

**SANITARY SEWER EASEMENT**

**Auburn Angara Oaks LLC a Michigan limited liability company of 14496 North Sheldon Road, Suite 230, Plymouth, Michigan 48170 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 ID#15-32-201-001, 15-32-201-002, 15-32-201-003, 15-32-201-004, 15-32-201-006

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 3<sup>RD</sup> day of JUNE, 2026.

Auburn Angara Oaks LLC, a Michigan limited liability company  
By: Three Oaks Communities, LLC, a Michigan limited liability company  
It's Manager  
  
William J. Godfrey  
Sole Authorized Representative

STATE OF MICHIGAN  
COUNTY OF WAYNE

The foregoing instrument was acknowledged before me this 3 day of June, 2026, By William J. Godfrey, Sole Authorized Representative of Three Oaks Communities LLC, Manager of Walton Oaks LLC, a Michigan limited liability company on behalf of the company

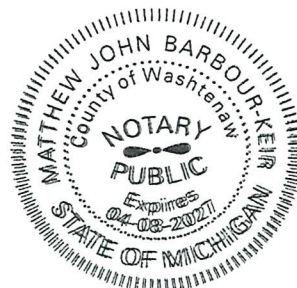
Drafted by:  
Bruce Michael  
14496 North Sheldon Road, Suite 230  
Plymouth, Michigan 48170

  
\_\_\_\_\_  
, Notary Public  
County, Michigan  
My Commission Expires: \_\_\_\_\_

When recorded, return to

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

P. Dan Christ  
Approved 6/15/20



Acting in Wayne Co.

**EXHIBIT A**

LOTS 10, 11, 12, 13, 15 AND THE SOUTH 28 FEET OF LOT 14, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN THE EAST 12 FEET OF LOT 14, SUPERVISOR'S PLAT OF GRANT M. JOHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN L.54A OF PLATS, PAGE(S) 61, O.C.R.

PART OF THE NORTHEAST 1/4 OF SECTION 32 TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S.08°22'28"E., 33.15 FT. TO THE SOUTH RIGHT OF WAY LINE OF AUBURN ROAD AND POINT OF BEGINNING; THENCE PROCEEDING ALONG SOUTH RIGHT OF WAY LINE N.87°05'54"E., 304.60 FT.; THENCE S.07°59'57"E., 272.13 FT. ALONG THE EAST LINE OF LOT 11; THENCE N.87°05'54"E., 125.70 FT.; THENCE S.05°46'56"E., 827.85 FT. ALONG THE EAST LINE OF LOTS 14 & 15; THENCE S.86°47'14"W., 390.69 FT. ALONG THE SOUTH LINE OF LOTS 15, 13 AND 10; THENCE N.08°22'28"W., 1105.01 FT. ALONG THE WEST LINE OF LOT 10 TO THE POINT OF BEGINNING, CONTAINING 9.676 ACRES.

