

TURNAROUND EASEMENT

S.E. MICHIGAN LAND HOLDING LLC, a Michigan limited liability company of **51237 Danview Technology Court, Shelby Township, MI 48315** ('Grantor') grants to the **CITY OF ROCHESTER HILLS**, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 ('Grantee'), an easement for the construction, operation, maintenance, repair and/or replacement of a paved 20' turnaround for fire and emergency access on, under, thru and across land more particularly described as:

See Attached Exhibit "A"

Sidwell # 15-27-151-003

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 of the turnaround access: (a) the right of ingress and egress over, thru and across the easement, 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 MCLA 207.526(a); MSA 7.456 (26) (a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 28th day of September, 2015.

S.E. MICHIGAN LAND HOLDING LLC,
A Michigan limited liability company

By: _____
Anthony Lombardo, Its Manager

STATE OF MICHIGAN)
) ss
COUNTY OF MACOMB)

The foregoing instrument was acknowledged before me this 28th day of September, 2015, by **ANTHONY LOMBARDO** who is manager of **S.E. MICHIGAN LAND HOLDING LLC**, a Michigan limited liability company, on behalf of the company.

Heidi L Verellen
Heidi L. Verellen Notary Public
Macomb County, Michigan
My Commission Expires: 4-9-21

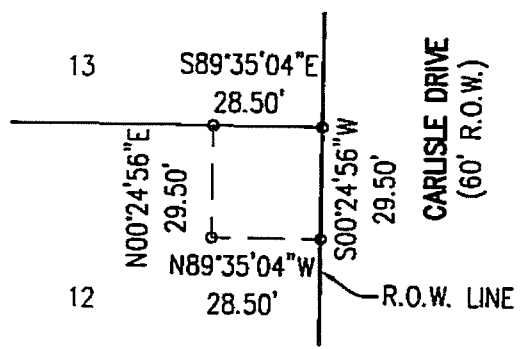
Drafted by:
Lombardo Homes
Mark Roebuck
51237 Danview Technology Court
Shelby Twp., MI 48315

