

**SANITARY SEWER EASEMENT**

VASP, Inc. a Michigan corporation of 14955 Technology Dr., Shelby Township, Michigan, 48315 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:

See Attached Exhibits A and B  
Sidwell # 70-15-31-400-020

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 17 day of OCT., 2017.

VASP, Inc.  
a Michigan corporation

By: Mark Gesuale  
Mark Gesuale  
Its: President

STATE OF MICHIGAN  
COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 20th day of October, 2017, by Mark Gesuale who is the President of VASP, Inc., a Michigan corporation, on behalf of the corporation.

**KRISTIE WHITCOMB**  
Notary Public, State of Michigan  
County of Macomb  
My Commission Expires 10-17-2021  
Acting in the County of Macomb

Kristie Whitcomb  
\_\_\_\_\_  
, Notary Public  
Macomb County, Michigan  
My commission Expires: 10-17-2021

Drafted by:  
Demetrios J. Polyzois  
14955 Technology Dr.  
Shelby Township, MI 48315

John Staraw  
Approved 11/29/17

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

'' EXHIBIT A ''

DESCRIPTION OF EXHIBIT "A" PARCEL DESCRIPTION

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST 1/4 OF SECTION 31, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N.90°00'00"E., 1485.50 FT. RECORDED, (MEASURED AS N.90°00'00"E., 1485.86 FT.) ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SOUTH BLVD. (WIDTH VARIES) TO THE POINT OF BEGINNING; THENCE N.08°33'45"W., 1222.70 FT. RECORDED, (MEASURED AS N.08°23'50"W., 1222.98 FT.); THENCE N.90°00'00"E., 500.00 FT. (RECORDED & MEASURED); THENCE S.08°33'45"E., 987.07 FT. RECORDED, (MEASURED AS S.07°47'11"E., 511.08 FT. & S.08°58'16"E., 263.47 FT.); THENCE S.82°25'39"W., 411.87 FT.; THENCE S.08°23'50"E., 393.22 FT. TO A POINT ON THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SOUTH BLVD. (WIDTH VARIES); THENCE ALONG SAID SOUTH LINE OF SECTION 31, S.90°00'00"W., 80.87 FT. TO THE POINT OF BEGINNING. CONTAINING 9.825 ACRES OR 427,977 SQ.FT. SUBJECT TO THE RIGHTS OF THE PUBLIC OVER SOUTH BOULEVARD AND ANY OTHER EASEMENTS, RESTRICTIONS, OR RIGHTS-OF-WAY OF RECORD, IF ANY.

EXCEPT THE FOLLOWING AREA TO BE REMOVED AND DEDICATED AS RIGHT-OF-WAY TO OAKLAND COUNTY ROAD COMMISSION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 31; THENCE N.90°00'00"E., 1485.50 FT. RECORDED, (MEASURED AS N.90°00'00"E., 1485.86 FT.) ALONG THE SOUTH LINE OF SAID SECTION 31 AND THE CENTERLINE OF SOUTH BLVD. (WIDTH VARIES) TO THE POINT OF BEGINNING; THENCE N.08°23'50"W. 60.65 FT.; THENCE N.90°00'00"E., 80.87 FT.; THENCE S.08°23'50"E. 60.65 FT.; THENCE N.90°00'00"W. 80.87 FT. TO THE POINT OF BEGINNING.,

Mike Tawnt  
Approved 9/13/16

# MUNICIPAL SANITARY SEWER EASEMENT "EXHIBIT B"

## DESCRIPTION OF EXHIBIT "B" SANITARY SEWER EASEMENT

A 20' WIDE SANITARY SEWER EASEMENT OVER THE PARCEL, BEING PART OF THE SOUTHEAST 1/4 OF SECTION 31, T.3N., R.11 E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER (B-13) OF SECTION LINE 31, THENCE ALONG THE SOUTH SECTION LINE OF SAID SECTION 31 N90°00'00"E 1485.86 FEET (L.22386, P.334) O.C.R.; THENCE N08°23'50"W 60.65 FEET; THENCE N90°00'00"E 39.08 FEET TO THE POINT OF BEGINNING;