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

Approved  
SB  
City of Rochester Hills  
06/25/2026

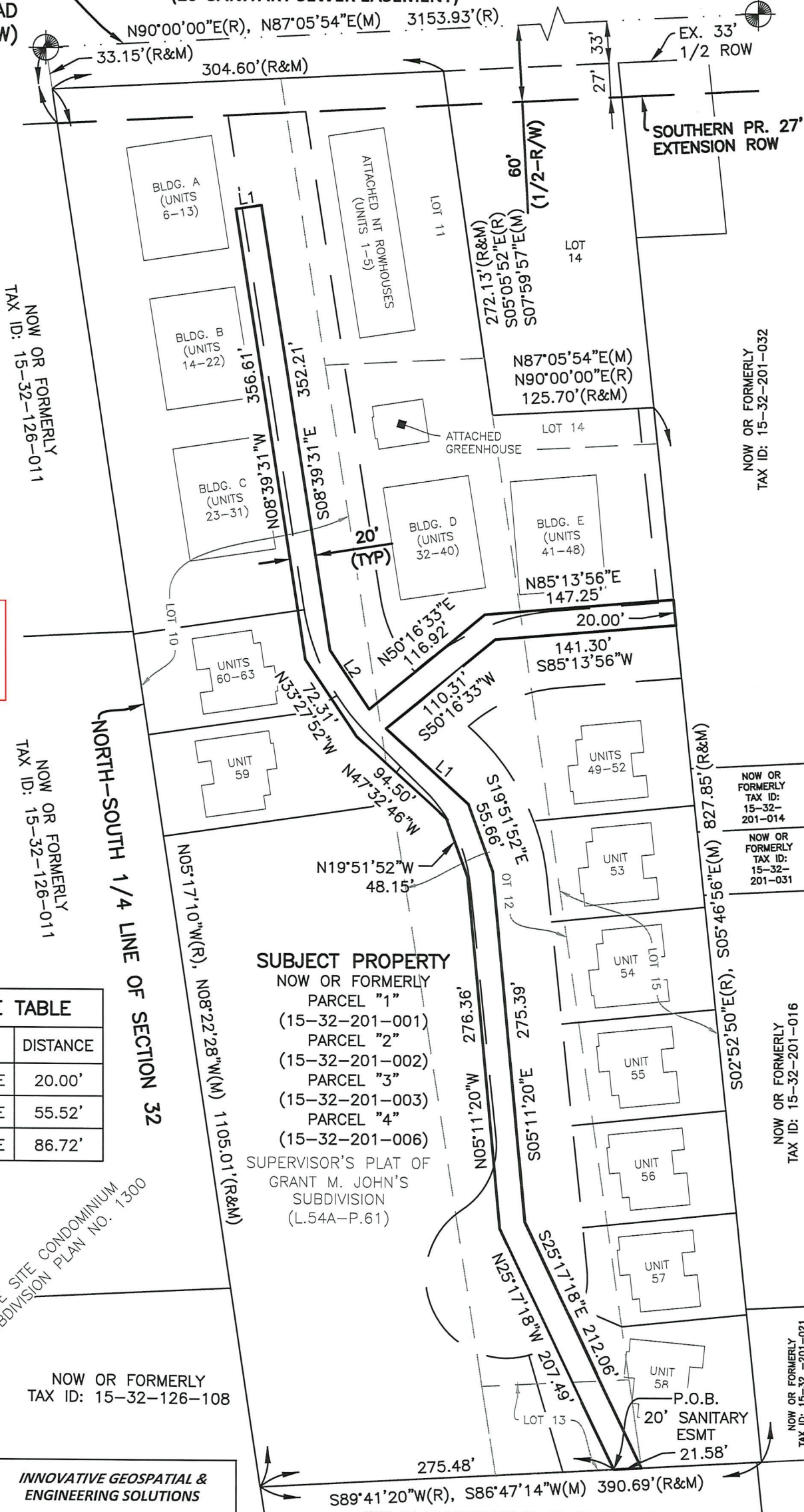
# EXHIBIT B

(20' SANITARY SEWER EASEMENT)

NE COR., SEC. 32  
T3N-R11E, E-11

NORTH LINE  
OF SEC. 32 &  
AUBURN ROAD  
(PUBLIC-R/W)

N 1/4 COR.  
SEC. 32  
T3N-R11E  
E-11  
(P.O.C.)



NOW OR FORMERLY  
TAX ID: 15-32-126-011

NOW OR FORMERLY  
TAX ID: 15-32-201-032

NOW OR FORMERLY  
TAX ID: 15-32-126-011

NOW OR FORMERLY  
TAX ID: 15-32-201-014

NOW OR FORMERLY  
TAX ID: 15-32-201-031

NOW OR FORMERLY  
TAX ID: 15-32-201-016

NOW OR FORMERLY  
TAX ID: 15-32-201-021

Approved  
SB  
City of Rochester Hills  
06/26/2026

SANITARY LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N81°20'29"E	20.00'
L2	S33°27'52"E	55.52'
L3	S47°32'46"E	86.72'

**SUBJECT PROPERTY**  
NOW OR FORMERLY  
PARCEL "1"  
(15-32-201-001)  
PARCEL "2"  
(15-32-201-002)  
PARCEL "3"  
(15-32-201-003)  
PARCEL "4"  
(15-32-201-006)  
SUPERVISOR'S PLAT OF  
GRANT M. JOHN'S  
SUBDIVISION  
(L.54A-P.61)

KINGSTON POINTE SITE CONDOMINIUM  
OAKLAND CO. SUBDIVISION PLAN NO. 1300

NOW OR FORMERLY  
TAX ID: 15-32-126-108

NOW OR FORMERLY TAX ID: 15-32-201-007



**INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS**  
298 VETERANS DRIVE  
FOWLERVILLE,  
MICHIGAN 48836  
(OFFICE) 517-223-3512  
monumentengineering.com  
*SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOSB)*

LAST REVISION: 5/6/2026	CLIENT: <b>ANGARA OAKS</b>
DATE: 1/3/2025	NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS
SCALE: 1"=100'	SHEET: 1 of 2
DR. BY: DC	CHK BY: MB
FILE : 22-051_Exhibits	JOB No. 22-051

# EXHIBIT B

(20' SANITARY SEWER EASEMENT)

## 20 Foot Wide Sanitary Sewer Easement Description

A 20 Foot Wide Sanitary Sewer Easement over Lots 10, 12, 13 and 15 of "Supervisor's Plat of Grant M. John's Subdivision" as recorded in Liber 54A, Page 61, Oakland County Records (O.C.R.), being a part of the Northeast 1/4, Section 32, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan more particularly described as:

Commencing at the North 1/4 corner of said Section 32, thence along the North-South 1/4 line of said Section 32 and the West line of said Lot 10, S08°22'28"E, 1138.16 feet to the Southwest corner of said Lot 10; thence along the South line of said Lot 10 and Lot 13, N86°47'14"E, 275.48 feet to the POINT OF BEGINNING of 20 Foot Wide Sanitary Sewer Easement;

thence N25°17'18"W, 207.49 feet;

thence N05°11'20"W, 276.36 feet;

thence N19°51'52"W, 48.15 feet;

thence N47°32'46"W, 94.50 feet;

thence N33°27'52"W, 72.31 feet;

thence N08°39'31"W, 356.61 feet;

thence N81°20'29"E, 20.00 feet;

thence S08°39'31"E, 352.21 feet;

thence S33°27'52"E, 55.52 feet;

thence N50°16'33"E, 116.92 feet;

thence N85°13'56"E, 147.25 feet to the East line of said Lot 15;

thence along said East line of Lot 15, S05°46'56"E, 20.00 feet;

thence S85°13'56"W, 141.30 feet;

thence S50°16'33"W, 110.31 feet;

thence S47°32'46"E, 86.72 feet;

thence S19°51'52"E, 55.66 feet;

thence S05°11'20"E, 275.39 feet;

thence S25°17'18"E, 212.06 feet to the South line of said Lot 13;

thence along said South line of Lot 13, S86°47'14"W, 21.58 feet to the POINT OF BEGINNING.



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*SERVICE DISABLED VETERAN OWNED  
SMALL BUSINESS (SDVOB)*

LAST REVISION: 5/6/2026

DATE: 1/3/2025

CLIENT:

**ANGARA OAKS**

SCALE: N/A

SHEET: 2 of 2

NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS

FILE : 22-051\_Exhibits

DR. BY:DC

CHK BY: MB

JOB No. 22-051