

SANITARY SEWER EASEMENT

Andover Woods Development LLC, a Michigan limited liability company of 2617 Beacon Hill Drive, Auburn Hills, Michigan 48326, 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 on Exhibit B, which is a part of the property shown on Exhibit A.

Sidwell #15-09-451-002 (west of Rochdale)

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

10th day of April, 2017.

Andover Woods Development LLC

Signature
Anthony F. Randazzo
Authorized Representative

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of April, 2017, by Anthony F. Randazzo, who is authorized representative of Andover Woods Development, LLC, a Michigan limited liability company, on behalf of the company.

, Notary Public
County, Michigan
My Commission Expires:
11/19/2022

When Recorded, Return to:

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

Drafted By:
Anthony W. Randazzo
2617 Beacon Hill Dr
Auburn Hills, MI 48326

ANNA MARIA FERRO
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires Nov. 19, 2022
Acting in the County of Oakland

John Staran
Approved 5/30/17

BEARING BASIS:

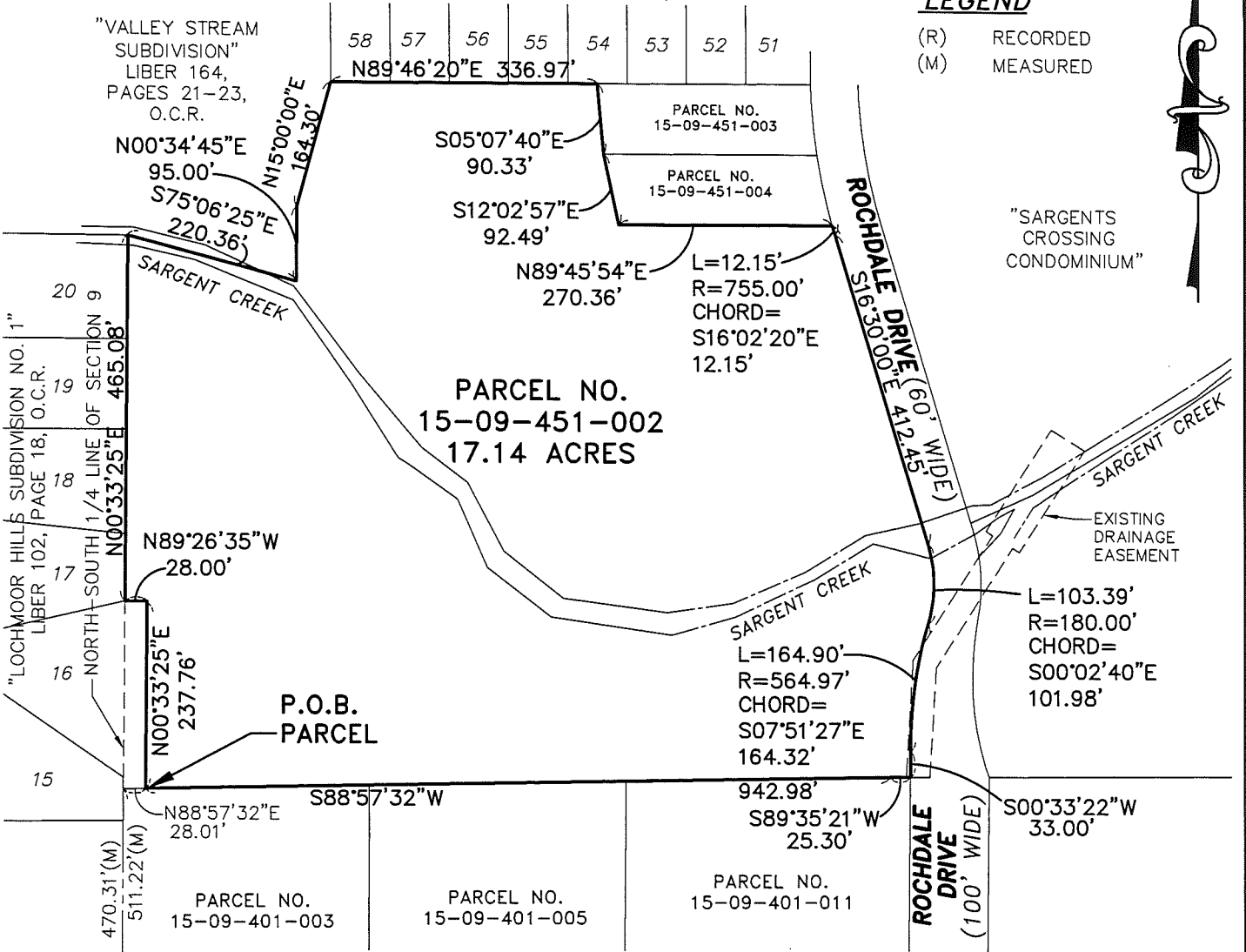
BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PG. 21-23, O.C.R.