THENCE ALONG SAID EASEMENT THE FOLLOWING FORTY-SIX (46) COURSES:

1. (C1) 36.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING N09°53'27"E, 35.89 FEET;
2. (L1) N27°17'44"E 10.09 FEET;
3. (C2) 24.92 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING N09°26'57"E, 24.52 FEET;
4. (L2) N08°23'50"W 136.08 FEET;
5. (L3) N19°01'54"W 56.90 FEET;
6. (L4) N08°23'50"W 68.82 FEET;
7. (C3) 51.82 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 51.00 FEET, A CHORD BEARING N20°42'44"E, 49.62 FEET;
8. (L5) N49°49'18"E 31.69 FEET;
9. (C4) 71.13 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 70.00 FEET, A CHORD BEARING N20°42'44"E, 68.11 FEET;
10. (L6) N08°23'50"W 404.59 FEET;
11. (C5) 106.33 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 104.53 FEET, A CHORD BEARING N20°44'28"E, 101.81 FEET;
12. (L7) N50°12'35"E 0.16 FEET;
13. (C6) 81.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 41.31 FEET, A CHORD BEARING N06°11'32"W, 68.85 FEET;
14. (L8) N61°49'51"W 11.00 FEET;
15. (L9) N27°22'02"E 20.00 FEET;
16. (L10) S61°49'51"E 11.00 FEET;
17. (C7) 120.79 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 61.31 FEET, A CHORD BEARING S06°11'33"E, 102.18 FEET;
18. (L11) S50°44'14"W 0.03 FEET;
19. (C8) 85.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 84.53 FEET, A CHORD BEARING S20°44'28"W, 82.32 FEET;
20. (L12) S08°23'50"E 321.80 FEET;
21. (C9) 16.96 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 30.00 FEET, A CHORD BEARING S79°40'40"E, 16.74 FEET;
22. (L13) S63°28'58"E 2.06 FEET;
23. (C10) 4.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 8.12 FEET, A CHORD BEARING S79°37'32"E, 4.81 FEET;
24. (L14) N81°36'10"E 99.21 FEET;
25. (C11) 77.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 121.00 FEET, A CHORD BEARING S79°57'45"E, 76.53 FEET;
26. (L15) S61°31'40"E 1.83 FEET;
27. (C12) 16.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 26.00 FEET, A CHORD BEARING S79°57'45"E, 16.44 FEET;
28. (L16) N81°36'10"E 122.12 FEET;
29. (L17) S08°58'16"E 20.00 FEET;
30. (L18) S81°36'10"W 122.32 FEET;
31. (C13) 29.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 46.00 FEET, A CHORD BEARING N79°57'45"W, 29.09 FEET;
32. (L19) N61°31'40"W 1.83 FEET;
33. (C14) 64.99 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 101.00 FEET, A CHORD BEARING N79°57'45"W, 63.88 FEET;
34. (L20) S81°36'10"W 121.30 FEET;
35. (L21) S08°23'50"E 54.69 FEET;

