

Sanitary Sewer Easement

Lombardo Rochester Hills LLC, a Michigan limited liability company of 6303 Twenty-Six Mile Road Washington, MI 48094 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 the land more particularly described as:

See Attached Exhibit 'A'

Sidwell #: 15-22-226-016

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.

This easement shall be irrevocable and non-exclusive, and Grantor and the Grantor's successors and assigns may use and enjoy the easement area in common with the City.

This easement will also supersede and replace sanitary sewer easement, liber 8554 pages 649-650 and ingress/egress easement, liber 8554 pages 647-648, Oakland County records.

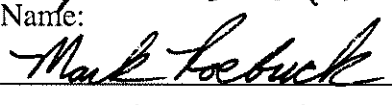
Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the sanitary sewer: (a) the right of ingress and egress over, through and across the easement, and (b) the right 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 Tax under MCLA 207.526 (a); MSA 7.456 (26) (a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 2nd day of May, 2006.

WITNESSES:


Name: Jennifer Sobota


Name: Mark Roebuck

OK'd by
J. Sobota
4-26-06

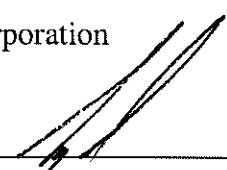
LOMBARDO ROCHESTER HILLS LLC

a Michigan limited liability company

By: Lombardo Management, Inc.

a Michigan corporation

Its: Manager

By: 

Anthony Lombardo

Its: President

CITY OF ROCHESTER HILLS

Name:

By: _____
_____, Mayor

Name:

By: _____
Jane Leslie, Clerk

STATE OF MICHIGAN
COUNTY OF MACOMB

This agreement was acknowledged before me on May 2,
2006, by Anthony Lombardo, President of Lombardo Management, Inc., a
Michigan corporation, Manager of Lombardo Rochester Hills LLC, a Michigan
limited liability company on behalf of the company.

Mark Paul Roebuck
Notary Public, State of Michigan, County of Macomb
My Commission Expires: July 8, 2011
Acting in the County of Macomb

Mark Paul Roebuck

Notary Public
Acting in Macomb County, Michigan
My commission expires: 7-8-2011

STATE OF MICHIGAN
COUNTY OF _____

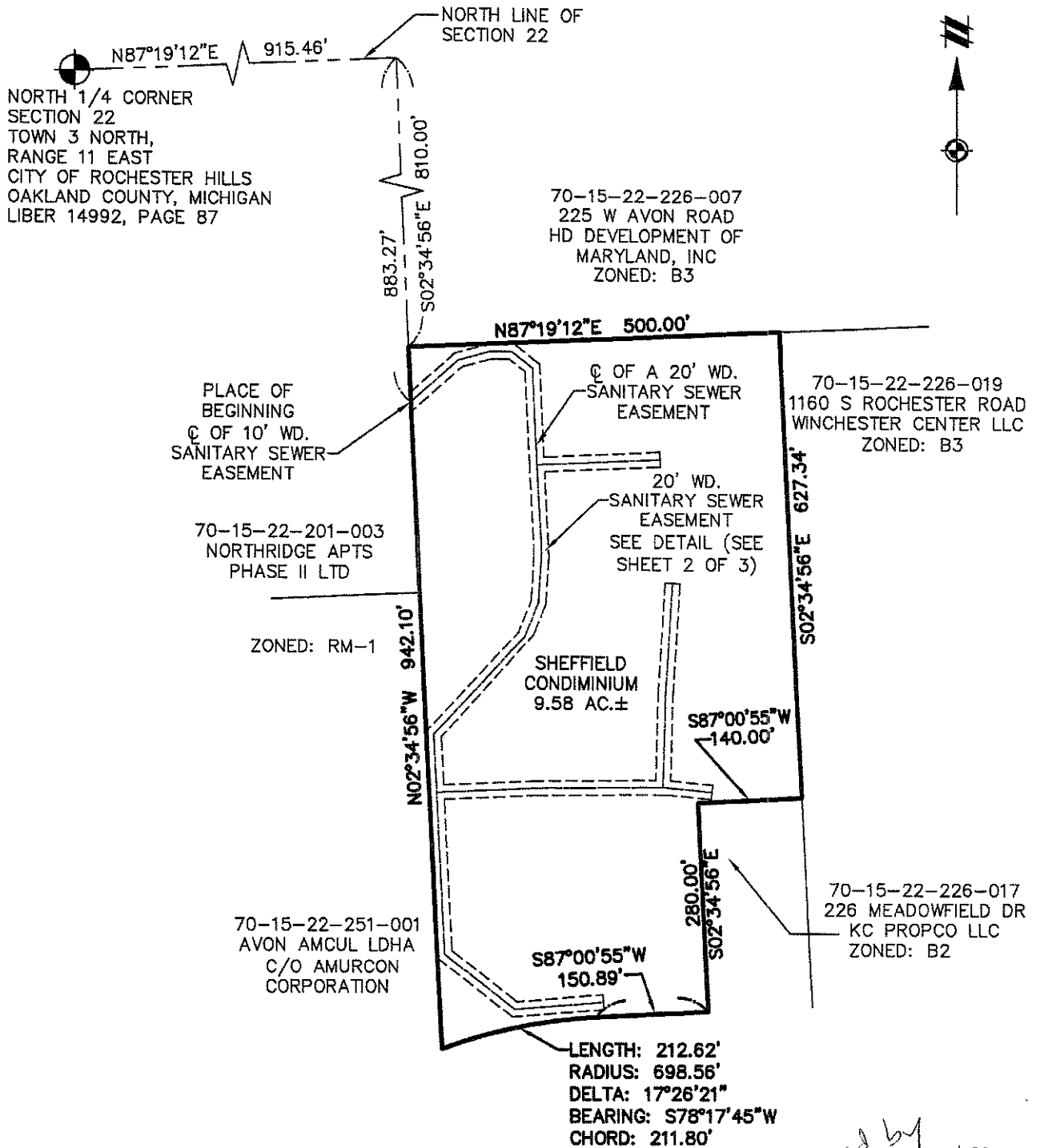
This agreement was acknowledged before me on _____,
_____, by _____, Mayor, and Jane Leslie, Clerk, of the City
of Rochester Hills, on behalf of the City.