EXHIBIT A

"VALLEY STREAM SUBDIVISION"
LIBER 164, PAGES 21-23, O.C.R.

LEGEND

- (R) RECORDED
- (M) MEASURED



LEGAL DESCRIPTION PARCEL NO. 15-09-451-002:

A PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 28.01 FEET TO THE POINT OF BEGINNING; THENCE N00°33'25"E 237.76 FEET; THENCE N89°26'35"W 28.00 FEET TO THE EAST LINE OF "LOCHMOOR HILLS SUBDIVISION NO. 1," AS RECORDED IN LIBER 102, PAGE 18 OF PLATS, OAKLAND COUNTY RECORDS, SAID LINE ALSO BEING THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9; THENCE N00°33'25"E 465.08 FEET ALONG SAID LINE TO THE SOUTHERLY LINE OF SAID "VALLEY STREAM SUBDIVISION"; THENCE THE FOLLOWING FOUR COURSES ALONG SAID LINE (1) S75°06'25"E 220.36 FEET (REC. 220.86 FEET), (2) N00°34'45"E 95.00 FEET, (3) N15°00'00"E 164.30 FEET, AND (4) N89°46'20"E 337.15 FEET (REC. 336.97 FEET); THENCE S05°07'40"E 90.33 FEET; THENCE S12°02'57"E 92.49 FEET (REC. 91.95 FEET); THENCE N89°45'54"E 270.36 FEET TO A POINT ON THE WESTERLY LINE OF ROCHDALE DRIVE (60 FEET WIDE) AS RECORDED IN SAID "VALLEY STREAM SUBDIVISION"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 COURSES, (1) 12.15 FEET (REC. 12.73 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 755.00 FEET, A DELTA ANGLE OF 00°55'19" AND A CHORD BEARING S16°02'20"E 12.15 FEET (REC. 12.73 FEET), (2) S16°30'00"E 412.45 FEET, (3) 103.39 ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 32°54'39" AND A CHORD BEARING S00°02'40"E 101.98 FEET, (4) 164.90 FEET (REC. 164.97 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 564.97 FEET, A DELTA ANGLE OF 16°43'23" AND A CHORD BEARING S07°51'27"W 164.32 FEET (REC. 164.38 FEET) AND (5) S00°33'22"W 33.00; THENCE S89°39'17"W 25.13 FEET; THENCE S88°57'32"W 942.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.14 ACRES OF LAND, AND SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS OF RECORD, IF ANY.

