

**SANITARY SEWER EASEMENT**

Roger G. Stone and Beverly A. Stone, as Co-trustees of The Roger G. Stone and Beverly A. Stone Revocable Living Trust date August 25, 2005, of 35194 Pappstein Drive, Clintown Township, Michigan 48035, 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 on Exhibit B, which is a part of the property shown on Exhibit A.

Sidwell #70-15-32-201-007

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.

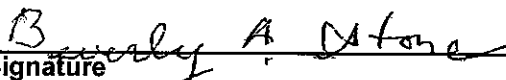
Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the sanitary sewer: (a) the right of ingress and egress over, through and across the easement, and (b) the right 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.

For consideration of less than \$100.00, 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


20 day of October, 2023.


  
\_\_\_\_\_  
Signature  
Roger G. Stone  
Co-Trustee  
The Roger G. Stone and Beverly A. Stone  
Revocable Living Trust date August 25, 2005

  
\_\_\_\_\_  
Signature  
Beverly A. Stone  
Co-Trustee  
The Roger G. Stone and Beverly A. Stone  
Revocable Living Trust date August 25, 2005

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 20 day of October, 2023, by Roger G. Stone and Beverly A. Stone, as Co-trustees of The Roger G. Stone and Beverly A. Stone Revocable Living Trust date August 25, 2005.

  
DRAFTED BY:  
MATTHEW JOHN BARBOUR-KEIR  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires 04-08-2027  
Acting in the County of OAKLAND

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

Drafted by & when recorded, return to:  
Bruce Michael  
14496 North Sheldon Road, Suite 230  
Plymouth, Michigan 48170

MATTHEW JOHN BARBOUR-KEIR  
Notary Public, State of Michigan  
County of Washtenaw  
My Commission Expires 04-08-2027  
Acting in the County of OAKLAND

## EXHIBIT "A" – Stone

Property located in the City of Rochester Hills, County of Oakland, State of Michigan described as follows :

Part of the West 1/2 of the NE 1/4 of Section 32, Town 3 North, Range 11 East, described as follows: Beginning at a point which is North 5 degrees 32' 03" West 880.86 feet from, the center of Section 32, thence North 89 degrees 43' 47" East 751.82 feet; thence North 2 degrees 53' 28" West 143.57 feet; thence South 89 degrees 43' 47" West 757.82 feet; thence South 5 degrees 32' 03" East 144.03 feet to the point of beginning, which purports to be Lot 9 of "Supervisor's Plat of Grant M. John's Subdivision".