*Mike Tawnt*  
*Approved 4/5/17*

REVISION 10/6/16  
REVISION 12/6/16

# MUNICIPAL SANITARY SEWER EASEMENT "EXHIBIT B"

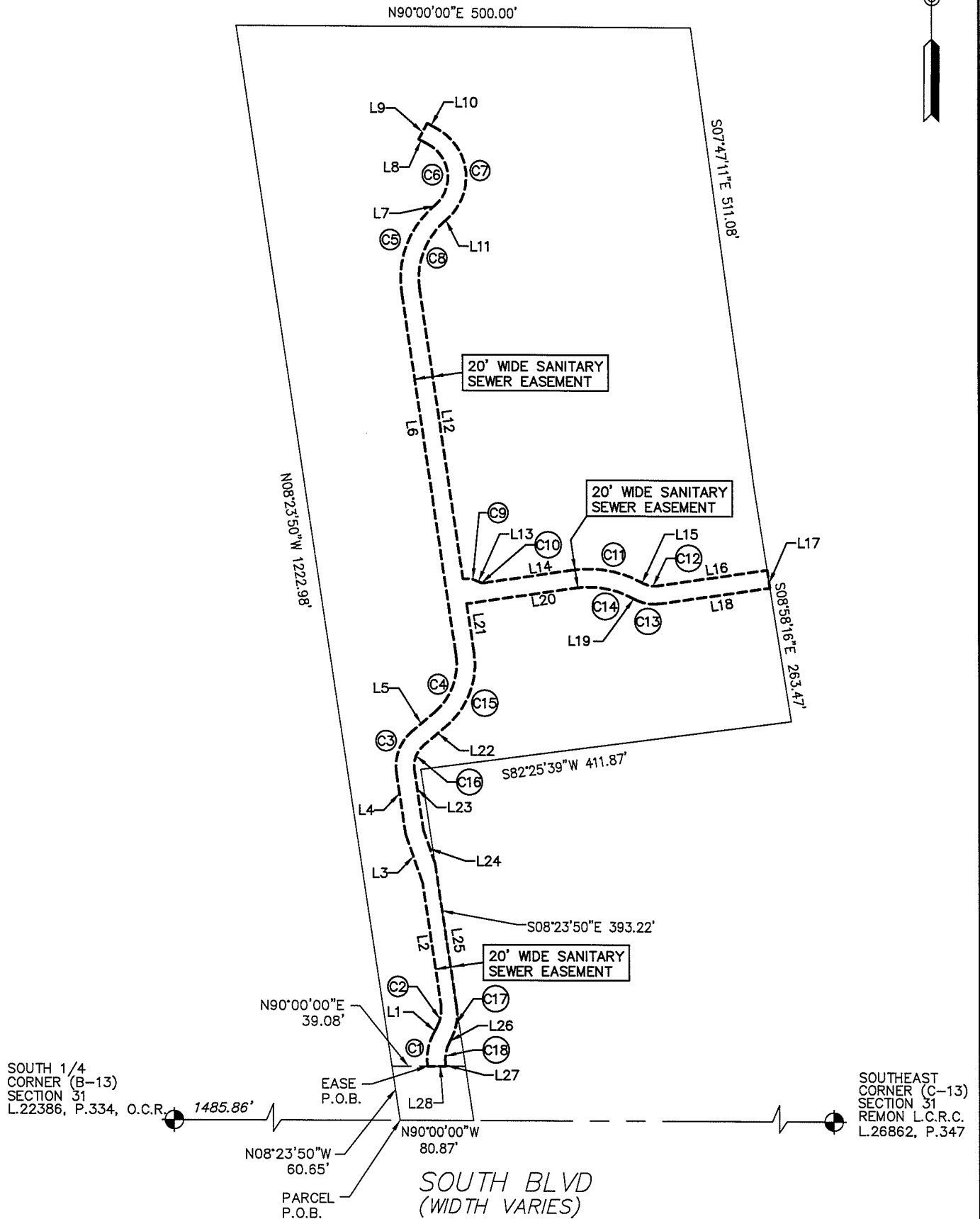
36. (C15) 91.45 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 90.00 FEET, A CHORD BEARING S20°42'44"W, 87.57 FEET;
37. (L22) S49°49'18"W 31.69 FEET;
38. (C16) 31.50 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 31.00 FEET, A CHORD BEARING S20°42'44"W, 30.16 FEET;
39. (L23) S08°23'50"E 66.96 FEET;
40. (L24) S19°01'54"E 38.90 FEET;
41. (L25) S08°23'50"E 160.25 FEET;
42. (C17) 37.38 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 60.00 FEET, A CHORD BEARING S09°26'58"W, 36.78 FEET;
43. (L26) S27°17'44"W 4.39 FEET;
44. (C18) 25.00 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 40.00 FEET, A CHORD BEARING S09°23'23"W, 24.60 FEET;
45. (L27) S08°30'59"E 1.94 FEET; AND
46. (L28) N90°00'00"W 20.21 FEET TO THE POINT OF BEGINNING.

