

PEDESTRIAN-BICYCLE PATHWAY EASEMENT

GOOD WILL CO., INC., a Michigan corporation, of 2929 Walker Avenue, NW, Grand Rapids, Michigan 49544, 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 pedestrian-bicycle pathway on, under, through and across land more particularly described as:

SEE EXHIBIT A ATTACHED HERETO

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.

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 pedestrian-bicycle pathway: (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 23rd day of September, 2014.

GOOD WILL CO., INC.

By: [Signature]
Michael L. Kinstle
Its: Vice President-Real Estate

Legal [Signature]
Bus. [Signature]

STATE OF MICHIGAN
COUNTY OF KENT

The foregoing instrument was acknowledged before me this 23rd day of September, 2014, by Michael L. Kinstle, the Vice President-Real Estate of Good Will Co., Inc., a Michigan corporation, on behalf of the corporation.

[Signature]

, Notary Public
Ottawa County, Michigan

My Commission Expires: 2-17-17
Acting in the County of Kent

LARAE B. STEIGENGA
Notary Public, Ottawa Co., MI
Acting in Kent Co., MI
My Commission Expires:
Feb. 17, 2017

Drafted by:
Jennifer Bakhuizen, Atty.
Doran Derwent, PLLC
5960 Tanager Dr, SE, Ste. 101
Grand Rapids, MI 49546

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

John Staran
Approved 10/20/14

ARC=141.61'
 RADIUS=90.00'
 CHORD=S47°07'49"E
 127.45'

N87°47'36"E
 176.49'

151.00'
 S02°12'26"E

NORTH LINE SECTION 35
 870.88'

N87°47'36"E

S02°03'15"E 537.56'

S28°07'01"W
 179.50'

S59°38'03"E 180.94'
 S30°02'05"W

785.96'

S87°48'01"W

3175 ROCHESTER ROAD
 TAX Id. No. 15-35-100-048

N02°04'09"W
 38.36'

S87°47'32"W
 145.23'

49.54'
 N02°12'28"W

362.48'
 N02°36'28"W

15-35-100-003

N87°47'36"E
 378.42'

15-35-100-002

N87°47'31"E
 295.16'

LEASE PARCEL
 TAX ID NO. 15-35-601-002
 1.946 ACRES

534.37'
 N02°00'59"W

WEST LINE SECTION 35

211.98'
 S87°45'48"W

N50°46'36"W
 206.76'

15-35-100-050
 3277 ROCHESTER

ROCHESTER ROAD (VARIABLE WIDTH)

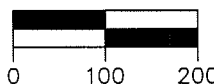
PATHWAY EASEMENT
 (SEE DETAIL SHEET 2)

NORTHWEST CORNER
 OF SECTION 35,
 T.-3-N., R.-11-E.,
 CITY OF ROCHESTER HILLS,
 OAKLAND COUNTY, MICHIGAN

Mike Taunt
 Approved 9/30/14



SCALE: 1" = 200'



PATHWAY EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E.,
 CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