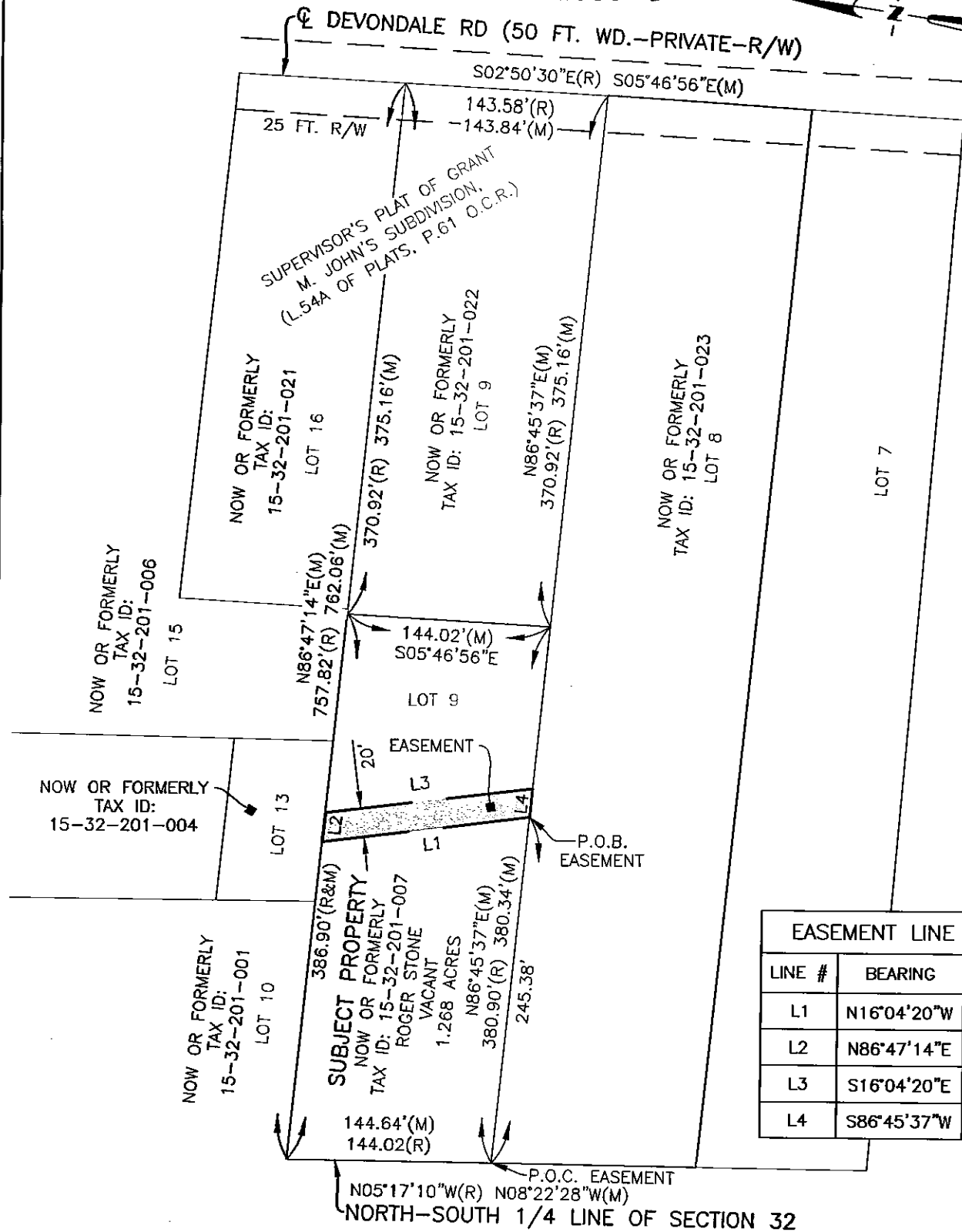
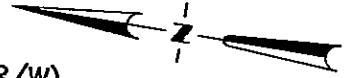
Less and except the following described real property :

Easterly 370.92 feet of land described as: Part of the West 1/2 of the Northeast 1/4 of Section 32, Town 3 North, Range 11 East, described as follows: Beginning at a point which is North 5 degrees 32 minutes 03 seconds West 880.86 feet from the center of Section 32, thence North 89 degrees 43 minutes 47 seconds East 751.82 feet; thence North 2 degrees 53 minutes 28 seconds West 143.57 feet; thence South 89 degrees 43 minutes 47 seconds West 757.82 feet; thence South 5 degrees 32 minutes 03 seconds East 144.03 feet to the point of beginning, which purports to be Lot 9 of Supervisors Plat of Grant M. John's Subdivision a Subdivision of West .1/2 of Northeast 1/4 of Section 32, Town 3 North, Range 11 East, Avon Township, Oakland County, Michigan according to the Plat thereof as recorded in Liber 54A Page 61 of Plats, Oakland County Records.

Tax Parcel ID 70-15-32-201-007

Commonly known as Vacant ,Rochester Hills, MI,48309

# EXHIBIT B



LINE #	BEARING	DISTANCE
L1	N16°04'20"W	147.64'
L2	N86°47'14"E	20.51'
L3	S16°04'20"E	147.63'
L4	S86°45'37"W	20.51'

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

### Legal Description (Sanitary Sewer Easement)

A 20 foot wide sanitary sewer easement lying in the Northeast 1/4 of Section 32, Town 3 North Range 11E, City of Rochester Hills, Oakland County Michigan.

