

PARTIAL TERMINATION OF PEDESTRIAN BICYCLE PATH EASEMENT

This Partial Termination of Pedestrian-Bicycle Path Easement ("Termination") is made on May 29, 2026 by the City of Rochester Hills, a Michigan municipal corporation whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 ("City") and Auburn Angara Oaks LLC, a Michigan limited liability company whose address is 14496 N. Sheldon Road, Suite 230, Plymouth, MI 48170.

RECITALS

- A. City of Rochester Hills (F/K/A Charter Township of Avon) is the grantee of a Pedestrian-Bicycle Path Easement and Conveyance dated February 20, 1984 and recorded June 11, 1984 in Liber #8692, Page #391 Oakland County Records ("Pathway Easement").
- B. The land primarily burdened by the Pathway Easement is described on the attached Exhibit A ("Property"), and is now owned by Auburn Angara Oaks LLC.
- C. The City and Auburn Angara Oaks LLC wish to terminate and vacate the Pathway Easement as it pertains to the property.
- D. The Pathway Easement to be terminated and vacated is described and depicted on the attached Exhibit B.

TERMINATION

- 1. **Termination.** The City and Auburn Angara Oaks LLC hereby consent and agree to termination of the Pathway Easement and vacating the area of the Pathway Easement as depicted on Exhibit B as it pertains to the Property, and upon execution and recording of this Termination, the Pathway Easement shall be of no force and effect.
- 2. **Notice.** By recording this Termination, notice is hereby given that the Pathway Easement is terminated.
- 3. **Successors and Assigns.** This Termination shall run with the land described in Exhibit A and shall be binding upon and inure to the benefit of Auburn Angara Oaks LLC, the City, and their respective successors, transferees, grantees and assigns.

Exempt from transfer taxes under MCL 207.505(a) and 207.526(a).

[Signatures on following page]

IN WITNESS WHEREOF, the undersigned has executed this Termination of Pathway Easement as of the date set forth above.


AUBURN ANGARA OAKS LLC,
a Michigan limited liability company
By: Three Oaks Communities LLC,
a Michigan limited liability company
Its Manager

By 
William J. Godfrey
Sole authorized Representative

STATE OF MICHIGAN }
COUNTY OF OAKLAND }
Wayne

The foregoing instrument was acknowledged before me this 29th day of May, 2026
by William J. Godfrey, Sole Authorized Representative of Three Oaks Communities LLC, Manager of Auburn Angara
Oaks LLC, a Michigan limited liability company, on behalf of the company.

DEENA M HEATH
NOTARY PUBLIC - MICHIGAN
WASHTENAW
MY COMMISSION EXPIRES APRIL 6TH, 2028
ACTING IN Wayne COUNTY

, Notary Public
_____, County, Michigan.
My Commission Expires: _____
Acting in the County of Wayne

CITY OF ROCHESTER HILLS

By: _____
Bryan K. Barnett, Mayor

STATE OF MICHIGAN }
COUNTY OF OAKLAND }

The foregoing instrument was acknowledged before me on _____, 2026,
by Bryan K. Barnett, Mayor, of the City of Rochester Hills, a Michigan Municipal corporation, on behalf of
the corporation.

_____, Notary Public
Oakland County, Michigan

Drafted By:

Adele Swann
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

When Recorded Return to:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

P. Daw Christ
Approved 6/15/2026

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

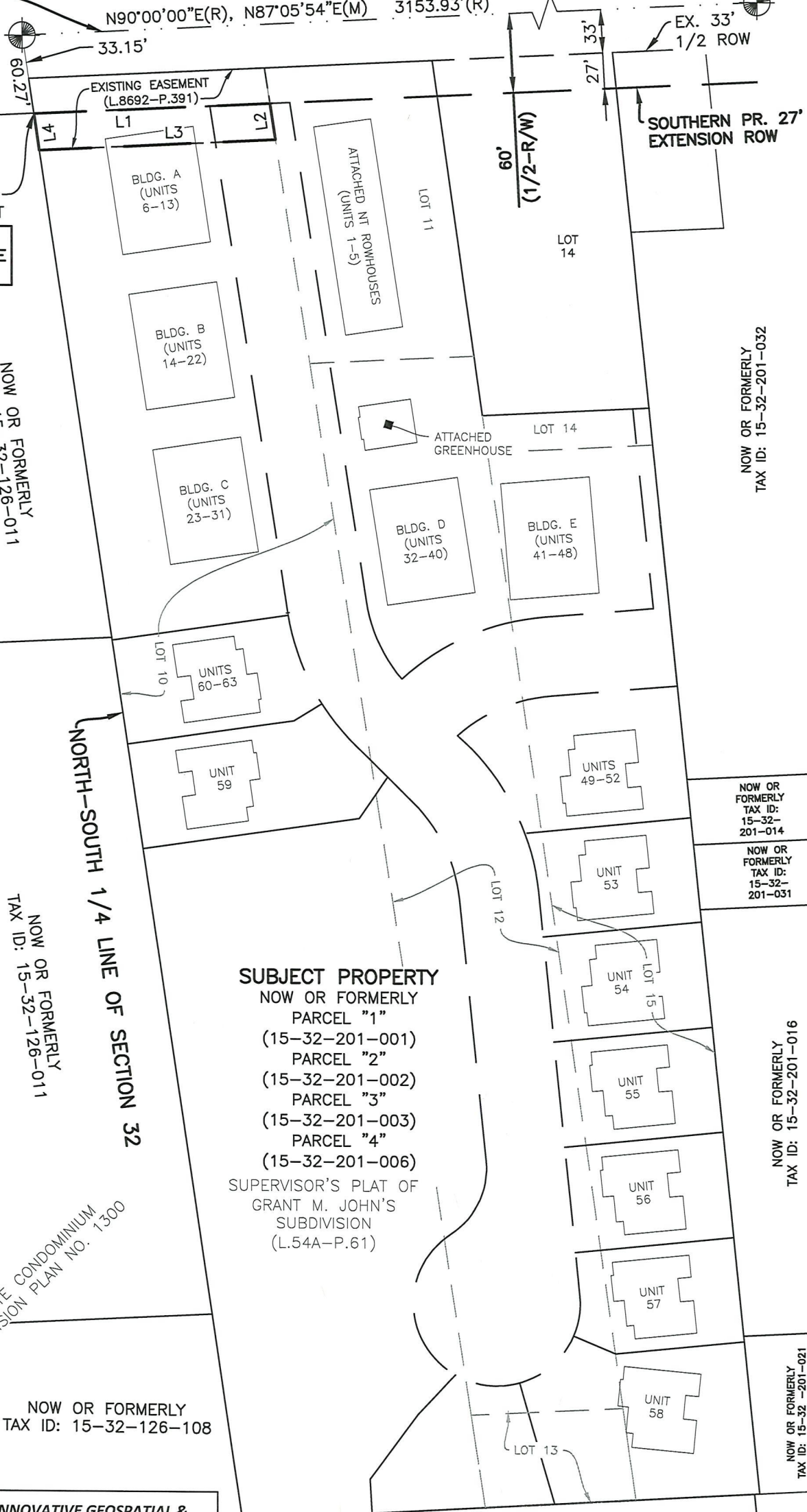
NE COR., SEC. 32
T3N-R11E, E-11

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

(PARTIAL TERMINATION OF EXISTING EASEMENT, L.8692-P.391)

N90°00'00"E(R), N87°05'54"E(M) 3153.93'(R)

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



P.O.B. PARTIALLY
TERMINATED ESMT
SEE
ESMT LINE TABLE
ON SHEET 2

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

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

Approved
SB
City of Rochester Hills
06/12/2026

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: 15-32-126-108

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

NORTH-SOUTH 1/4 LINE OF SECTION 32

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: 15-32-201-007

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



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS

298 VETERANS DRIVE
FOWLerville,
MICHIGAN 48836
(OFFICE) 517-223-3512
monumentengineering.com

SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOB)

EXHIBIT B

(PARTIAL TERMINATION OF EXISTING EASEMENT, L.8692-P.391)

Partial Termination of Existing Easement Description

A Partial Termination Easement over an existing easement within the Northeast 1/4, Section 32, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan as recorded in Liber 8692, Page 391 of Oakland County Records 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, S08°22'28"E, 60.27 feet to the Southern Proposed 60 foot wide 1/2 Right-of-Way of Auburn Road also being the POINT OF BEGINNING of said Partial Terminating Easement;

thence along said Southern Proposed 60 foot wide 1/2 Right-of-Way, N87°05'54"E, 178.11 feet;

thence S08°39'31"E, 28.14 feet;

thence parallel to said Southern Proposed 60 foot wide 1/2 Right-of-Way, S87°05'54"W, 178.25 feet to a point along said North-South 1/4 line of Section 32;

thence along said North-South 1/4 line of said Section 32, N08°22'28"W, 28.13 feet to the POINT OF BEGINNING.

ESMT LINE TABLE

LINE #	BEARING	DISTANCE
L1	N87°05'54"E	178.11'
L2	S8°39'31"E	28.14'
L3	S87°05'54"W	178.25'
L4	N8°22'28"W	28.13'



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SMALL BUSINESS (SDVOSB)

LAST REVISION:

DATE: 5/6/2026

SCALE: N/A

SHEET: 2 of 2

FILE : 22-051_Exhibits

CLIENT:

ANGARA OAKS

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

DR. BY: DC

CHK BY: MB

JOB No. 22-051