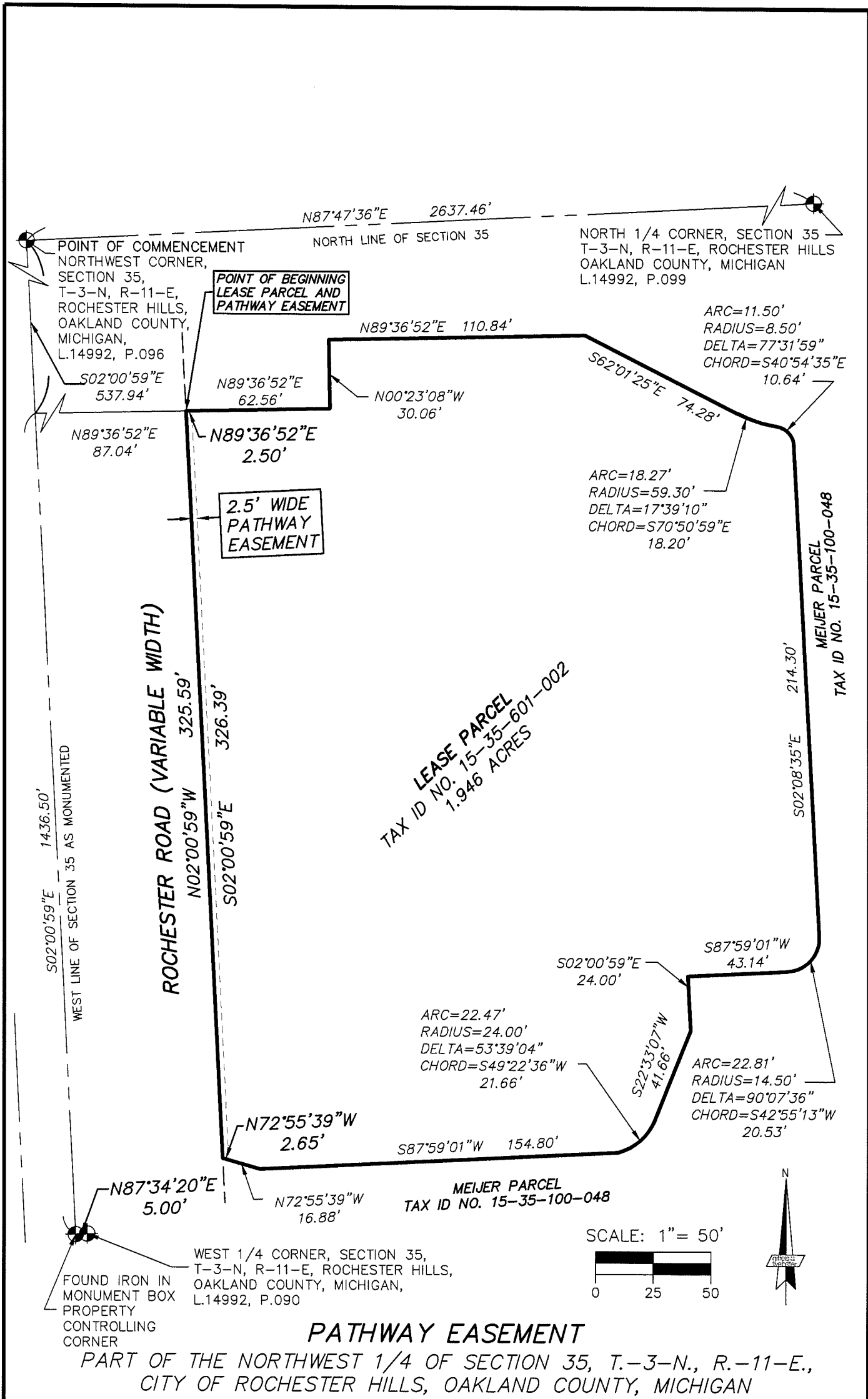
**giffels
 webster**



ENGINEERS LAND SURVEYORS
 PLANNERS LANDSCAPE ARCHITECTS
 28 W. ADAMS, SUITE 1200
 DETROIT, MICHIGAN 48226
 (313) 962-4442

DATE:	12/03/13	CHECKED BY:	DATE:	SCALE:	1"=200'
DRAWN:	J.W.B.	C.A.A.	12/13	SHEET:	1 OF 3
DESIGN:				JOB No:	18459.00
SECTION:	35	T-3-N, R-11-E			

No reproduction shall be made without the prior written consent of Giffels Webster.



PATHWAY EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

giffels webster

ENGINEERS LAND SURVEYORS
PLANNERS LANDSCAPE ARCHITECTS
28 W. ADAMS, SUITE 1200
DETROIT, MICHIGAN 48226
(313) 962-4442

DATE:	12/03/13	CHECKED BY:	DATE:	SCALE:	1"=50'
DRAWN:	J.W.B.	C.A.A.	12/13	SHEET:	2 OF 3
DESIGN:				JOB No:	18459.00
SECTION:	35	T-3-N, R-11-E			

No reproduction shall be made without the prior written consent of Giffels Webster.

