

RECEIVED  
OAKLAND COUNTY  
REGISTER OF DEEDS

2015 FEB 13 AM 10:27

30154  
LIBER 47873 PAGE 427  
\$17.00 HESC RECORDING  
\$4.00 REINDEMENTATION  
\$6.00 TRANSFER TX COMBINED  
02/13/2015 11:02:00 A.M. RECEIPT# 18552  
PAID RECORDED - OAKLAND COUNTY  
LISA BROWN, CLERK/REGISTER OF DEEDS

### PEDESTRIAN-BICYCLE PATHWAY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that 2429 Bonner St., L.L.C., a Michigan limited liability company Grantors, whose address is 2838 E. Long Lake Rd, Ste. 250, Troy, MI 48085 party of the first part, for and in consideration of \$290.00 ( two hundred ninety and 00/100) paid to party of the first part by the CITY OF ROCHESTER HILLS, a Michigan Municipal Corporation , party of the second part, located at 1000, Rochester Hills Drive, Rochester Hills Michigan 48309, do hereby grant to the said party of the second part a Permanent easement for the construction, operation, maintenance, repair and/or replacement , and public use of a pedestrian-bicycle pathway over, on, through and across land more particularly described as:

Commonly Known as: vacant (Part of) Tax Parcel No.: 15-24-401-033

See parcel drawing and legal description attached as 'Exhibit A'

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the pedestrian-bicycle pathway, 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 pedestrian-bicycle pathway 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.

Handwritten initials in a circle: "LJ 13"


This 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. Temporary easement expires at completion of construction. The City shall hold the Grantor harmless from and against any claims, losses, and damages made and/or suffered by reason of, or in relation to, the construction and public use of the pathway on the above described property, unless caused by Grantor's own acts or omissions.

Grantor expressly reserves to Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement, and public use of the pedestrian-bicycle pathway: (a) the right of ingress and egress over, and through and across the easement and 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.

STATE OF MICHIGAN  
OAKLAND  
2/13/2015  
18552  
REAL ESTATE  
TRANSFER TAX  
\$ .55 CD  
\$3.75 ST  
999489


OK - AM

By: **2429 Bonner St., L.L.C.**  
**A Michigan limited liability company**

  
\_\_\_\_\_  
**KOURASH CYRUS MINUI**  
\* Please print or type name in Black Ink  
Its: **MANAGER**

**COUNTY OF OAKLAND** )  
  ) SS  
**STATE OF MICHIGAN** )

On this 12<sup>th</sup> day of February, 2015, KOURASH CYRUS MINUI executed the foregoing document before me and, being duly sworn, stated that he/she is the MANAGER of **2429 Bonner St., L.L.C., a Michigan limited liability company** and that he/she executed the foregoing document on behalf of **2429 Bonner St., L.L.C.** with its full authority and as its free act and deed.

Notary Public:  
\*   
\_\_\_\_\_  
My commission expires: May 8, 2020  
Oakland County, Michigan  
Acting in the County of Oakland

JEFFREY L. JONES  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES May 8, 2020  
ACTING IN COUNTY OF Oakland

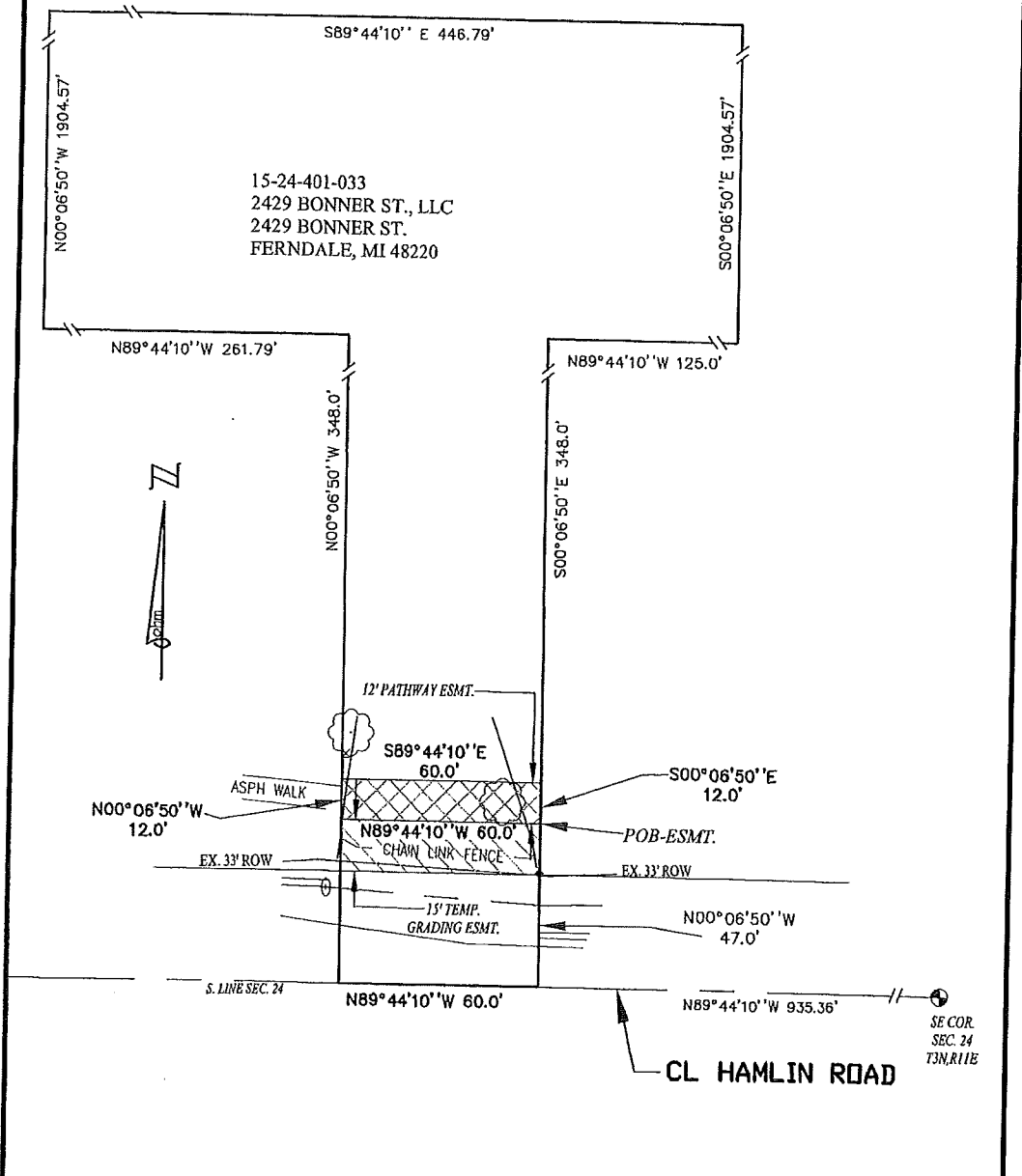
Prepared by: James W. Isaacs  
City of Rochester Hills  
Assistance by  
Hubbell, Roth & Clark, Inc.  
555 Hulet Dr. P.O. Box 824  
Bloomfield Hills, Michigan 48303-0824

