

HIGHWAY EASEMENT

KNOW ALL PERSONS that **Rochester-Hamlin Retail Center L.L.C.**, a Michigan limited liability company, ("Grantor(s)"), whose address is 30777 Northwestern Highway, Ste 301, Farmington Hills, Michigan 48334-2594, party of the first part, for and in consideration of the sum of \$1.00 paid to Grantor(s) by the **City of Rochester Hills**, a Michigan municipal corporation, party of the second part, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan, 48309-3033, do hereby grant(s) to the **City of Rochester Hills ("City")**, a Michigan Municipal Corporation, located at 1000 Rochester Hills Drive, Rochester Hills, Michigan, 48309-3033 an easement for all public highway purposes ("Highway Easement") and to construct, operate, maintain, repair, and/or replace roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the following described premises ("Property") situated in the City of Rochester Hills, County of Oakland, State of Michigan.

Commonly known as: **50 W. Hamlin**
(Part of) Tax Parcel No.: **15-22-451-030**

SEE PARCEL DRAWING AND LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A," WHICH IS INCORPORATED BY REFERENCE HEREIN

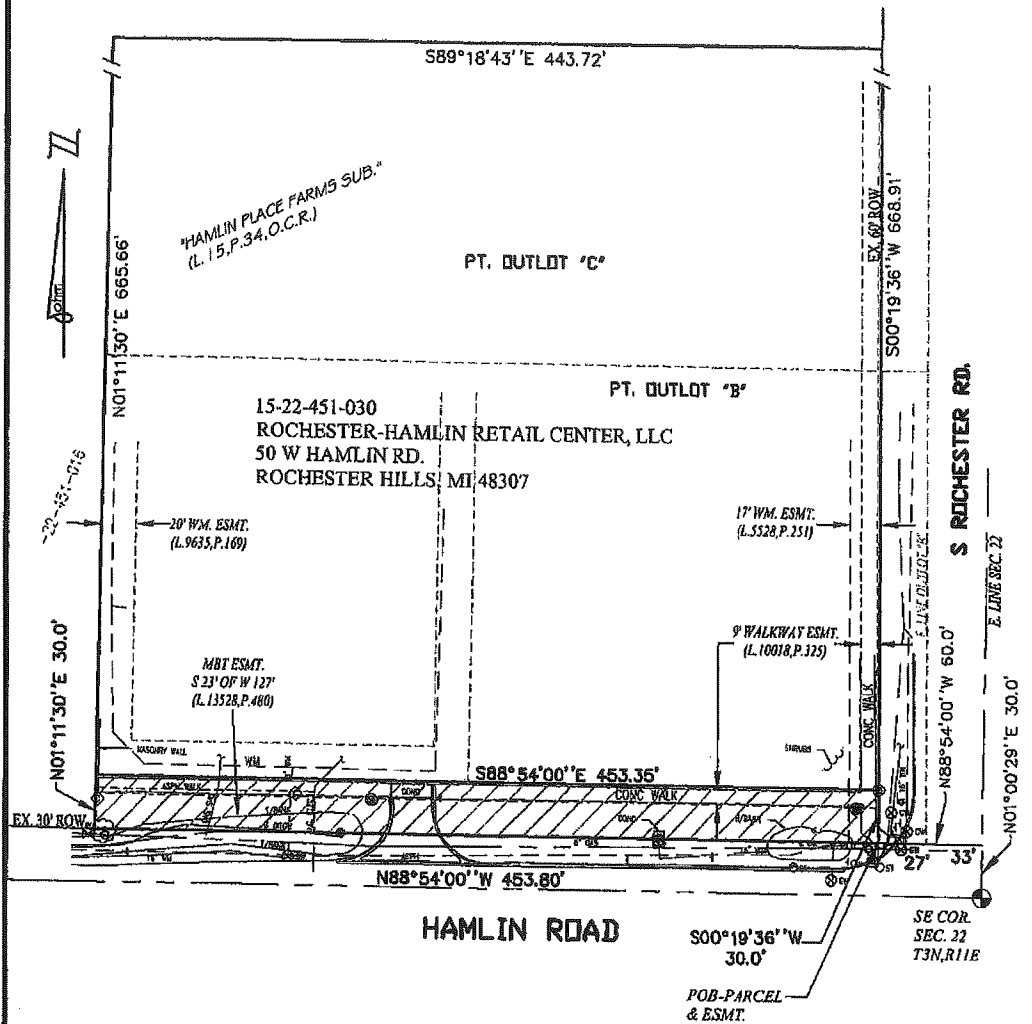
This Highway Easement includes, but is not limited to, the consent of the Grantor(s) to the removal of any trees, shrubs, and/or vegetation, to grading, to the occupancy of the Property by public utilities, and to other matters which, in the sole discretion of the City, may be necessary in connection with all public highway purposes and the construction, operation, maintenance, repair, and/or replacement of roadways, utilities, and other infrastructure improvements in, over, under, upon, and through the Property. Grantor(s) waive(s) further notice of such actions.

The premises so disturbed by reason of the exercise of any of the foregoing powers shall be restored to substantially the condition that existing prior to construction by the party of the second part.

This Highway Easement runs with the land and shall bind the Grantor(s) and the Grantor(s)'s heirs, representatives, successors, and assigns. This Highway Easement contains the entire understanding of the Grantor(s) and the City, and there are no other verbal promises between the Grantor(s) and the City except as shown herein.