Said easement being more particularly described as follows:

Commencing at the Southwest corner of Lot 9 of Supervisor's Plat of Grant M. John's Subdivision as recorded in Liber 54A of Plats, Page 61 of Oakland County Records;  
 thence along the South line of said Lot 9, N86°45'37"E, 245.38 feet to the Point of Beginning;  
 thence N16°04'20"W, 147.64 Feet to the North line of said Lot 9;  
 thence along the North line, N86°47'14"E, 20.51 feet;  
 thence S16°04'20"E, 147.63 to the South line of said Lot 9;  
 thence along said South line, S86°45'37"W, 20.51 feet to the Point of Beginning.

Part of 70-15-32-201-007



**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:	CLIENT:
DATE: 10/16/2023	<b>THREE OAKS</b>
SCALE: 1"=100'	NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS
SHEET: 1 of 1	DR. BY: DAH      CHK BY: MB
FILE: 22-051_Exhibits	JOB No. 22-051

**SANITARY SEWER EASEMENT**

Louis R. Lekich and Janice L. Lekich, Co-Trustees of the Lekich Family Trust dated June 6, 2023, of 5074 Belmonte Drive, Oakland Township, Michigan 48306, 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 on Exhibit B, which is a part of the property shown on Exhibit A.

Sidwell #70-15-32-201-022

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.

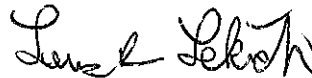
For consideration of less than \$100.00, exempt from Transfer Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this

18 day of October, 2023.

Signature

Louis R. Lekich



Co-Trustee

Lekich Family Trust dated June 6, 2023

Signature  
Janice L. Lekich  
Co-Trustee

*Janice L. Lekich*

Lekich Family Trust dated June 6, 2023

STATE OF MICHIGAN  
COUNTY OF

The foregoing instrument was acknowledged before me this 18 day of October,  
2023, by Louis R. Lekich and Janice L. Lekich\*

**JOANNE DITMYER**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires May 07, 2028  
Acting in the County of Oakland

Drafted by:

*Joanne Ditmeyer*  
*Joanne Ditmeyer* Notary Public  
*Oakland* County, Michigan

Drafted by & when recorded, return to:

My Commission Expires: May 07, 2028

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

\\Eng\PRIVENG FORMS ONLY (MUST DO 'SAVE AS')\AI Easements\SANITARY SEWER EAS LLC Revised 093011.doc