Return to:  
City of Rochester Hills  
1000 Rochester Hills, Dr.  
Rochester Hills, Michigan 48309

Hamlin Road                      H-59

# PATHWAY EASEMENT SKETCH

Exhibit "A"



### LEGEND

- ROW RIGHT-OF-WAY
- ⊙ PUBLIC LAND CORNER
- ⊙ POB POINT OF BEGINNING
- ▨ PATHWAY EASEMENT
- ▨ TEMPORARY GRADING EASEMENT



SCALE: 1" = 40'

### LAND AREAS

|                            |                                   |
|----------------------------|-----------------------------------|
| PARENT PARCEL              | = 20.014 ACRES (871,804 SQ. FEET) |
| PATHWAY EASEMENT           | = 0.016 ACRES (720 SQ. FEET)      |
| TEMPORARY GRADING EASEMENT | = 0.021 ACRES (900 SQ. FEET)      |

REVISED 07-03-14

**H-59**  
**PATHWAY EASEMENT**  
 PART OF THE SE 1/4 OF SECTION 24  
 T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY  
**TAX ID NO.: 15-24-401-033**  
 CLIENT: CITY OF ROCHESTER HILLS

34000 Plymouth Road | Livonia, MI 48150  
 p (734) 522-6711 | f (734) 522-6427  
*Advancing Communities*

|                 |        |              |
|-----------------|--------|--------------|
| DATE: 04-10-14  | SHEET  | JOB No.      |
| DRAWN BY: SH    | 1 OF 2 | 0190-13-0010 |
| DWG: 24-401-033 |        |              |

# PATHWAY EASEMENT DESCRIPTION

Exhibit "A"

## PARCEL DESCRIPTION (15-24-401-033)

(COMMITMENT No.: 63-14358470-SGP, ISSUED BY GRECO TITLE AGENCY)

A parcel of land situated in the SE 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Beginning at a point distant N 89°44'10" W 935.36 feet along the South line of said Section 24 from the SE corner of said Section 24; thence N 89°44'10" W 60.0 feet along the South line of said Section 24; thence N 00°06'50" W 348.0 feet; thence N 89°44'10" W 261.79 feet; thence N 00°06'50" W 1904.57 feet; thence S 89°44'10" E 446.79 feet; thence S 00°06'50" E 1904.57 feet; thence N 89°44'10" W 125.0 feet; thence S 00°06'50" E 348.0 feet to the Point of Beginning.

Contains 871,804 square feet or 20.014 acres of land, more or less. Subject to all easements and restrictions of record, if any.

## PATHWAY EASEMENT

A parcel of land situated in the SE 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Beginning at a point distant N 89°44'10" W 935.36 feet along the South line of said Section 24 and N 00°06'50" W 47.0 feet from the SE corner of said Section 24; thence N 89°44'10" W 60.0 feet; thence N 00°06'50" W 12.0 feet along the West side of said parent parcel; thence S 89°44'10" E 60.0 feet; thence S 00°06'50" E 12.0 feet along the East side of said parent parcel to the Point of Beginning.

Contains 720 square feet or 0.016 acres of land. Subject to all easements and restrictions of record, if any.

*A-15-24-401-033*

## ~~TEMPORARY GRADING EASEMENT~~

~~A parcel of land situated in the SE 1/4 of Section 24, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:~~

~~The North 15 feet of the South 47 feet of the above described parcel.~~

~~Contains 900 square feet or 0.021 acres of land. Subject to all easements and restrictions of record, if any.~~

REVISED 07-03-14

### **H-59 PATHWAY EASEMENT**

PART OF THE SE 1/4 OF SECTION 24  
T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY  
**TAX ID NO.: 15-24-401-033**



34000 Plymouth Road | Livonia, MI 48150  
P (734) 522-6711 | F (734) 522-6427

Advancing Communities

CLIENT: CITY OF ROCHESTER HILLS

DATE: 04-10-14  
DRAWN BY: SH  
DWG: 24-401-033

SHEET  
2 OF 2

JOB NO.  
0190-13-0010