

SANITARY SEWER EASEMENT

THE TOWNHOMES ON MAPLE HILL, LLC a Michigan limited liability company, of 1066 Commerce Street, Birmingham, MI 48009, 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 Exhibit A

Parcel ID #15-03-326-019

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.

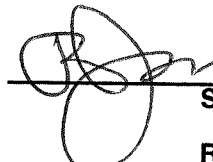
The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

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 20th day of JUNE, 2018.

THE TOWNHOMES ON MAPLE HILL, LLC



Signature

Its:

Ronald A. Jona
Managing Member

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 20th day of June, 2018, by Ronald A. Jona, who is the Managing Member of The Townhomes on Maple Hill, LLC, a Michigan limited liability company, on behalf of the company.

ARJOLA KARROCA
NOTARY PUBLIC, OAKLAND COUNTY, MI
My Commission Expires 01/13/2020
Acting in Oakland County



, Notary Public

Oakland County, Michigan
My Commission Expires: 1/13/2020

Drafted by: Mike Peterson

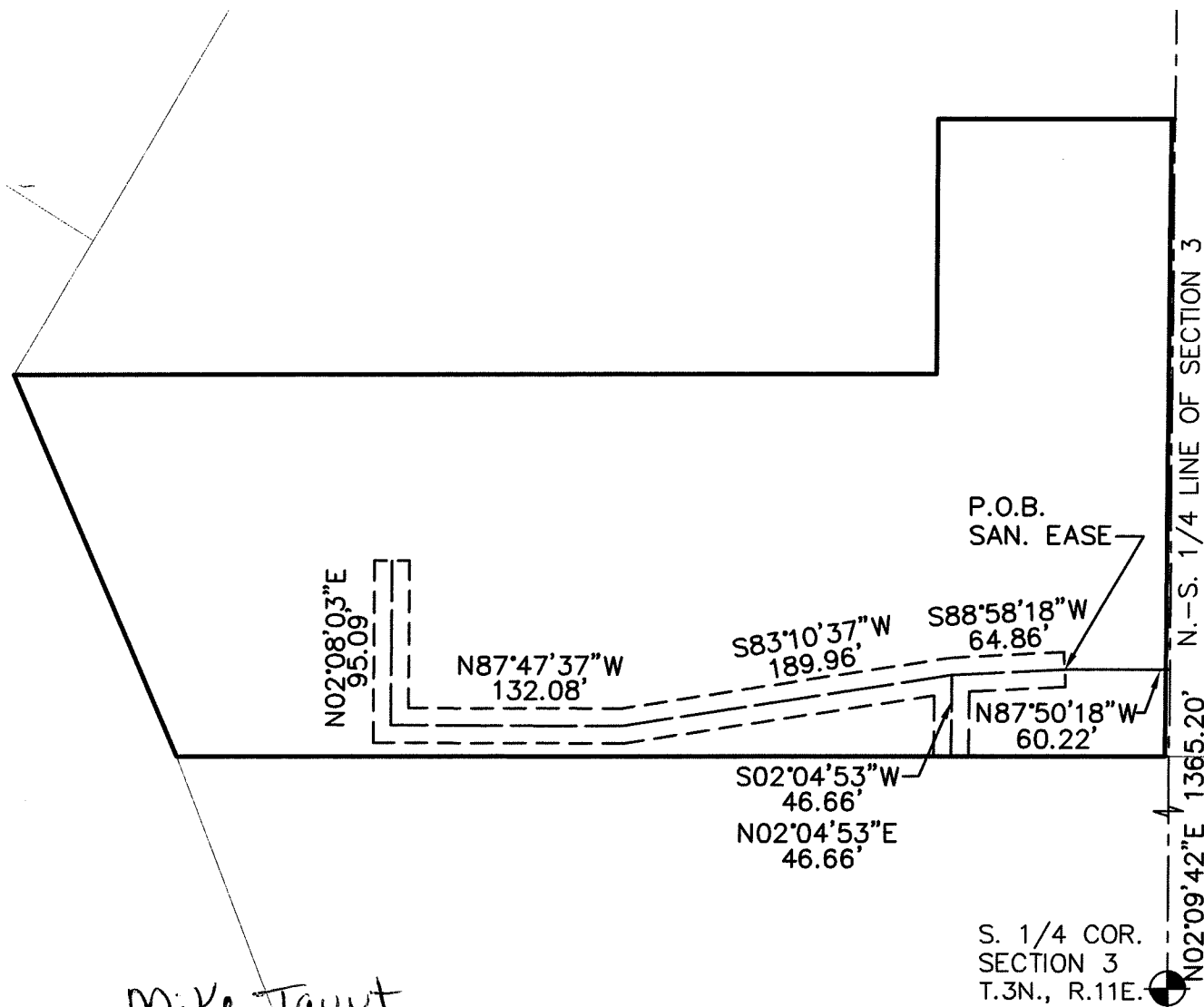
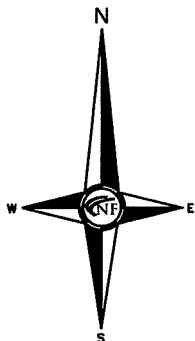
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVENUE PONTIAC, MI 46342
Tel. (248) 332-7931
Fax. (248) 332-8257