Notary Public
Acting in _____ County, Michigan
My commission expires: _____

Drafted By:
Lombardo Companies
6303 26 Mile Rd.
Washington, MI 48094

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

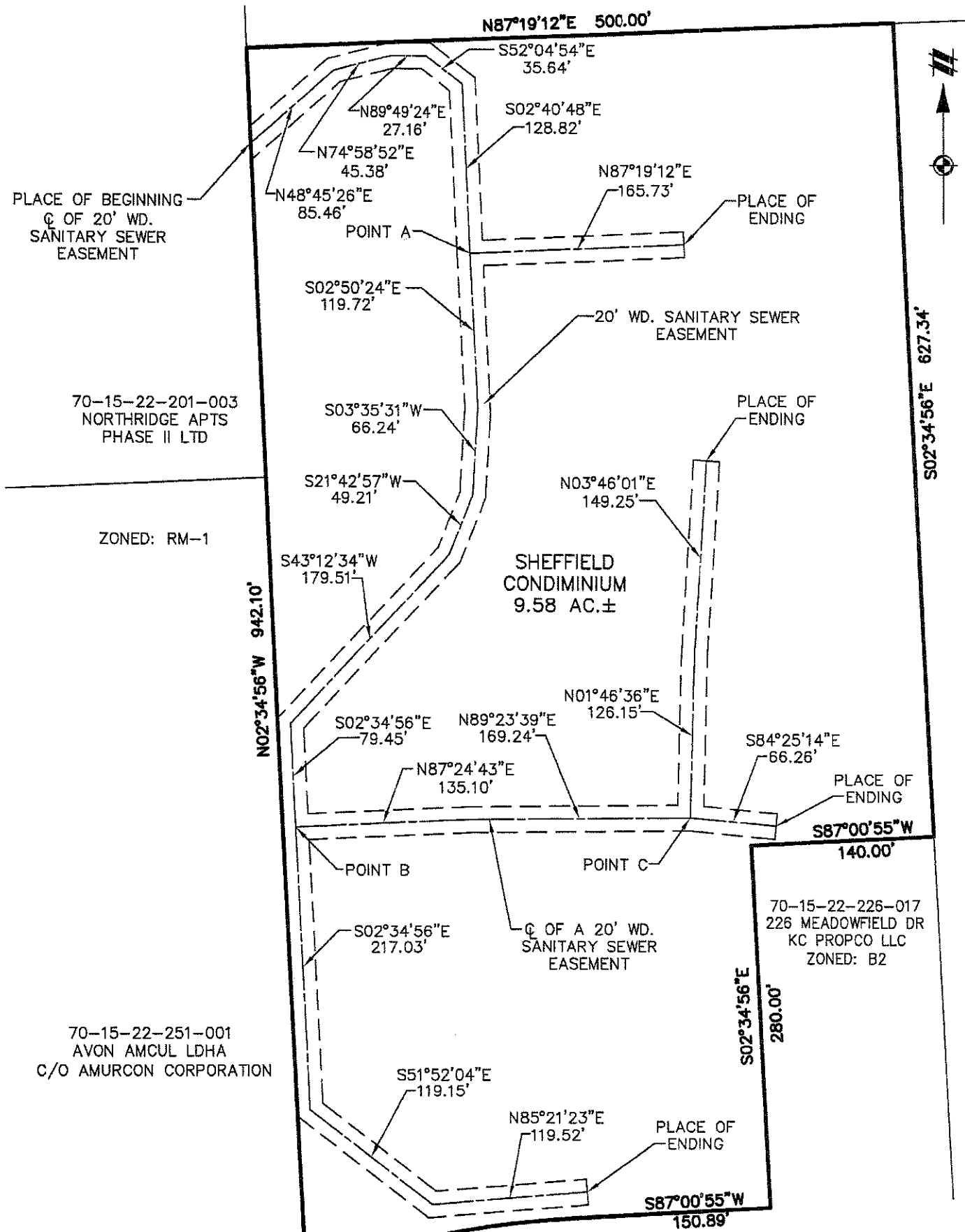
Exhibit 'A'



