

SANITARY SEWER EASEMENT

J4 Rochester Hills, LLC, a Michigan limited liability company of 2354 Bellingham, Troy, Michigan 48083 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

Parcel ID# 15-21-276-014

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. Any such permanent improvements or alterations shall be made so as to minimize any interference with the lawful use of the property by Grantor.

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 (in which case such consent will not be unreasonably withheld, conditioned or delayed).

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 28th day of April, 2020.

(J4 Rochester Hills, LLC)

Mark Rumble
Signature
MARK Rumble
Print Name
General Manager
Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 28th day of April, 2020, by Mark Rumble who is a member of J4 Rochester Hills, LLC, a Michigan limited liability company, on behalf of the company.

Leeann M. White-Seder
Notary Public
Oakland County, Michigan
My Commission Expires: 7-19-2021

Drafted by:

Mark Rumble
2354 Bellingham Dr.
Troy, MI 48083

When recorded, return to

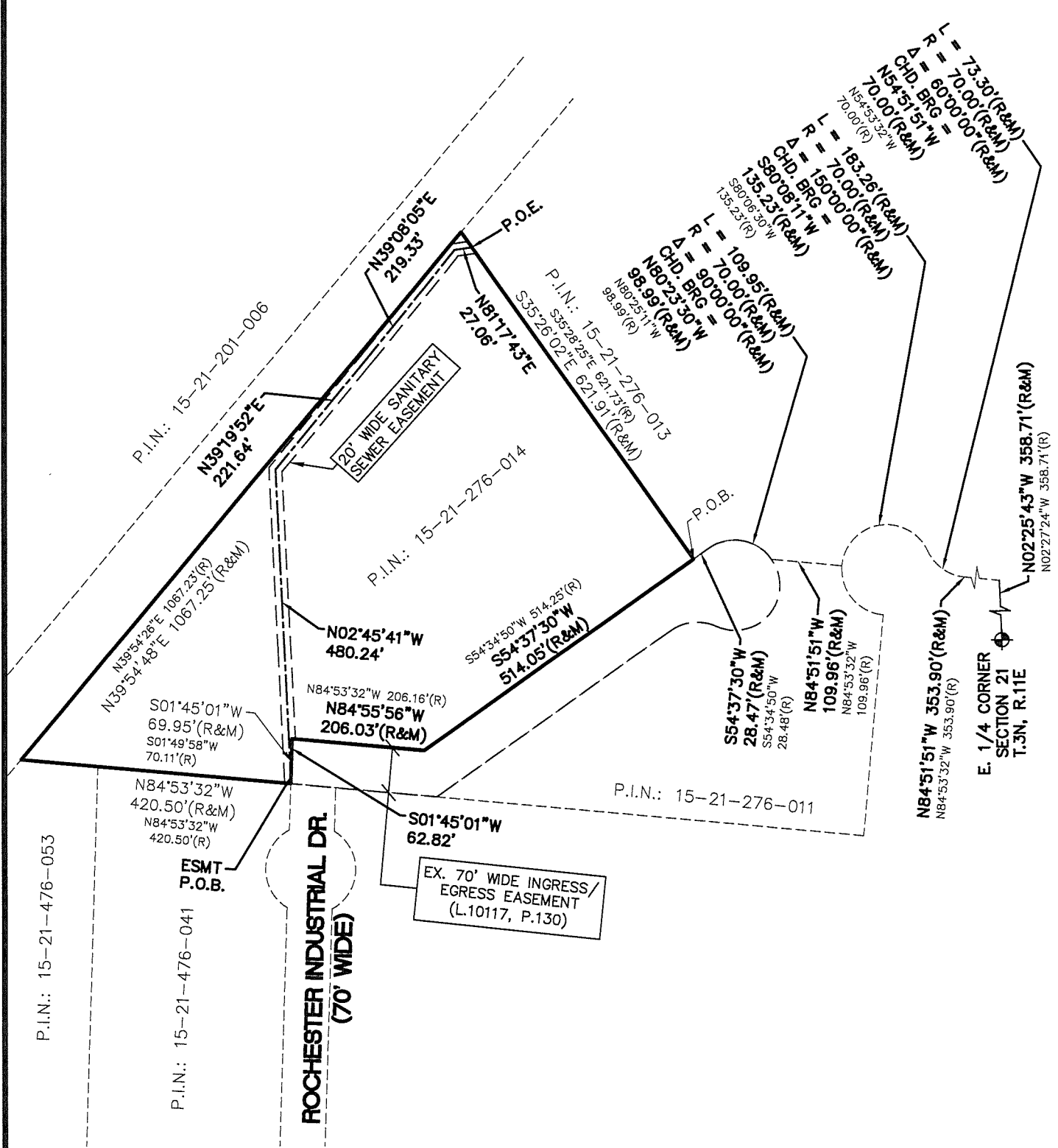
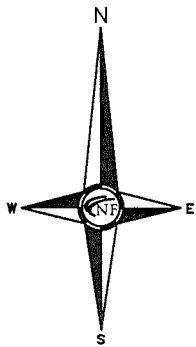
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