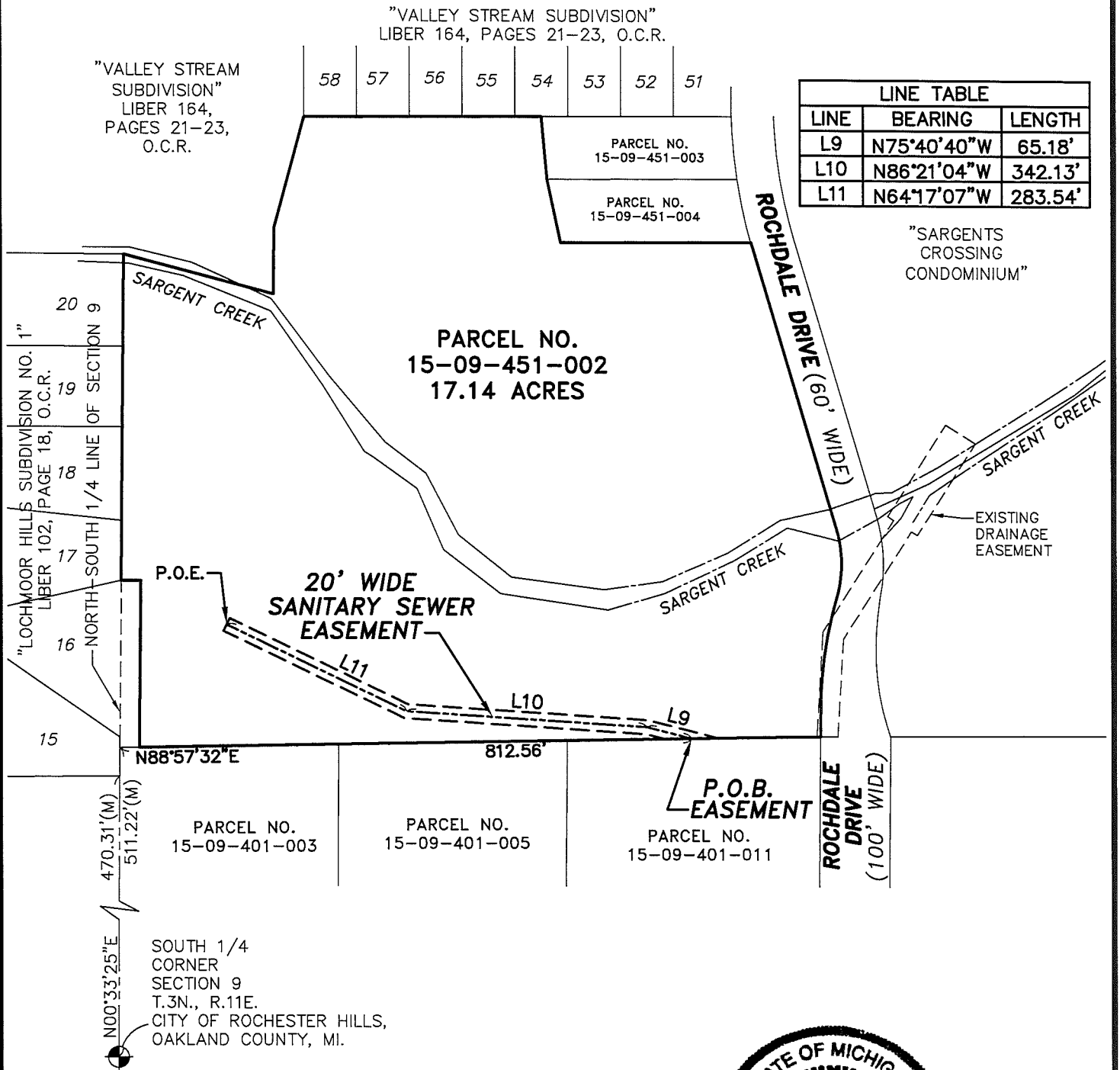


GREENTECH ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS
51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

Mike Tawnt Approved 5/3/17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-09-2017
PARCEL SKETCH	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-451-002 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	0 100 200
	FBK: -- CHF: --
	SCALE HOR 1"=200FT. VER 1"=-- FT.

EXHIBIT B



LINE TABLE		
LINE	BEARING	LENGTH
L9	N75°40'40"W	65.18'
L10	N86°21'04"W	342.13'
L11	N64°17'07"W	283.54'

"SARGENTS CROSSING CONDOMINIUM"

BEARING BASIS:

BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PG. 21-23, O.C.R.



CENTERLINE OF A 20' WIDE SANITARY SEWER EASEMENT:

CENTERLINE OF A 20 FOOT WIDE SANITARY SEWER EASEMENT DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 812.56 FEET TO THE POINT OF BEGINNING; THENCE N75°40'40"W 65.18 FEET; THENCE N86°21'04"W 342.13 FEET; THENCE N64°17'07"W 283.54 FEET TO THE POINT OF ENDING. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.

GREENTECH
ENGINEERING, INC.
CIVIL ENGINEERS & LAND SURVEYORS

51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

Mike Tavit
Approved
8/17/17

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-14-2017
SANITARY SEWER EASEMENT	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-451-002 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	0 100 200 FBK: --- CHF: --- SCALE HOR 1"=200 FT. VER 1"=--- FT.
	1/1
	12-120

REV. 6-12-17