*OK'd by
Jason Boughton
4-20-06*

CLIENT LOMBARDO ROCHESTER HILLS LLC.	JOB: 201406.30	CAD 201406EA5
	DR. TJB	CHL. JIF
SHEFFIELD CONDOMINIUM PROPOSED SANITARY SEWER EASEMENT	BOOK -	PG. -
	SHEET 01 OF 03	DATE: 03-29-06
SECTION 22, TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	FILE NO. 5102-156-1	
SCALE: 1 INCH = 200 FEET	ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater 858 850 4200 www.atwell-hicks.com MICHIGAN ILLINOIS OHIO FLORIDA	

Exhibit 'A'



CLIENT LOMBARDO ROCHESTER HILLS LLC. SHEFFIELD CONDOMINIUM PROPOSED SANITARY SEWER EASEMENT DETAIL	JOB: 201406.30	CAD 201406EA5
	DR. TJB	CH. JIF
	BOOK -	PG. -
	SHEET 02 OF 03	DATE: 03-29-06
	FILE NO. 5102-156-1	
ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater		
SECTION 22, TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN		
SCALE: 1 INCH = 100 FEET <div style="display: flex; align-items: center; margin-left: 100px;"> 0 <div style="width: 100px; height: 10px; border: 1px solid black; position: relative;"> 0 50 100 </div> </div>		
		866 850 4200 www.atwell-hicks.com MICHIGAN ILLINOIS OHIO FLORIDA

Exhibit 'A'

Legal Description:

Situated in the City of Rochester Hills, Oakland County, Michigan, described as:

Part of the Northeast 1/4 of Section 22, Town 3 North, Range 11 East, Avon Township, now City of Rochester Hills, Oakland County, Michigan, described as follows: Beginning at a point, said point being N87°19'12"E 915.46 feet along the North line of said Section 22 and S2°34'56"E 810.00 feet from the North 1/4 corner of said Section 22; thence from said point of beginning N87°19'12"E 500.00 feet; thence S2°34'56"E 627.34 feet; thence S87°00'55"W 140.00 feet; thence S2°34'56"E 280.00 feet; thence S87°00'55"W 150.89 feet; thence 212.62 feet along the arc of a curve to the left, radius 698.56 feet, central angle 17°26'21", chord length 211.80 feet and a chord bearing of S78°17'45"W; thence N2°34'56"W 942.10 feet to the point of beginning.

Legal Description for a 20' Wide Sanitary Sewer Easement:

A 20 foot wide strip of land for the installation and maintenance of a sanitary sewer, located in the Northeast 1/4 of Section 22, T3N, R11E, City of Rochester Hills, Oakland County, Michigan, whose centerline is described as follows: commencing at the North 1/4 corner of said Section 22; thence N87°19'12"E 915.46 feet along the North line of said Section 22; thence S02°34'56"E 883.27 feet for a PLACE OF BEGINNING; thence N48°45'26"E 85.46 feet; thence N74°58'52"E 45.38 feet; thence N89°49'24"E 27.16 feet; thence S52°04'54"E 35.64 feet; thence S02°40'48"E 128.82 feet to a Point A; thence S02°50'24"E 119.72 feet; thence S03°35'31"W 66.24 feet; thence S21°42'57"W 49.21 feet; thence S43°12'34"W 179.51 feet; thence S02°34'56"E 79.45 feet to a Point B; thence N87°24'43"E 135.10 feet; thence N89°23'39"E 169.24 feet to a Point C; thence N01°46'36"E 126.15 feet; thence N03°46'01"E 149.25 feet to a Place of Ending.

Thence returning to said Point A; thence N87°19'12"E 165.73 feet to a Place of Ending.

Thence returning to said Point B; thence S02°34'56"E 217.03 feet; thence S51°52'04"E 119.15 feet; thence N85°21'23"E 119.52 feet to a Place of Ending.

Thence returning to said Point C; thence S84°25'14"E 66.26 feet to a Place of Ending.

CLIENT LOMBARDO ROCHESTER HILLS LLC. SHEFFIELD CONDOMINIUM PROPOSED SANITARY SEWER EASEMENT LEGAL DESCRIPTIONS SECTION 22, TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	JOB: 201406.30	CAD 201406EA5
	DR. TJB	CH. JIF
	BOOK --	PG. --
	SHEET 03 OF 03	DATE: 03-29-06
	FILE NO. 5102-156-1	
	ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater	
	8 8 8 8 5 0 4 2 0 0 www.atwell-hicks.com MICHIGAN ILLINOIS OHIO FLORIDA	