John Staran
Approved 6/22/18

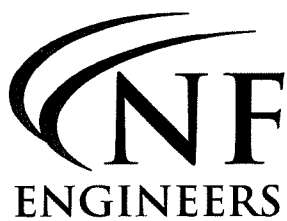
When recorded, return to
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Exhibit A

20' Sanitary Sewer Easement



*Mike Taunt
Approved 6/27/18*

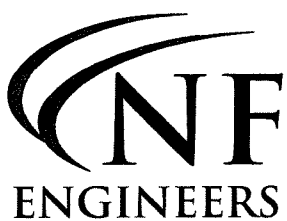
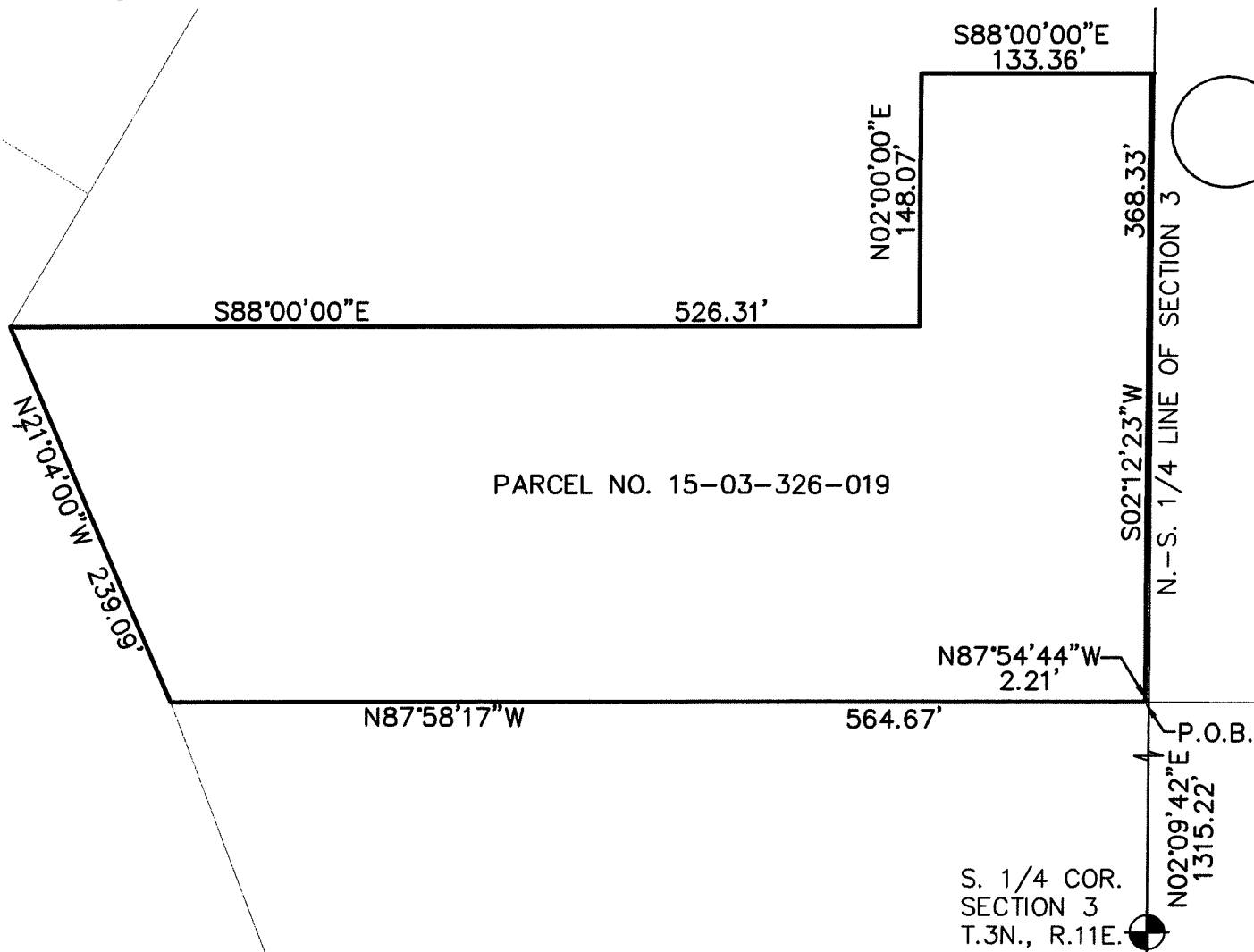
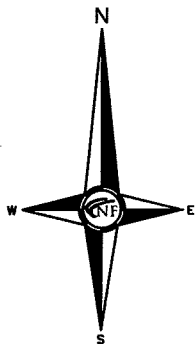


