

WATER MAIN EASEMENT

Meadowbrook Hills Condominium Association, a Michigan nonprofit corporation, of 18161 W. 13 Mile Road, Suite LL, Southfield, MI 48076

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 water main on, under, through and across land more particularly described as:

Parcel ID#15-17-102-000 ENT

See Attached Exhibits A and B

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 water main 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 water main: (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 5th day of April, 2022.

Meadowbrook Hills Condominium Association

Signature: Richard E. Thomas Jr.
Print or type name: Richard Thomas, Jr.
Title: President

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 5th day of April, 2022, by Richard Thomas, Jr., who is the President of Meadowbrook Hills Condominium Association, a Michigan nonprofit corporation, on behalf of the corporation.

John Staran
Approved 4/11/22

Judy Bopp
Judy Bopp, Notary Public
OAKLAND County, Michigan
My Commission Expires: 05/02/2026

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

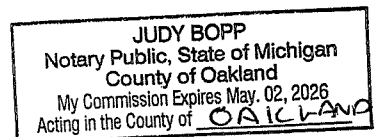


Exhibit A

Legal Description for Meadowbrook Hills Condominiums of Avon - O.C.C.P. No. 196

Per Replat No. 3 of the Exhibit B to the Consolidating Master Deed

Part of the Northwest ¼ of Section 17, T.3N., R.11E., Avon Township (Now City of Rochester Hills), Oakland County, Michigan, described as beginning at a point on the east line of Adams Road (variable width), said point being S00° 14'40"E, 140.00 feet along the west line of said Section 17 and Due East, 60.00 feet and S00° 14'40"E, 360.00 feet from the NW corner of Section 17; thence proceeding Due East, 784.74 feet; thence N00° 14'40"W, 404.11 feet; thence N87° 22'05"E, 299.76 feet; thence Due South, 197.87 feet; thence Due West, 4.00 feet; thence Due South, 130.00 feet; thence Due East, 279.00 feet; thence Due North, 150.00 feet; thence Due East, 140.00 feet; thence S04° 25'33"W, 361.08 feet to a point on the north line of "Spring Hill Subdivision" Liber 79 of Plats, Pages 22 & 23, Oakland County Records; thence along said line Due West, 514.33 feet; thence S56° 56'00"W, 58.62 feet; thence N77° 46'30"W, 133.61 feet; thence N81° 59'10"W, 60.12 feet; thence N78° 46'00"W, 158.72 feet; thence S00° 14'40"E, 185.60 feet; to a point on the north line of Rhineberry Road (60-foot wide); thence along said line Due West, 360.00 feet; thence N00° 14'40"W, 154.37 feet; thence S89° 45'20"W, 200.00 feet to a point on said east line of Adams Road; thence along said line N00° 14'40"W, 116.50 feet to the point of beginning. Containing 9.275 acres. Subject to easements of record.

#15-17-102-000 ENT

Water Main Easement:

Part of the Northwest ¼ of Section 17, T.3N., R.11E., Avon Township (Now City of Rochester Hills), Oakland County, Michigan, more particularly described as: Commencing at the Northwest corner of Section 17; thence S00° 14'40" E, 140.00 feet; thence Due East, 60.00 feet; thence S00° 14'40"E, 360.00 feet to a point on the south right of way line of Meadowbrook Drive (60-foot wide) and the north line of Meadowbrook Hills Condominiums of Avon - O.C.C.P. No. 196 Liber 39828, Pages 332-384 O.C.R.; thence Due East, 784.74 along said north line of said Meadowbrook Hills to the west line of said Meadowbrook Hills; thence N00° 14'40"W, 1.98 feet along said west line to the Point of Beginning; thence S64° 29'56"E, 40.02 feet; thence N88° 24'33"E, 40.73 feet; thence N89° 47'08"E, 209.79 feet; thence S88° 29'55"E, 24.07 feet; thence S89° 21'13"E, 110.60 feet; thence N87° 54'56"E, 51.67 feet; thence N88° 58'36"E, 120.26 feet; thence N01° 07'15"W, 251.23 feet to the north line of said Meadowbrook Hills Condominiums of Avon; thence N90° 00'00"W, 15.51 feet along said north line to the west line of Meadowbrook Hills; thence S00° 00'02"W, 150.00 feet; thence S00° 33'37"E, 31.84 feet; thence S00° 22'46"W, 49.72 feet; thence S88° 58'54"W, 100.54 