

**SANITARY SEWER EASEMENT**

Hamlin Conservation Park, LLC a Michigan limited liability company of Signature Square II, Suite 300, 25101 Chagrin Blvd. Beachwood, OH 44122 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 # 15-29-101-023*

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 1st day of October 2019.

Hamlin Conservation Park, LLC



\_\_\_\_\_  
Signature

*Eric Bell*

\_\_\_\_\_  
(Print Name)

*Manager*

\_\_\_\_\_  
Title

STATE OF OHIO  
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 1st day of October, 2019, Eric Bell who is a manager of Hamlin Conservation Park, LLC, a Michigan limited liability company, on behalf of the company.



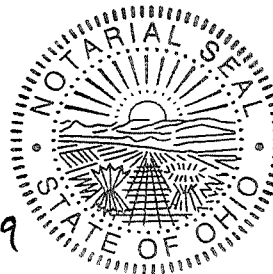
\_\_\_\_\_  
*Peter Nintcheff*, Notary Public  
Cuyahoga County, Ohio  
My Commission Expires:

Drafted by:  
Emil Bunek  
PEA, Inc.  
2430 Rochester Court, Suite 100  
Troy, MI 48083

When recorded, return to

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

*John Staraw*  
*Approved 10/10/19*



**PETER C. NINTCHEFF**  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

N 1/4 COR  
SEC 29  
T03N, R11E

### EXHIBIT A SKETCH OF 20' WIDE SANITARY EASEMENT

ARC = 96.30'  
RADIUS = 6,452.00'  
DELTA = 0°51'18"  
CHORD = 96.29'  
CH. BRG. = S76°36'57"W

PARCEL  
15-29-101-023  
(±4.83 ACRES)

POE  
ESMT

N08°09'14"W  
92.04'

20' WIDE  
SANITARY  
EASEMENT

N13°48'42"W  
132.98'

S76°11'18"W  
41.39'

N37°22'04"W  
132.46'

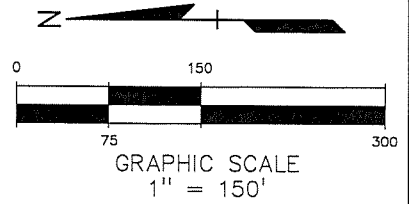
N27°26'40"E  
223.13'

S76°11'18"W  
100.76'

S13°48'42"E  
190.15'

POB  
ESMT

N13°48'42"W  
268.87'



N88°07'26"E 759.55'  
NORTH LINE SECTION 29

N88°07'26"E 345.01'  
S88°07'26"W 345.01'

POB  
101-023

N01°49'58"E  
S01°49'58"W  
100.21'

PARCEL  
15-29-101-022

(VARIABLE WIDTH - PUBLIC)  
HAMLIN ROAD

N88°07'26"E 841.63'

SOUTH LINE "CLINTON RIVER VALLEY  
NO. 1" LIBER 180, PAGE 30

W 1/4 COR  
SEC 29  
T03N, R11E

WEST LINE SECTION 29

NW COR  
SEC 29  
T03N, R11E

ADAMS ROAD  
(VARIABLE WIDTH - PUBLIC)

*Jenny M.*  
Approved 10/21/19

**PEA, Inc.**

CLIENT:  
**Goldberg Companies, INC.**  
25101 Chagrin Boulevard  
Beachwood, Ohio 44122

SCALE: 1" = 150'

JOB No: 2017-037

2430 Rochester Ct, Ste 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

DATE: 10-21-19

DWG. No: 1 of 2

**EXHIBIT B**  
**LEGAL DESCRIPTION – 20' WIDE SANITARY EASEMENT**

**LEGAL DESCRIPTION:**

(Per Vanguard Title Company, File No. VG204608, Effective May 4, 2018)

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described as:

**PARCEL 15-29-101-023**

Part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, and also more particularly described as: Commencing at the Northwest corner of said Section 29; thence along the north line of said Section 29, as monumented, N88°07'26"E, 841.63 feet to the Point of Beginning, said point being on the Easterly line of "Clinton River Valley No. 1", as recorded in Liber 180 of plats, Page 30, Oakland County Records; thence continuing along said North line, N88°07'26"E, 759.55 feet, said line also being the Southerly line and Easterly extension thereof of said "Clinton River Valley No. 1"; thence S00°58'53"W, 553.09 feet to the North line of Hamlin Road (variable width), as recorded in Liber 15473, Page 434 (on page 436), Oakland County Records; thence along said North line the following two (2) courses: 1) 96.30 feet along an arc of a curve to the left, having a radius of 6452.00 feet and a chord bearing S76°36'57"W, 96.29 feet AND 2) S76°11'18"W, 41.39 feet; thence N13°48'42"W, 132.98 feet; thence N37°22'04"W, 132.46 feet; thence S76°11'18"W, 100.76 feet; thence N13°48'42"W, 268.87 feet; thence S88°07'26"W, 345.01 feet to the aforementioned easterly line of "Clinton River Valley No. 1"; thence along said Easterly line, N01°49'58"E, 100.21 feet to the aforementioned north line of said Section 29 and the Point of Beginning.

**LEGAL DESCRIPTION:**

(Per PEA Inc.)

**20 Foot Wide Sanitary Easement**

A 20 foot wide Sanitary Easement over part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as: Commencing at the Northwest corner of said Section 29; thence along the North line of said Section 29, as monumented, N88°07'26"E, 841.63 feet to a point on the Easterly line of "Clinton River Valley No. 1", as recorded in Liber 180 of plats, Page 30, Oakland County Records; thence along said Easterly line, S01°49'58"W, 100.21 feet; thence N88°07'26"E, 345.01 feet; thence S13°48'42"E, 190.15 feet to the POINT OF BEGINNING;

thence N27°26'40"E 223.13 feet;

thence N08°09'14"W 92.04 feet to the POINT OF ENDING.

Containing 6,303 square feet, more or less.

CLIENT:  
**Goldberg Companies, INC.**  
25101 Chagrin Boulevard  
Beachwood, Ohio 44122

SCALE:    —

JOB No: 2017-037

DATE: 10-21-19

DWG. No: 2 of 2

**PEA, Inc.**

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