\* Co-Trustees of the Lekich Family Trust  
dated June 6, 2023

EXHIBIT "A" – Lekich

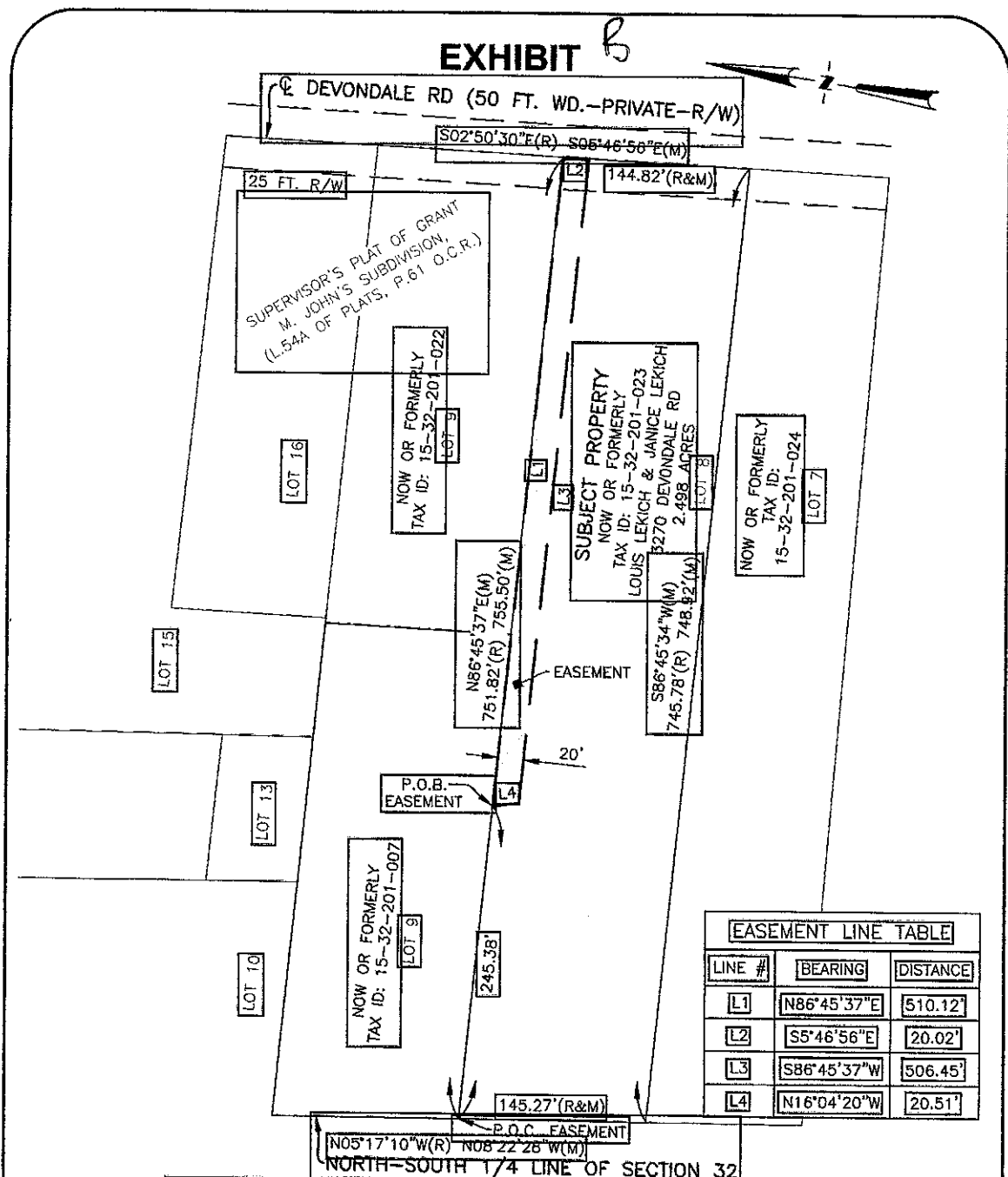
Property located in the City of Rochester Hills, County of Oakland, State of Michigan described as follows :

Lot 8, SUPERVISOR'S PLAT OF GRANT M. JOHN'S SUBDIVISION, according to the Plat thereof as recorded in Liber 54A of Plats ,Page(s) 61, Oakland County Records.

Tax Parcel ID 70-15-32-201-023

Commonly known as 3270 Devondale Rd., Rochester Hills, MI,48309

# EXHIBIT B



**Legal Description (Sanitary Sewer Easement)**

A 20 foot wide sanitary sewer easement lying in the Northeast 1/4 of Section 32, Town 3 North Range 11E, City of Rochester Hills, Oakland County Michigan.

Said easement being more particularly described as follows:

Commencing at the Northwest corner of Lot 8 of Supervisor's Plat of Grant M. John's Subdivision as recorded in Liber 54A of Plats, Page 61 of Oakland County Records;  
 thence along the North line of said Lot 8, N86°45'37"E, 245.38 feet to the Point of Beginning;  
 thence continuing along said North line, N86°45'37"E, 510.12 feet to the Northeast corner of said Lot 8;  
 thence along the East line of said Lot 8, S05°46'56"E, 20.02 feet;  
 thence S86°45'37"W, 506.45 feet;  
 thence N16°04'20"W, 20.51 feet to the North line of said Lot 8 and Point of Beginning.

**MEGA**  
Monument Engineering Group Associates, Inc.

**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:	CLIENT:
DATE: 10/16/2023	<b>THREE OAKS</b>
SCALE: 1"=100'	NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS
SHEET: 1 of 1	DR. BY: DAH
FILE: 22-051_Exhibits	CHK BY: MB
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