feet; thence S87° 54'10"W, 51.20 feet; thence N89° 17'41"W, 124.45 feet; thence N02° 25'06"W, 98.15 feet; thence N89° 35'33"W, 147.50 feet; thence N00° 03'22"E, 75.44 feet; thence N50° 13'29"E, 54.08 feet; thence N05° 25'38"E, 47.78 feet; thence N00° 31'07"E, 150.02 feet to the south right of way line of Walton Boulevard (variable width); thence S87° 22'06"W, 20.04 feet along said south right of way line; thence S00° 30'51"W, 148.08 feet; thence S05° 25'38"W, 38.42 feet; thence S50° 03'06"W, 55.37 feet; thence S00° 02'29"W, 103.92 feet; thence S89° 38'17"E, 148.26 feet; thence S02° 25'47"E, 78.82 feet; thence S89° 47'16"W, 200.04 feet; thence S88° 24'33"W, 36.15 feet; thence N64° 29'56"W, 44.84 feet to the east right of way line of Meadowbrook Drive; thence S00° 14'40"E, 22.22 feet along said east right of way line to the Point of Beginning.


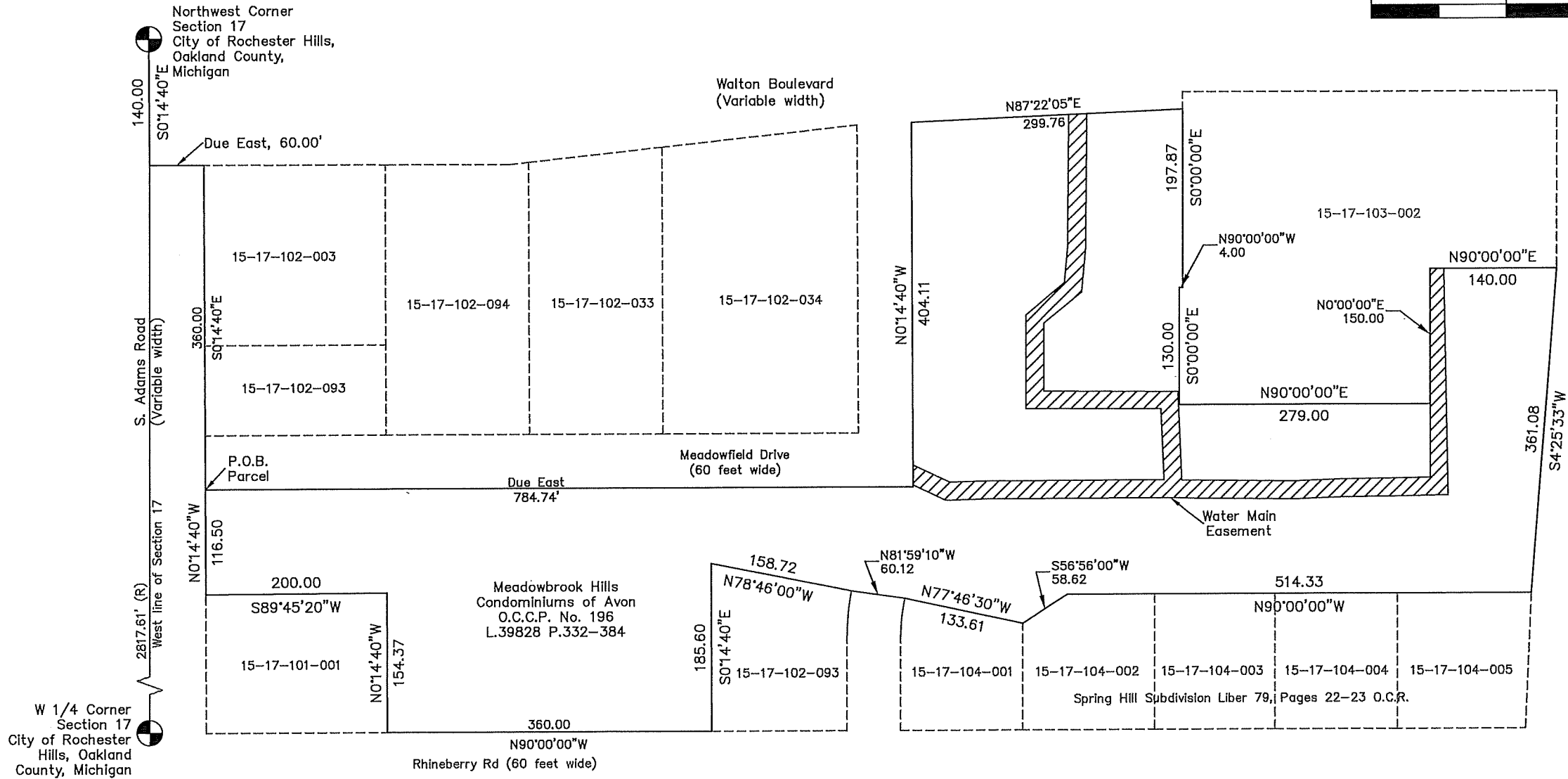
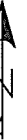
	DATE	REVISION	Meadowbrook Hills Condominiums of Avon NW ¼ of Sec. 17 T3N, R11E	 City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, Michigan 48309 Department of Public Services - Engineering Division		
1	03.11.22	Description	Water Main Easement LEGAL DESCRIPTIONS		Drawn by: JLM	Drawn date: 02.18.2022

