S 87°56'48" W 48.97 feet; thence N 02°03'12" W 139.01 feet to the Point of Beginning. Subject to all easements and restrictions of record, if any.

## PATHWAY EASEMENT

A parcel of land being a part of the SW 1/4 of Section 30, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

Beginning at a point distant S 85°49'02" W 1.93 feet to PREV PROP CONTROLLING CORNER & S 01°30'03" E 385.17 feet & S 02°03'12" E 434.35 feet & N 87°56'48" E 48.97 feet & 171.40 feet along a curve to the right, radius 290.00 feet, delta 33°51'51", chord bears S 75°07'27" E 168.92 feet from the REMON W 1/4 corner of said Section 30; thence 21.95 feet along a curve to the right, radius 290.00 feet, delta 04°20'12", chord bears S 56°01'26" E 21.95 feet; thence 51.00 feet along a curve to the right, radius 880.00 feet, delta 03°19'14", chord bears N 47°21'24" E 50.99 feet; thence S 68°12'04" W 60.00 feet to the Point of Beginning.

Contains 529 square feet or 0.012 acres of land, more or less. Subject to all easements and restrictions of record, if any.

## TEMPORARY GRADING EASEMENT

A parcel of land being a part of the SW 1/4 of Section 30, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as follows:

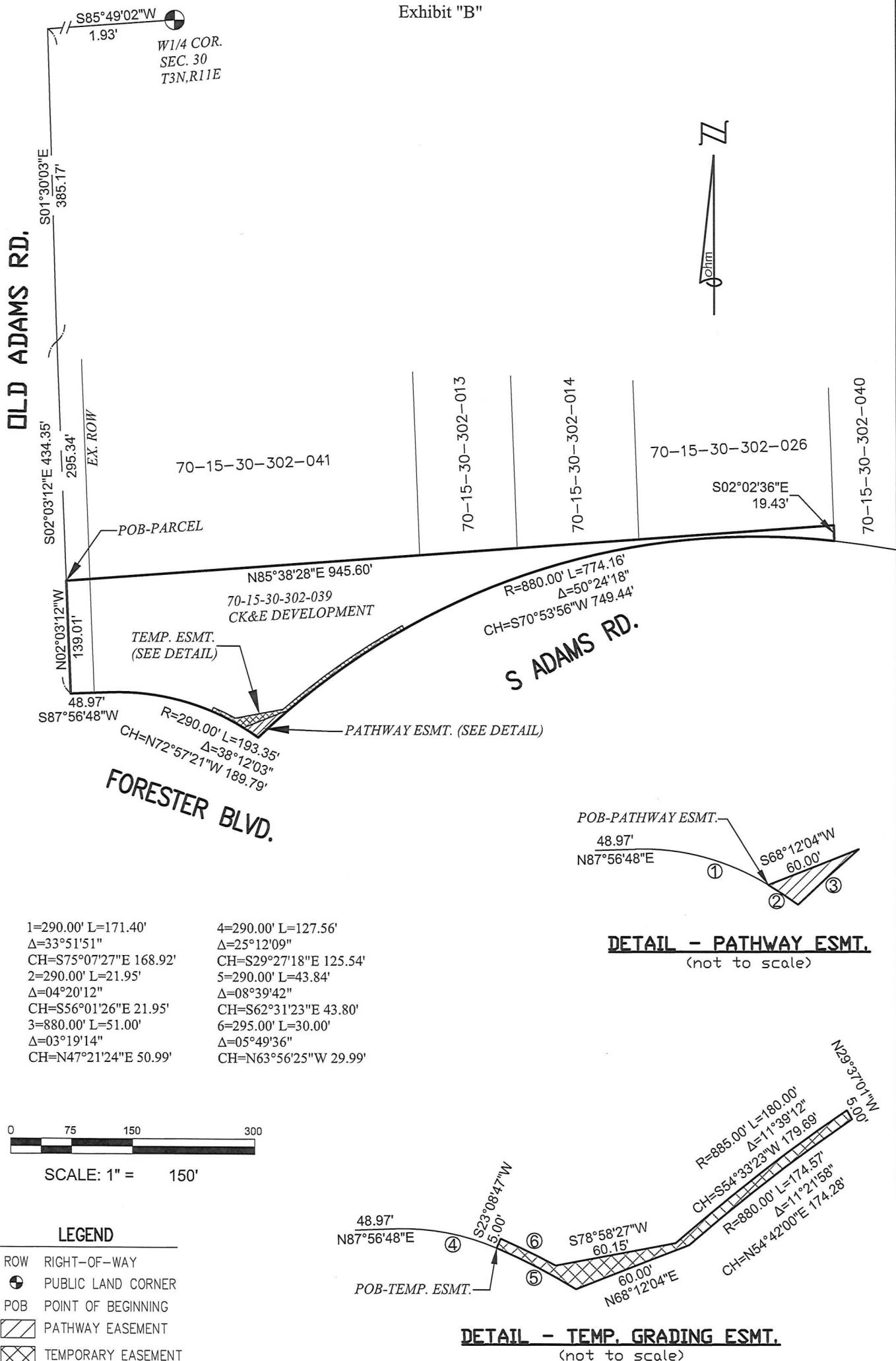
Beginning at a point distant S 85°49'02" W 1.93 feet to PREV PROP CONTROLLING CORNER & S 01°30'03" E 385.17 feet & S 02°03'12" E 434.35 feet & N 87°56'48" E 48.97 feet & 127.56 feet along a curve to the right, radius 290.00 feet, delta 25°12'09", chord bears S 29°27'18" E 125.54 feet from the REMON W 1/4 corner of said Section 30; thence 43.84 feet along a curve to the right, radius 290.00 feet, delta 08°39'42", chord bears S 62°31'23" E 43.80 feet; thence N 68°12'04" E 60.00 feet; thence 174.57 feet along a curve to the right, radius 880.00 feet, delta 11°21'58", chord bears N 54°42'00" E 174.28 feet; thence N 29°37'01" W 5.00 feet; thence 180.00 feet along a curve to the left, radius 885.00 feet, delta 11°39'12", chord bears S 54°33'23" W 179.69 feet; thence S 78°58'27" W 60.15 feet; thence 30.00 feet along a curve to the left, radius 295.00 feet, delta 05°49'36", chord bears N 63°56'25" W 29.99 feet; thence S 23°08'47" W 5.00 feet to the Point of Beginning.

Contains 1,568 square feet or 0.036 acres of land, more or less. Subject to all easements and restrictions of record, if any.

<i>Seth Approved</i> 11/13/25		<b>PATHWAY EASEMENT</b> PART OF THE SW 1/4 OF SECTION 30 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN PARCEL ID# 70-15-30-302-039		SCALE H: 1"=150'	3 OF 4
DATE: 10-21-2025	CLIENT: CITY OF ROCHESTER HILLS			JOB # 0170-25-0010	
34000 Plymouth Road   Livonia, MI 48150   P (734) 522-6711   F (734) 522-6427   WWW.OHM-ADVISORS.COM				OHM	
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# PATHWAY EASEMENT SKETCH

Exhibit "B"



PATHWAY EASEMENT			SCALE H: 1"=150'
PART OF THE SW 1/4 OF SECTION 30 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN PARCEL ID# 70-15-30-302-039			SHEET 4 OF 4
DATE: 10-21-2025	CLIENT: CITY OF ROCHESTER HILLS	JOB # 0170-25-0010	
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