CONTAINING ±27,703 SQUARE FEET OF LAND.

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE #     | DIRECTION   | LENGTH  |
| L1         | N27°17'44"E | 10.09'  |
| L2         | N08°23'50"W | 136.08' |
| L3         | N19°01'54"W | 56.90'  |
| L4         | N08°23'50"W | 68.82'  |
| L5         | N49°49'18"E | 31.69'  |
| L6         | N08°23'50"W | 404.59' |
| L7         | N50°12'35"E | 0.16'   |
| L8         | N61°49'51"W | 11.00'  |
| L9         | N27°22'02"E | 20.00'  |
| L10        | S61°49'51"E | 11.00'  |
| L11        | S50°44'14"W | 0.03'   |
| L12        | S08°23'50"E | 321.80' |
| L13        | S63°28'58"E | 2.06'   |
| L14        | N81°36'10"E | 99.21'  |
| L15        | S61°31'40"E | 1.83'   |
| L16        | N81°36'10"E | 122.12' |
| L17        | S08°58'16"E | 20.00'  |
| L18        | S81°36'10"W | 122.32' |
| L19        | N61°31'40"W | 1.83'   |
| L20        | S81°36'10"W | 121.30' |
| L21        | S08°23'50"E | 54.69'  |
| L22        | S49°49'18"W | 31.69'  |
| L23        | S08°23'50"E | 66.96'  |
| L24        | S19°01'54"E | 38.90'  |
| L25        | S08°23'50"E | 160.25' |
| L26        | S27°17'44"W | 4.39'   |
| L27        | S08°30'59"E | 1.94'   |
| L28        | N90°00'00"W | 20.21'  |

| CURVE TABLE |         |         |             |         |
|-------------|---------|---------|-------------|---------|
| CURVE #     | LENGTH  | RADIUS  | CH BRG      | CHORD   |
| C1          | 36.45'  | 60.00'  | N09°53'27"E | 35.89'  |
| C2          | 24.92'  | 40.00'  | N09°26'57"E | 24.52'  |
| C3          | 51.82'  | 51.00'  | N20°42'44"E | 49.62'  |
| C4          | 71.13'  | 70.00'  | N20°42'44"E | 68.11'  |
| C5          | 106.33' | 104.53' | N20°44'28"E | 101.81' |
| C6          | 81.39'  | 41.31'  | N06°11'32"W | 68.85'  |
| C7          | 120.79' | 61.31'  | S06°11'33"E | 102.18' |
| C8          | 85.99'  | 84.53'  | S20°44'28"W | 82.32'  |
| C9          | 16.96'  | 30.00'  | S79°40'40"E | 16.74'  |
| C10         | 4.89'   | 8.12'   | S79°37'32"E | 4.81'   |
| C11         | 77.86'  | 121.00' | S79°57'45"E | 76.53'  |
| C12         | 16.73'  | 26.00'  | S79°57'45"E | 16.44'  |
| C13         | 29.60'  | 46.00'  | N79°57'45"W | 29.09'  |
| C14         | 64.99'  | 101.00' | N79°57'45"W | 63.88'  |
| C15         | 91.45'  | 90.00'  | S20°42'44"W | 87.57'  |
| C16         | 31.50'  | 31.00'  | S20°42'44"W | 30.16'  |
| C17         | 37.38'  | 60.00'  | S09°26'58"W | 36.78'  |
| C18         | 25.00'  | 40.00'  | S09°23'23"W | 24.60'  |

# SKETCH OF SANITARY SEWER EASEMENT "EXHIBIT B"



REVISION 10/6/16  
REVISION 12/6/16



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|   |                  |
|---|------------------|
| JOB NAME: RH14051.SANEA                       | JOB NO: RH14-051 |
| DRAWN BY: L. RODRIGUEZ                        | DATE: 10/6/16    |
| SCALE: 1"=150'                                | SHEET: 3 OF 3    |
| SECTION 31 TOWN 3 NORTH RANGE 11 EAST         |                  |
| CITY/TOWN: ROCHESTER HILLS OAKLAND COUNTY, MI |                  |