Exhibit B



W 1/4 Corner
Section 17
City of Rochester
Hills, Oakland
County, Michigan

Northwest Corner
Section 17
City of Rochester Hills,
Oakland County,
Michigan

DATE	REVISION
03.11.22	label sec. line

Meadowbrook Hills Condominiums of Avon
NW 1/4 of Sec. 17 T3N, R11E

Exhibit B – Condominium Parcel



City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309
Department of Public Services -
Engineering Division

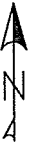
Scale
1" = 150'

Drawn by: JLM

Drawn date:
02.18.2022

SHEET 1 OF 2

Exhibit B

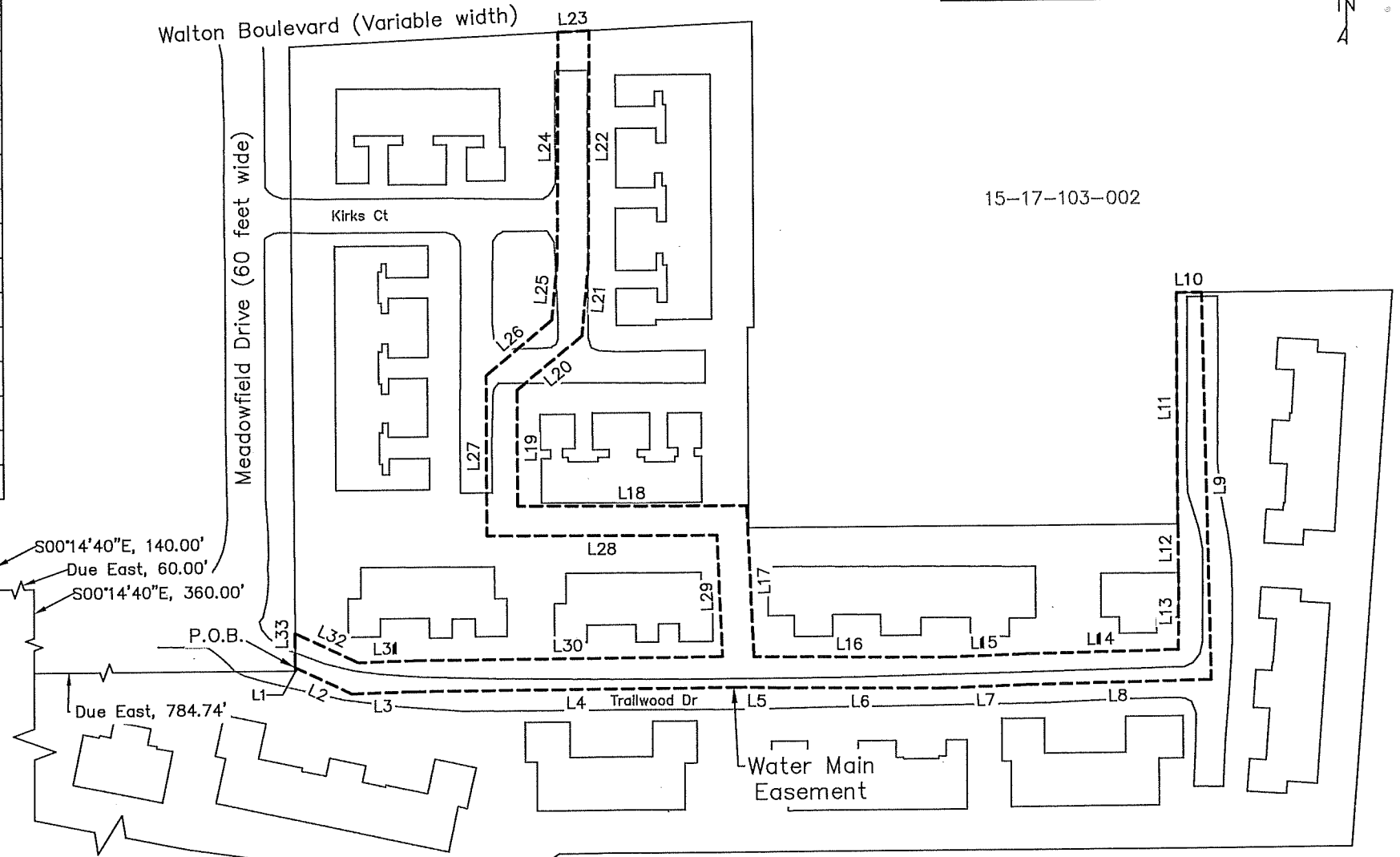


Parcel Line Table		
Line #	Length	Direction
L1	1.98	N00°14'40"W
L2	40.02	S64°29'56"E
L3	40.73	N88°24'33"E
L4	209.79	N89°47'08"E
L5	24.07	S88°29'55"E
L6	110.60	S89°21'13"E
L7	51.67	N87°54'56"E
L8	120.26	N88°58'36"E
L9	251.23	N01°07'15"W
L10	15.51	N90°00'00"W
L11	150.00	S00°00'02"W
L12	31.84	S00°33'37"E
L13	49.72	S00°22'46"W
L14	100.54	S88°58'54"W
L15	51.20	S87°54'10"W
L16	124.45	N89°17'41"W
L17	98.15	N02°25'06"W
L18	147.50	N89°35'33"W
L19	75.44	N00°03'22"E
L20	54.08	N50°13'29"E

Parcel Line Table		
Line #	Length	Direction
L21	47.78	N05°25'38"E
L22	150.02	N00°31'07"E
L23	20.04	S87°22'06"W
L24	148.08	S00°30'51"W
L25	38.42	S05°25'38"W
L26	55.37	S50°03'06"W
L27	103.92	S00°02'29"W
L28	148.26	S89°38'17"E
L29	78.82	S02°25'47"E
L30	200.04	S89°47'16"W
L31	36.15	S88°24'33"W
L32	44.84	N64°29'56"W
L33	22.22	S00°14'40"E

Northwest Corner
Section 17
City of Rochester Hills,
Oakland County,
Michigan

S00°14'40"E, 140.00'
Due East, 60.00'
S00°14'40"E, 360.00'



DATE	REVISION

Meadowbrook Hills Condominiums of Avon
NW ¼ of Sec. 17 T3N, R11E

Exhibit B - Water Main Easement Sketch



Drawn by: JLM

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Department of Public Services -
Engineering Division

Scale
1"=100'

Drawn date:
02.18.2022

SHEET 2 OF 2