LEEANN M. WHITE-SEDER
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB
MY COMMISSION EXPIRES JUL 19, 2021
ACTING IN COUNTY OF Oakland

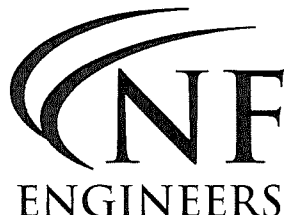
John Starow
Approved 5/19/20

EXHIBIT A

SANITARY SEWER EASEMENT (SKETCH)



*Jenny M.
Approved 6/11/20*



NF ENGINEERS
 NOWAK & FRAUS ENGINEERS
 46777 WOODWARD AVE.
 PONTIAC, MI 48342-5032
 TEL. (248) 332-7931
 FAX. (248) 332-8257

Revised: 05-29-2020

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 220'	04-20-2020	AJE	L354	1 of 1

EXHIBIT B

SANITARY SEWER EASEMENT (LEGAL DESCRIPTIONS)

LEGAL DESCRIPTION - P.I.N.: 15-21-276-014

A PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02 DEGREES 25 MINUTES 43 SECONDS WEST, 358.71 FEET (RECORDED AS NORTH 02 DEGREES 27 MINUTES 24 SECONDS WEST, 358.71 FEET) ALONG THE EAST LINE OF SECTION 21 (LIVERNOIS ROAD); THENCE NORTH 84 DEGREES 51 MINUTES 51 SECONDS WEST, 353.90 FEET (RECORDED AS NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST, 353.90 FEET); THENCE ALONG A CURVE TO THE RIGHT 73.30 FEET (RECORDED AND MEASURED), SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF NORTH 54 DEGREES 51 MINUTES 51 SECONDS WEST, 70.00 FEET (RECORDED AS NORTH 54 DEGREES 53 MINUTES 32 SECONDS WEST, 70.00 FEET); THENCE ALONG A CURVE TO THE LEFT 183.26 FEET (RECORDED AND MEASURED), SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 150 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF SOUTH 80 DEGREES 08 MINUTES 11 SECONDS WEST, 135.23 FEET (RECORDED AS SOUTH 80 DEGREES 06 MINUTES 30 SECONDS WEST, 135.23 FEET); THENCE NORTH 84 DEGREES 51 MINUTES 51 SECONDS WEST, 109.96 FEET (RECORDED AS NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST, 109.96 FEET); THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 109.95 FEET (MEASURED) (109.96 FEET RECORDED), SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING NORTH 80 DEGREES 23 MINUTES 30 SECONDS WEST, 98.99 FEET (RECORDED AS NORTH 80 DEGREES 25 MINUTES 11 SECONDS WEST, 98.99 FEET); THENCE SOUTH 54 DEGREES 37 MINUTES 30 SECONDS WEST, 28.47 FEET (RECORDED AS SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST, 28.48 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 54 DEGREES 37 MINUTES 30 SECONDS WEST, 514.05 FEET (RECORDED AS SOUTH 54 DEGREES 34 MINUTES 50 SECONDS WEST, 514.25 FEET); THENCE NORTH 84 DEGREES 55 MINUTES 56 SECONDS WEST, 206.03 FEET (RECORDED AS NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST, 206.16 FEET); THENCE SOUTH 01 DEGREES 45 MINUTES 01 SECONDS WEST, 69.95 FEET (RECORDED AS SOUTH 01 DEGREES 49 MINUTES 58 SECONDS WEST, 70.11 FEET) TO A POINT OF THE NORTH LINE OF "ROCHESTER INDUSTRIAL PARK SUB" AS RECORDED IN LIBER 178, PAGE 11 OF PLATS, OAKLAND COUNTY RECORDS; THENCE NORTH 84 DEGREES 53 MINUTES 32 SECONDS WEST, 420.50 FEET (RECORDED AND MEASURED), IN PART ALONG THE NORTH LINE OF SAID SUBDIVISION; THENCE NORTH 39 DEGREES 54 MINUTES 48 SECONDS EAST, 1067.25 FEET (RECORDED AS NORTH 39 DEGREES 54 MINUTES 26 SECONDS EAST, 1067.23 FEET); THENCE SOUTH 35 DEGREES 26 MINUTES 02 SECONDS EAST, 621.91 FEET (RECORDED AS SOUTH 35 DEGREES 28 MINUTES 25 SECONDS EAST, 621.73 FEET) TO THE POINT OF BEGINNING.