HIGHWAY EASEMENT ACQUISITION SKETCH

Exhibit "A"



- ***PARCEL IS SUBJECT TO:
- SANITARY SEWER EASEMENT OVER THE N 20' OF THE S 45' OF THE E 20' OF PART OF OUTLOT "C". (L.7468,P.799)
 - DETROIT EDISON EASEMENT. (L.9994,P.210)
 - AREA MAINTENANCE METER AGREEMENT.(L.9726,P.829) (L.9806,P.607)
 - RIGHT OF WAY VESTED IN CONSUMERS POWER CO.(OUTLOT "C") (L.582,P.304)
 - DETROIT EDISON EASEMENT. (L.9994,P.210)
 - AREA MAINTENANCE METER AGREEMENT. (L.9806,P.607)
 - SANITARY SEWER EASEMENT. (OUTLOT "C") (L.9635,P.167)
 - STORM SEWER EASEMENT. (OUTLOT "C") (L.9635,P.165)



SCALE: 1" = 80'

LEGEND

- ROW RIGHT-OF-WAY
- ⊙ PUBLIC LAND CORNER
- POB POINT OF BEGINNING
- HIGHWAY EASEMENT ACQUISITION

LAND AREAS

- PARENT PARCEL = 6.874 ACRES (299,440 SQ. FEET)
- HIGHWAY EASEMENT ACQUISITION = 0.312 ACRES (13,607 SQ. FEET)

H-32 HIGHWAY EASEMENT ACQUISITION

PART OF THE SE 1/4 OF SECTION 22
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY
TAX ID NO.: 15-22-451-030

CLIENT: CITY OF ROCHESTER HILLS



34000 Plymouth Road | Livonia, MI 48150
p (734) 522-6711 | f (734) 522-8427

Advancing Communities

DATE: 04-07-14	SHEET	JOB NO.
DRAWN BY: SH	1 OF 2	0190-13-0010
CHK: 22-451-030		

HIGHWAY EASEMENT ACQUISITION DESCRIPTION

Exhibit "A"

PARCEL DESCRIPTION (15-22-451-030)

(COMMITMENT No.: 63-14358288-SGP, ISSUED BY GRECO TITLE AGENCY)

A parcel of land situated in the SE 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Part of Outlot "B" and part of the South 400 feet of Outlot "C", "Hamlin Place Farms Subdivision", according to the plat thereof as recorded in Liber 15, Page 34 of Plat, Oakland County Records, being more particularly described as follows:

Commencing at the SE corner of said Section 22; thence N 01°00'29" E 30.0 feet along the East line of said Section 22; thence N 88°54'00" W 33.0 feet to the SE corner of said Outlot "B"; thence continuing N 88°54'00" W 27.0 feet to a point which is in the intersection of the Westerly right of way line of Rochester Road (width varies) with the South line of Outlot "B", also being the Northerly right of way line of Hamlin Road (90 ft. wide) and the Point of Beginning; thence continuing N 88°54'00" W 453.80 feet to the SW corner of said Outlot "B"; thence N 01°11'30" E 665.66 feet along the West line of said Outlot's "B" & "C"; thence S 89°18'43" E 443.72 feet to a point on said Westerly right of way line of Rochester Road; thence S 00°19'36" W 668.91 feet along said Westerly line to the Point of Beginning.


Contains 299,440 square feet or 6.874 acres of land, more or less. Subject to all easements and restrictions of record, if any.

HIGHWAY EASEMENT

A parcel of land situated in the SE 1/4 of Section 22, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Commencing at the SE corner of said Section 22; thence N 01°00'29" E 30.0 feet along the East line of said Section 22; thence N 88°54'00" W 60.0 feet along the Northerly right of way line of Hamlin Road to the Point of Beginning; thence continuing N 88°54'00" W 453.80 feet to the SW corner of said Outlot "B"; thence N 01°11'30" E 30.0 feet; thence S 88°54'00" E 453.35 feet; thence S 00°19'36" W 30.0 feet along the Westerly right of way line of Rochester Road to the Point of Beginning.

Contains 13,607 square feet or 0.312 acres of land. Subject to all easements and restrictions of record, if any.

<p>H-32 <u>HIGHWAY EASEMENT ACQUISITION</u> PART OF THE SE 1/4 OF SECTION 22 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY TAX ID NO.: 15-22-451-030</p>	 <p>34000 Plymouth Road Livonia, MI 48150 p (734) 522-8711 f (734) 522-8427 <i>Advancing Communities</i></p>										
<p>CLIENT: CITY OF ROCHESTER HILLS</p>	<table border="1" style="width: 100%; border-collapse: collapse;"><tr><td style="font-size: small;">DATE:</td><td style="font-size: small;">04-07-14</td><td style="font-size: small;">SHEET</td><td style="font-size: small;">JOB NO.</td></tr><tr><td style="font-size: small;">DRAWN BY:</td><td style="font-size: small;">SH</td><td rowspan="2" style="text-align: center; font-weight: bold;">1 OF 2</td><td rowspan="2" style="text-align: center; font-weight: bold;">0190-13-0010</td></tr><tr><td style="font-size: small;">DWG:</td><td style="font-size: small;">22-451-030</td></tr></table>	DATE:	04-07-14	SHEET	JOB NO.	DRAWN BY:	SH	1 OF 2	0190-13-0010	DWG:	22-451-030
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