PROPERTY DESCRIPTION – OVERALL MEIJER PARCEL

(BASED ON TAX DESCRIPTION FOR PARCEL IDENTIFICATION NUMBER 15-35-100-048)

A PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT A POINT DISTANT N87°47'36"E, 378.42 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 35; THENCE N87°47'36"E, 870.88 FEET; THENCE S02°12'26"E, 151.00 FEET; THENCE N87°47'36"E, 176.49 FEET; THENCE ALONG A CURVE TO THE RIGHT, 141.61 FEET, SAID CURVE HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING S47°07'49"E, 127.45 FEET; THENCE S02°03'15"E, 537.56 FEET; THENCE S28°07'01"W, 179.50 FEET; THENCE S59°58'03"E, 65.00 FEET; THENCE S30°02'05"W, 180.94 FEET; THENCE S87°48'01"W, 785.96 FEET; THENCE N02°04'09"W, 38.36 FEET; THENCE S87°47'32"W, 145.23 FEET; THENCE N02°12'28"W, 49.54 FEET; THENCE N50°46'36"W, 206.76 FEET; THENCE S87°45'48"W, 211.98 FEET; THENCE N02°00'59"W, 534.37 FEET; THENCE N87°47'31"E, 295.16 FEET; THENCE N02°36'28"W, 362.48 FEET TO THE POINT OF BEGINNING, AND CONTAINING 31.12 ACRES.

LEASE PARCEL DESCRIPTION

(TAX ID NO. 15-35-601-002)

A PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S02°00'59"E, 537.94 FEET ALONG THE WEST LINE OF SECTION 35 AS MONUMENTED; THENCE N89°36'52"E, 87.04 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD (M-150 VARIABLE WIDTH); THENCE CONTINUING N89°36'52"E, 62.56 FEET; THENCE N00°23'08"W, 30.06 FEET; THENCE N89°36'52"E, 110.84 FEET; THENCE S62°01'25"E, 74.28 FEET; THENCE ALONG A TANGENT CURVE TO THE LEFT 18.27 FEET, SAID CURVE HAVING A RADIUS OF 59.30 FEET, A CENTRAL ANGLE OF 17°39'10", AND A LONG CHORD BEARING S70°50'59"E, 18.20 FEET TO A POINT OF REVERSE CURVATURE; THENCE ALONG SAID REVERSE CURVE TO THE RIGHT 11.50 FEET, SAID CURVE HAVING A RADIUS OF 8.50 FEET, A CENTRAL ANGLE OF 77°31'59", AND A LONG CHORD BEARING S40°54'35"E, 10.64 FEET; THENCE S02°08'35"E, 214.30 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT 22.81 FEET, SAID CURVE HAVING A RADIUS OF 14.50 FEET, A CENTRAL ANGLE OF 90°07'36", AND A LONG CHORD BEARING S42°55'13"W, 20.53 FEET; THENCE S87°59'01"W, 43.14 FEET; THENCE S02°00'59"E, 24.00 FEET; THENCE S22°33'07"W, 41.66 FEET; THENCE ALONG A TANGENT CURVE TO THE RIGHT, 22.47 FEET, SAID CURVE HAVING A RADIUS OF 24.00 FEET, A CENTRAL ANGLE OF 53°39'04", AND A CHORD BEARING S49°22'36"W, 21.66 FEET; THENCE S87°59'01"W, 154.80 FEET; THENCE N72°55'39"W, 16.88 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°00'59"W, 325.59 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.946 ACRES.

2.5' WIDE PATHWAY EASEMENT

A PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 35; THENCE S02°00'59"E, 537.94 FEET ALONG THE WEST LINE OF SECTION 35 AS MONUMENTED; THENCE N89°36'52"E, 87.04 FEET TO THE POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD (M-150 VARIABLE WIDTH); THENCE CONTINUING N89°36'52"E, 2.50 FEET; THENCE S02°00'59"E, 326.39 FEET; THENCE N72°55'39"W, 2.65 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF ROCHESTER ROAD; THENCE ALONG SAID EAST RIGHT OF WAY LINE N02°00'59"W, 325.59 FEET TO THE POINT OF BEGINNING.

PATHWAY EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 35, T.-3-N., R.-11-E.,
CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

**giffels
webster**



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DETROIT, MICHIGAN 48226
(313) 962-4442

DATE:	12/03/13	CHECKED BY:	DATE:	SCALE:	N/A
DRAWN:	J.W.B.	C.A.A.	12/13	SHEET:	3 OF 3
DESIGN:				JOB No:	18459.00
SECTION:	35	T-3-N, R-11-E			