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Prepared For:
 MILESTONE DEVELOPMENT
 1066 COMMERCE ST.
 BIRMINGHAM, MI 48009

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	06-15-2018	N.N.	H845	1 of 3

Exhibit A Parcel



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SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 100'	06-15-2018	N.N.	H845	2 of 3

Exhibit A

Legal Descriptions

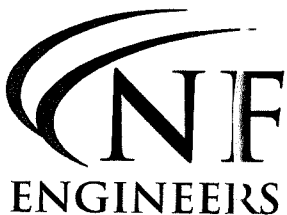
LEGAL DESCRIPTION: 20' WIDE SANITARY SEWER EASEMENT

THE CENTERLINE OF A TWENTY (20.00) FOOT WIDE SANITARY SEWER EASEMENT, BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N. 02°09'42" E., 1365.20 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 3 (AS REMONUMENTED); THENCE N. 87°50'18" W., 60.22 FEET TO THE POINT OF BEGINNING; THENCE S. 88°58'18" W., 64.86 FEET; THENCE S. 02°04'53" W., 46.66 FEET; THENCE N. 02°04'53" E., 46.66 FEET; THENCE S. 83°10'37" W., 189.96 FEET; THENCE N. 87°47'37" W., 132.08 FEET; THENCE N. 02°08'03" E., 95.09 FEET TO THE POINT OF ENDING.

LEGAL DESCRIPTION: PARCEL

A PARCEL OF LAND BEING A PART OF THE SOUTHWEST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 3; THENCE N. 02°09'42" E., 1315.22 FEET ALONG THE NORTH/SOUTH 1/4 LINE OF SECTION 3 (AS REMONUMENTED) TO A POINT ON THE SOUTH LINE OF AVON HILLS SUBDIVISION AS RECORDED IN LIBER 60 OF PLATS, ON PAGE 39 OF THE OAKLAND COUNTY RECORDS; THENCE N. 87°54'44" W., 2.21 FEET ALONG SAID SOUTH LINE OF AVON HILLS SUBDIVISION TO THE SOUTHWEST CORNER OF SAID AVON HILLS SUBDIVISION ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING N. 87°58'17" W., 564.67 FEET TO A POINT ON THE EASTERLY LINE OF KING'S COVE CONDOMINIUM, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 148; THENCE N. 21°04'00" W., 239.09 FEET ALONG SAID EASTERLY LINE OF KING'S COVE TO THE SOUTHWEST CORNER OF THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS, OAKLAND COUNTY CONDOMINIUM SUBDIVISION PLAN No. 1917; THENCE THE FOLLOWING THREE COURSES ALONG THE SOUTHERLY AND EASTERLY LINES OF SAID THE SUMMIT CONDOMINIUMS OF ROCHESTER HILLS: 1) S. 88°00'00" E., 526.31 FEET; 2) N. 02°00'00" E., 148.07 FEET AND 3) S. 88°00'00" E., 133.36 FEET TO A POINT ON THE WEST LINE OF SAID AVON HILLS SUBDIVISION; THENCE S. 02°12'23" W., 368.33 FEET ALONG SAID WEST LINE OF AVON HILLS SUBDIVISION TO THE POINT OF BEGINNING. CONTAINING 154,390 SQUARE FEET OR 3.544 ACRES.

PARCEL NO. 15-03-326-019



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SCALE	DATE	DRAWN	JOB NO.	SHEET
NONE	06-15-2018	N.N.	H845	3 of 3