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2025 DEC 12 AM 10:13

LIBER: 60792 PAGE: 492  
DOC #20250158139  
RECORDED - 12/16/2025 10:28:05 AM  
PAGE 1 of 4 RECORDING FEE: \$ 30.00  
LISA BROWN, CLERK/REGISTER OF DEEDS  
OAKLAND COUNTY, MI Receipt #: 40018782

## QUIT CLAIM DEED

KNOWN ALL PERSONS BY THESE PRESENTS, that the CK&E DEVELOPMENT LLC, a Michigan limited liability company, whose address is 2005 PONTIAC ROAD, SUITE D, AUBURN HILLS, MI 48326, hereinafter referred to as "Grantor", being title holder to a portion of land described in Exhibit A, commonly referred to as:

*Parcel 15-30-302-039*

for and in consideration of the sum of ONE DOLLAR (\$1.00), exempt from county and state transfer taxes pursuant to MCL 207.505(a), MCL 207.505(h)(i) and MCL 207.526(h)(i), receipt of which is hereby acknowledged, does hereby Quit Claim and convey to the BOARD OF COUNTY ROAD COMMISSIONERS, County of Oakland, State of Michigan, a public body corporate located at 31001 Lahser Road, Beverly Hills, MI 48025, hereinafter referred to as "Grantee", a portion of land for right of way purposes, as described in Exhibit A, which is situated in the City of Rochester Hills, Oakland County, Michigan.

The Grantor grants to the Grantee the right to make zero (0) divisions under Section 108 of the Land Division Act, Act 288 of Public Acts of 1967. This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the State of Michigan right to farm act.

IN WITNESS WHEREOF, the undersigned Grantor(s) has (have) hereto affixed signature(s) this 18 day of Number, 2025.

Grantor(s):

CK&E DEVELOPMENT LLC

  
(Signature)

Patrick Burns

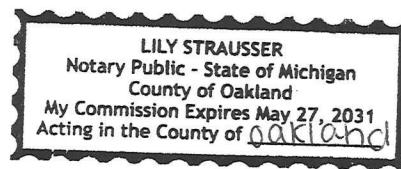
(Printed Name)

President

(Title)

## ACKNOWLEDGEMENT

STATE OF MICHIGAN )  
                          )  
COUNTY OF OAKLAND )



On this 18<sup>th</sup> day of November, 2025,  
Patrick Burns executed the foregoing document before me  
and, being duly sworn, stated that he/she is the president of  
CK&E development LLC and that he/she executed the foregoing document on  
behalf of CK&E development LLC / Patrick Burns with its full authority as its free act and deed.

Lily Strausser  
Notary Public

Oakland County, Michigan  
Acting in the County of: Oakland

My Commission Expires: May 27, 2031

Drafted By: James Sharpe  
Sharpe Engineering, Inc.  
101 N. Washington  
Oxford, MI 48371

**When recorded return to:** Right of Way Division  
Road Commission for Oakland County  
31001 Lahser Road  
Beverly Hills, MI 48025

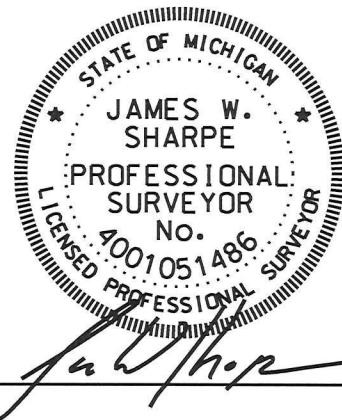


## SHARPE ENGINEERING, INC.

101 N. Washington St. • Oxford, Michigan 48371  
248.877.2102 • jim@sharpe-engineering.com

Client CK&E DEVELOPMENT, LLC  
Address 2005 PONTIAC ROAD, UNIT D  
AUBURN HILLS, MI 48326

Date 10/14/25  
Job # 071.12.01  
SHEET # 1 OF 2



### EXHIBIT A

#### PROPERTY DESCRIPTION FOR PARENT PARCEL 15-30-302-039

(PER OAKLAND COUNTY RECORDS)

PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN DESCRIBED AS BEGINNING AT A POINT DISTANT S85°49'02"W 1.93 FEET FROM A PREVIOUS PROPERTY CONTROLLING CORNER AND S01°30'03"E 385.17 FEET AND S02°03'12"E 295.34 FEET FROM THE WEST REMON 1/4 CORNER; THENCE N85°38'28"E 945.60 FEET; THENCE S02°02'36"E 19.43 FEET; THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 880.00 FEET, LONG CHORD BEARING S70°53'56"W 749.44 FEET, AN ARC DISTANCE OF 774.16 FEET; THENCE ALONG A CURVE TO THE LEFT, RADIUS OF 290.00 FEET, LONG CHORD BEARING N72°57'21"W 189.79 FEET, AN ARC DISTANCE OF 193.35 FEET; THENCE S87°56'48"W 48.97 FEET; THENCE N02°03'12"W 139.01 FEET TO THE POINT OF BEGINNING. CONTAINING 1.75 ACRES (GROSS AREA).

#### PROPERTY DESCRIPTION FOR A PARCEL OF LAND BEING CONVEYED TO ROAD COMMISSION FOR OAKLAND COUNTY

15-30-302-039 pt

PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS (FORMERLY AVON TOWNSHIP), OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE AMENDED MONUMENT FOR THE WEST 1/4 CORNER OF SAID SECTION 30 WHICH IS LOCATED NORTH 85°49'02"EAST 1.93 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30 WHICH IS LOCATED ON THE RANGE LINE; THENCE SOUTH 01°30'03"EAST 385.17 FEET TO A POINT; THENCE SOUTH 02°03'12"EAST 295.34 FEET TO A POINT; THENCE NORTH 85°38'28"EAST 435.60 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING NORTH 85°38'28"EAST 510.00 FEET TO A POINT; THENCE SOUTH 02°02'36"EAST 19.43 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH ADAMS ROAD 120 FEET WIDE (SO CALLED) AND A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 880.00 FEET, CENTRAL ANGLE OF 34°04'54" AND A LONG CHORD BEARING SOUTH 79°03'39"WEST 515.77 FEET) AN ARC DISTANCE OF 523.46 FEET ALONG THE NORTHERLY LINE OF SAID SOUTH ADAMS ROAD TO A POINT; THENCE NORTH 02°03'12"WEST 78.58 FEET TO THE POINT OF BEGINNING. CONTAINING 0.267 OF AN ACRE. RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

#### PROPERTY DESCRIPTION FOR THE REMAINING PART OF PARCEL 15-30-302-039

PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS (FORMERLY AVON TOWNSHIP), OAKLAND COUNTY, MICHIGAN. BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE AMENDED MONUMENT FOR THE WEST 1/4 CORNER OF SAID SECTION 30 WHICH IS LOCATED NORTH 85°49'02"EAST 1.93 FEET TO THE WEST 1/4 CORNER OF SAID SECTION 30 WHICH IS LOCATED ON THE RANGE LINE; THENCE SOUTH 01°30'03"EAST 385.17 FEET TO A POINT; THENCE SOUTH 02°03'12"EAST 295.34 FEET TO THE POINT OF BEGINNING; THENCE PROCEEDING NORTH 85°38'28"EAST 435.60 FEET TO A POINT; THENCE SOUTH 02°03'12"EAST 78.58 FEET TO A POINT ON THE NORTHERLY LINE OF SOUTH ADAMS ROAD 120 FEET WIDE (SO CALLED) AND A POINT ON A CURVE; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 880.00 FEET, CENTRAL ANGLE OF 16°19'25" AND A LONG CHORD BEARING SOUTH 53°51'29"WEST 249.87 FEET) AN ARC DISTANCE OF 250.71 FEET ALONG THE NORTHERLY LINE OF SAID SOUTH ADAMS ROAD TO THE INTERSECTION POINT WITH FORESTER BOULEVARD; THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 290.00 FEET, CENTRAL ANGLE OF 38°12'02" AND A LONG CHORD BEARING NORTH 72°57'21"WEST 189.79 FEET) AN ARC DISTANCE OF 193.35 FEET ALONG THE NORTHERLY LINE OF FORESTER BOULEVARD 120 FEET WIDE (SO CALLED) TO A POINT; THENCE SOUTH 87°56'48"WEST 48.97 FEET ALONG THE NORTH LINE OF SAID FORESTER BOULEVARD TO A POINT ALONG THE EAST LINE OF SAID OLD ADAMS ROAD; THENCE NORTH 02°03'12"WEST 139.01 FEET ON THE EAST LINE OF OLD ADAMS ROAD TO THE POINT OF BEGINNING. CONTAINING 1.486 ACRES. RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