EASEMENT PARCEL: TOGETHER WITH A NON-EXCLUSIVE EASEMENT AS CREATED, LIMITED AND DEFINED BY THAT INSTRUMENT RECORDED IN LIBER 10117, PAGE 130, OAKLAND COUNTY RECORDS.

LEGAL DESCRIPTION - EASEMENT

A 20 FOOT WIDE SANITARY SEWER EASEMENT BEING PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, WHOSE CENTERLINE IS MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 21; THENCE NORTH 02 DEGREES 25 MINUTES 43 SECONDS WEST, 358.71 FEET ALONG THE EAST LINE OF SECTION 21 (LIVERNOIS ROAD); THENCE NORTH 84 DEGREES 51 MINUTES 51 SECONDS WEST, 353.90 FEET; THENCE ALONG A CURVE TO THE RIGHT 73.30 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 60 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF NORTH 54 DEGREES 51 MINUTES 51 SECONDS WEST, 70.00 FEET; THENCE ALONG A CURVE TO THE LEFT 183.26 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 150 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING OF SOUTH 80 DEGREES 08 MINUTES 11 SECONDS WEST, 135.23 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 51 SECONDS WEST, 109.96 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT 109.95 FEET, SAID CURVE HAVING A RADIUS OF 70.00 FEET, CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS AND A LONG CHORD BEARING NORTH 80 DEGREES 23 MINUTES 30 SECONDS WEST, 98.99 FEET; THENCE SOUTH 54 DEGREES 37 MINUTES 30 SECONDS WEST, 28.47 FEET; THENCE CONTINUING SOUTH 54 DEGREES 37 MINUTES 30 SECONDS WEST, 514.05 FEET; THENCE NORTH 84 DEGREES 55 MINUTES 56 SECONDS WEST, 206.03 FEET; THENCE SOUTH 01 DEGREES 45 MINUTES 01 SECONDS WEST, 62.82 FEET TO THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 45 MINUTES 41 SECONDS WEST, 480.24 FEET; THENCE NORTH 39 DEGREES 19 MINUTES 52 SECONDS EAST, 221.64 FEET; THENCE NORTH 39 DEGREES 08 MINUTES 05 SECONDS EAST, 219.33 FEET; THENCE NORTH 81 DEGREES 17 MINUTES 43 SECONDS EAST, 27.06 FEET TO THE POINT OF ENDING; SAID EASEMENT EXTENDS TO AND CEASES AT ALL PROPERTY LINES AND/OR RIGHT-OF-WAY LINES OF THE SUBJECT PROPERTY WHICH INTERSECT SAID EASEMENT.



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Revised: 05-29-2020

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