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

10/13/15
John Staran
Approved

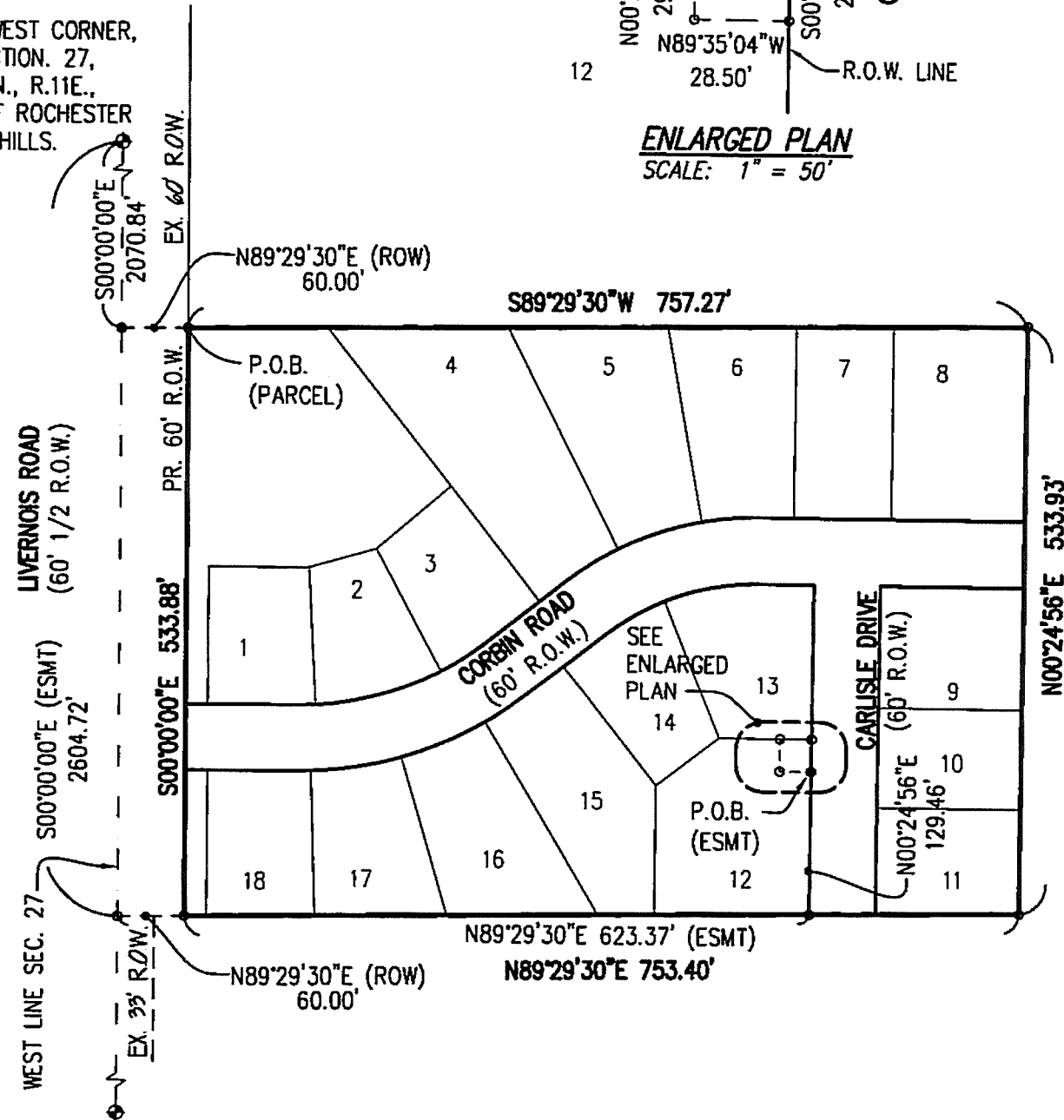
EXHIBIT A

TURNAROUND ACCESS EASEMENT



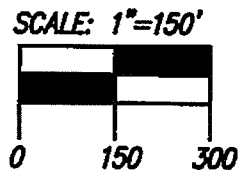
ENLARGED PLAN
SCALE: 1" = 50'

NORTHWEST CORNER,
SECTION. 27,
T.3N., R.11E.,
CITY OF ROCHESTER
HILLS.



WEST 1/4 CORNER,
SECTION. 27,
T.3N., R.11E.,
CITY OF ROCHESTER
HILLS.

*Mike Tavit
Approved 10/22/15*



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M-15-0430
SHEET 1 OF 2

CLIENT: SE MICHIGAN LAND HOLDING LLC
PROJECT: CUMBERLAND POINTE, N.W. 1/4 SEC. 27
DATE: 06/23/15
09/08/15 REV.
10/15/15 REV.



6303 26 MILE RD. SUITE 110
WASHINGTON TWP, MI 48094
T (586) 677 - 4081
F (586) 677 - 4084

EXHIBIT A

LEGAL DESCRIPTION: TOTAL PARCEL

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2070.84' ALONG THE WEST LINE OF SAID SECTION 27; AND N89°29'30"E 60.00' TO THE POINT OF BEGINNING; THENCE PROCEEDING S00°00'00"E 533.88'; THENCE N89°29'30"E 753.40' TO A POINT ON THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" A PLAT RECORDED IN LIBER 107 OF PLATS, ON PAGES 40-43 OF OAKLAND COUNTY RECORDS; THENCE N00°24'56"E 533.93' ALONG THE WEST LINE OF SAID "CUMBERLAND HILLS SUB. NO. 3" TO A POINT; THENCE S89°29'30"W 757.27' TO THE POINT OF BEGINNING.

CONTAINING 9.257 ACRES

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

(LEGAL DESCRIPTION FROM A CERTIFICATE OF SURVEY BY HOUSTON KENNEDY, 1/19/2004)

PARCEL SIDWELL NUMBER: 15-27-151-003

LEGAL DESCRIPTION: TURNAROUND ACCESS EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 27, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 27, THENCE S00°00'00"E 2604.72' ALONG THE WEST LINE OF SAID SECTION 27 AND N89°29'30"E 623.37' AND N00°24'56"E 129.46' TO THE POINT OF BEGINNING; THENCE N89°35'04"W 28.50'; THENCE N00°24'56"E 29.50'; THENCE S89°35'04"E 28.50'; THENCE S00°24'56"W 29.50' TO THE POINT OF BEGINNING.

CONTAINING 841 SQUARE FEET --- 0.02 ACRES

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

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N-15-0430
SHEET 2 OF 2

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