

TURNAROUND EASEMENT

Walton Oaks LLC, a Michigan limited liability company of 14496 North Sheldon Road, Suite 230, Plymouth, Michigan 48170, 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 paved turnaround for fire and emergency access on, under through and across land more particularly described as:

See Attached Exhibits A & B (*The Legal Description & Drawing*)

Parcel ID#70-15-07-376-038


All property disturbed or altered. now or in the future, by reason of the construction, operation, maintenance. repair and/or replacement of the turnaround access 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 or the turnaround access: (a) the right of ingress and egress over. thru and across the casement. and (b) the right to grant other nonexclusive easements and rights-of-way across, over. under and thru the easement parcel, with the condition that prior to such a grant written consent shall be obtained from the City..

Exempt from Transfer Tax under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 18th day of June, 2024.

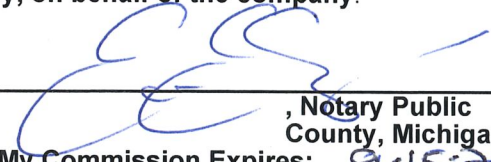
Walton Oaks LLC, a Michigan limited liability company,
By: Three Oaks Communities, LLC, a Michigan limited liability company
It's Manager


William J. Godfrey
Sole Authorized Representative

STATE OF MICHIGAN
COUNTY OF Wayne

The foregoing instrument was acknowledged before me this 18th day of June, 2024, By William J. Godfrey, Sole Authorized Representative of Three Oaks Communities LLC, Manager of Walton Oaks LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:
Bruce Michael
14496 North Sheldon Road, Suite 230
Plymouth, Michigan 48170



, Notary Public
County, Michigan
My Commission Expires: 9-15-26

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

ERIN E SOULES
NOTARY PUBLIC-MICHIGAN
WAYNE COUNTY
MY COMMISSION EXPIRES 09-15-2026
ACTING IN Wayne COUNTY

P. Daw Christ
Approved 7/1/24

EXHIBIT A
LEGAL DESCRIPTION
Parcel #15-07-376-038

CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.17 FT. AND N.00°25'40"W., 60.01 FT. TO THE POINT OF BEGINNING; THENCE N.00°25'40"W., 367.99 FT.; THENCE S.88°36'01"W., 150.00 FT.; THENCE N.00°26'34"W., 1023.60 FT.; THENCE N.88°36'25"E., 250.02 FT.; THENCE S.00°26'37"E., 1391.57 FT.; THENCE S.88°36'01"W., 100.14 FT. TO THE POINT OF BEGINNING.

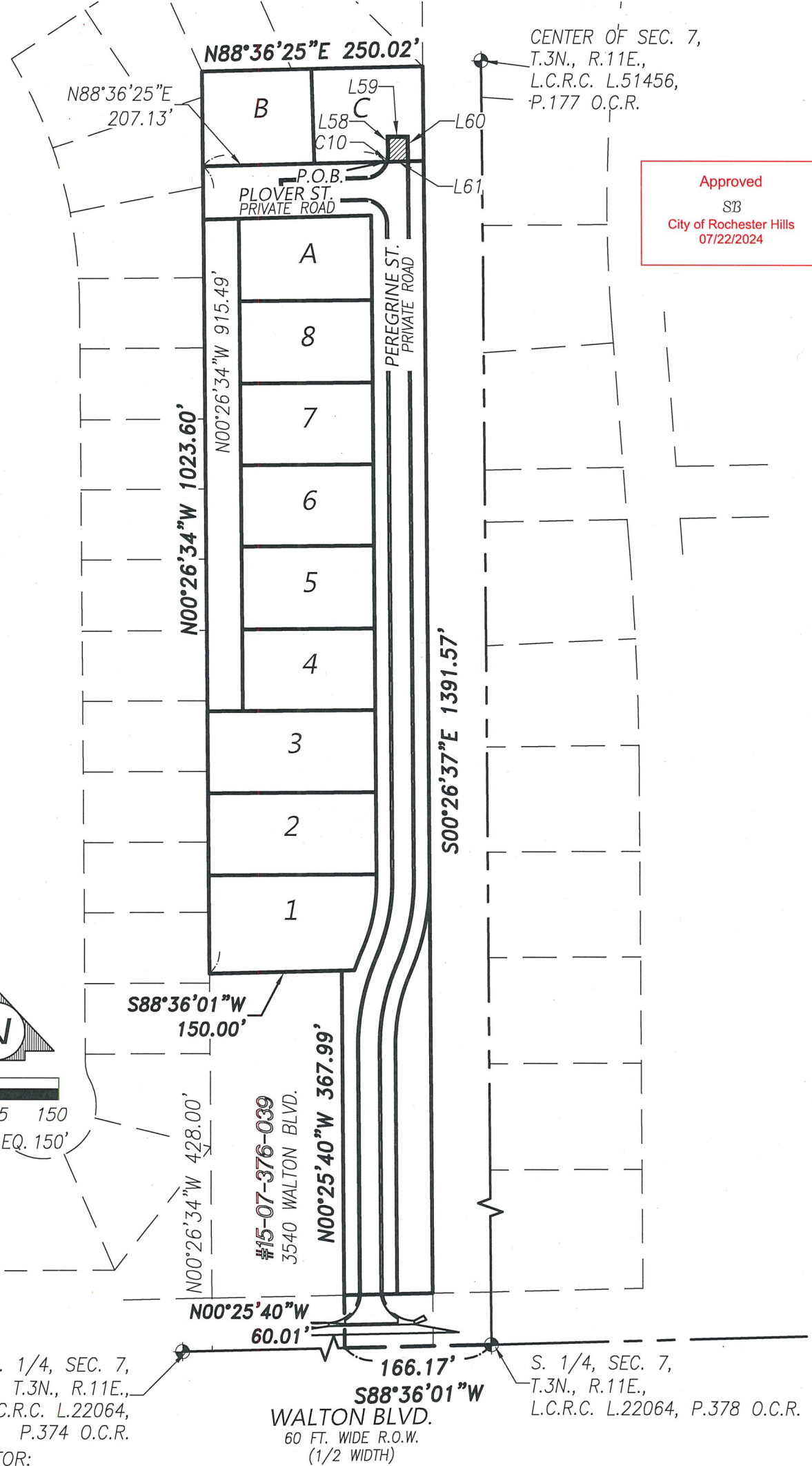
SUBJECT TO THE RIGHTS OF THE PUBLIC OVER WALTON BLVD. AND ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS OF RECORD, IF ANY. CONTAINING 6.720 ACRES OF LAND.