#### NOTES:

1. THE ABOVE PROPERTY DESCRIPTIONS ARE BASED UPON THE BEST AVAILABLE RECORDS IN OUR OFFICE AND MONUMENTATION WAS NOT SET OR VERIFIED AT THE CORNERS. THEREFORE, THE PROPERTY DESCRIPTIONS SHOULD BE USED FOR TAX PURPOSES ONLY.
2. THE BASIS OF BEARING IS PARCEL 15-30-302-041



SHARPE ENGINEERING, INC.

101 N. Washington St. • Oxford, Michigan 48371  
248.877.2102 • jim@sharpe-engineering.com

Client CK&E DEVELOPMENT, LLC

Date 10/14/25

Address 2005 PONTIAC ROAD, UNIT D

Job # 071.12.01

AUBURN HILLS, MI 48326

Sheet # 2 OF 2



EXHIBIT A

S02° 02'36"E  
19.43'



SCALE 1" = 100'

100 0 100  
GRAPHIC SCALE

THIS SURVEY WAS DONE WITHOUT THE  
BENEFIT OF A TITLE POLICY, THEREFOR, ALL  
EASEMENTS OF RECORD AND OTHER FACTORS  
RELEVANT TO TITLE MAY NOT BE SHOWN.



AREA OF LAND TO BE CONVEYED  
FOR RIGHT-OF-WAY PURPOSES

15-30-302-014

15-30-302-013

POB QUIT CLAIM DEED

West 1/4 Corner, Section 30  
Town 03 North, Range 11 East  
City of Rochester Hills, Fnd.  
Iron Rod w/ Oakland County  
Remon Cap in Monument Box

POINT  
COMMENCEMENT

2581 OLD ADAMS RD  
15-30-302-041

Amended Monument to West 1/4  
Corner, Section 30 Town 03 North,  
Range 11 East, City of Rochester  
Hills, Fnd. Iron Rod w/ Oakland  
County Remon Cap in Monument Box

S85° 49'02"W  
1.93' (R&M)

S01° 30'03"E  
385.17'  
S02° 03'12"E 295.34'

OLD ADAMS ROAD

ARC LENGTH = 523.46'  
N85° 38'28"E 510.00'  
RAD=880.00'  
DELTA=34° 04'54"  
CHORD=S79° 03'39"W  
515.77'

0.267 OF AN ACRE TO  
BE DEEDED TO RCOC

SOUTH  
ADAMS  
ROAD  
ARC LENGTH = 250.71'  
N02° 03'12"W 78.58'  
RAD=880.00'  
DELTA=16° 19'25"  
CHORD=S53° 51'29"W  
249.87'

ARC=193.35'  
RAD=290.00'  
DELTA=38° 12'02"  
CHORD=N72° 57'21"W  
189.79'

REMAINING PART OF  
15-30-302-039  
(1.485 ACRES)

POB REMAINDER  
PARCEL

N02° 03'12"W  
139.01'  
S87° 56'48"W  
48.97'

FORESTER BLVD