ADDRESS: 3510 WALTON BLVD., ROCHESTER HILLS, MI 48309

Approved 8/6/24
ARS/City of RH

EXHIBIT "B"

SKETCH OF TURNAROUND EASEMENT



Approved
 SB
 City of Rochester Hills
 07/22/2024



0 75 150
 SCALE: 1" EQ. 150'

PREPARED FOR:
 THREE OAKS COMMUNITIES, LLC
 P.O. BOX 8307
 ANN ARBOR, MI 48107
 (248) 703-4653

SHEET: 1 OF 2

BRADLEY G.. REICHERT P.S. #4001055923

Scale: 1"=150'
 Date: 5/20/24
 Job No. 21-001
 Drawn: B.G.R.



P 248.651.0592 F 248.656.7099
 Mail@ReichertSurveying.com
 140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:

TURNAROUND DESCRIPTION

PRIVATE ROAD DESCRIPTION

CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.17 FT. AND N.00°25'40"W., 60.01 FT. AND N.00°25'40"W., 367.99 FT. AND S.88°36'01"W., 150.00 FT. AND N.00°26'34"W., 915.49 FT. AND N.88°36'25"E., 207.13 FT. TO THE POINT OF BEGINNING; THENCE (C10) ALONG A CURVE CONCAVE TO THE LEFT WITH AN ARC DISTANCE OF 8.37 FT., AND A RADIUS OF 25.00 FEET, AND CHORD BEARING OF N.09°08'32"E., 8.33 FT.; THENCE (L58) N.0°26'37"W., 21.83 FT.; THENCE (L59) N.89°33'23"E., 25.00 FT.; THENCE (L60) S.00°26'37"W., 29.60 FT.; THENCE (L61) S.88°36'25"W., 29.39 FT. TO THE POINT OF BEGINNING. CONTAINING 749.01 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE #	LENGTH	BEARING
L58	21.83'	N00°26'37"W
L59	25.00'	N89°33'23"E
L60	29.60'	S00°26'37"E
L61	26.39'	S88°36'25"W

CURVE TABLE					
CURVE #	RADIUS	ARC	CHORD BEARING	CHORD	DELTA
C10	25.00'	8.37'	N09°08'32"E	8.33'	19°10'17"

PREPARED FOR:
 THREE OAKS COMMUNITIES, LLC
 P.O. BOX 8307
 ANN ARBOR, MI 48107
 (248) 703-4653

SHEET: 2 OF 2

Scale: N.T.S.
 Date: 5/7/24
 Job No. 21-001
 Drawn: B.G.R.



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 Mail@ReichertSurveying.com
 140 Flumerfelt Lane - Rochester, MI 48306

DATE:	REV. BY: