

WATERMAIN EASEMENT

MJC HARVARD PLACE LLC a Michigan limited liability company of

46600 Romeo Plank Road, Suite 5, Macomb, Michigan 48044
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 watermain on, under through and across land more particularly described as:

See attached Exhibits A and B

Sidwell # 70-15-24-100-051

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the watermain, 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 watermain 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.

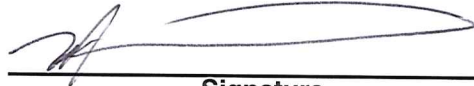
Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the watermain: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant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

17th day of MARCH, 2015.

MJC HARVARD PLACE LLC



Signature

MICHAEL A. CHIRCO

(Print Name)

AUTHORIZED REPRESENTATIVE

Title

Signature

(Print Name)

Title



STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 17th day of MARCH, 2015, by MICHAEL A. CHIRCO who is a member of MJC HARVARD PLACE, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by: Shamik Tripathi
Land Develop. Consulting Serv., INC
46600 Romeo Rd, Ste 12
Macomb, MI 48044
When recorded, return to:



BARBARA A. KLONKE
NOTARY PUBLIC, STATE OF MI
COUNTY OF MACOMB

MY COMMISSION EXPIRES Jun 23, 2019
ACTING IN COUNTY OF MACOMB

, Notary Public
County, Michigan
My Commission Expires:

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

John Starav
Appd. - 3/30/15

EXHIBIT "A"

PROPERTY LEGAL DESCRIPTION

PART OF THE NW 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SCHOOL ROAD (NORTH 43 FEET WIDE) BEING DISTANT S87°37'27"E 769.35 FEET ALONG THE EAST-WEST 1/4 LINE OF SECTION 24 AND CENTERLINE OF SAID SCHOOL ROAD, AND N00°42'00E 43.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 24; THENCE CONTINUING N00°42'00"E 833.35 FEET; THENCE S87°36'01"W 720.03 FEET TO THE EAST LINE OF JOHN R. ROAD (EAST 60 FEET WIDE); THENCE ALONG SAID EAST LINE N00°00'00"E 149.99 FEET; THENCE S87°36'24"W 60.05 FEET TO THE WEST LINE OF SAID SECTION 24 AND CENTERLINE OF SAID JOHN R. ROAD; THENCE ALONG SAID WEST LINE N00°00'00"E 348.00 FEET; THENCE N87°36'06"E 1326.16 FEET TO THE 1/8 LINE OF SECTION 24; THENCE ALONG SAID 1/8 LINE S00°01'42"W 1377.16 FEET TO SAID NORTH LINE OF SCHOOL ROAD; THENCE ALONG SAID NORTH LINE N87°37'27"W, 555.59 FEET TO THE POINT OF BEGINNING. CONTAINING 25.755 ACRES AND SUBJECT TO THE RIGHTS OF THE PUBLIC AND ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED OR DEEDED FOR STREET, ROAD OR HIGHWAY PURPOSES.

D:\HARVARD-PLACE-ROCHESTER\user\jls\HARVARD-PLACE-REVISED Water Easement Exhibit.dwg, 2/18/2016 16:55:33 AM, Adobe PDF, 1:200

*Mike Tavit
Approved 2/16/16*

REV. 2/16/16
 REV. 1/18/16


 LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
HARVARD PLACE PART OF THE NORTHWEST 1/4 OF SECTION 24, T.3N.,R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN		SCALE: 1" = 200' DATE: 10-02-14 DRAWN BY: S.H.T.
WATER MAIN EASEMENT-EXHIBIT "A"		LDCS # 11-002
CLIENT: MJC HARVARD PLACE LLC 46600 ROMEO PLANK, SUITE 5, MACOMB, MI 48044 PHONE: 586-263-1203		DRAWING NO. 1 OF 1

EXHIBIT "B"

WATER MAIN EASEMENT DESCRIPTION:

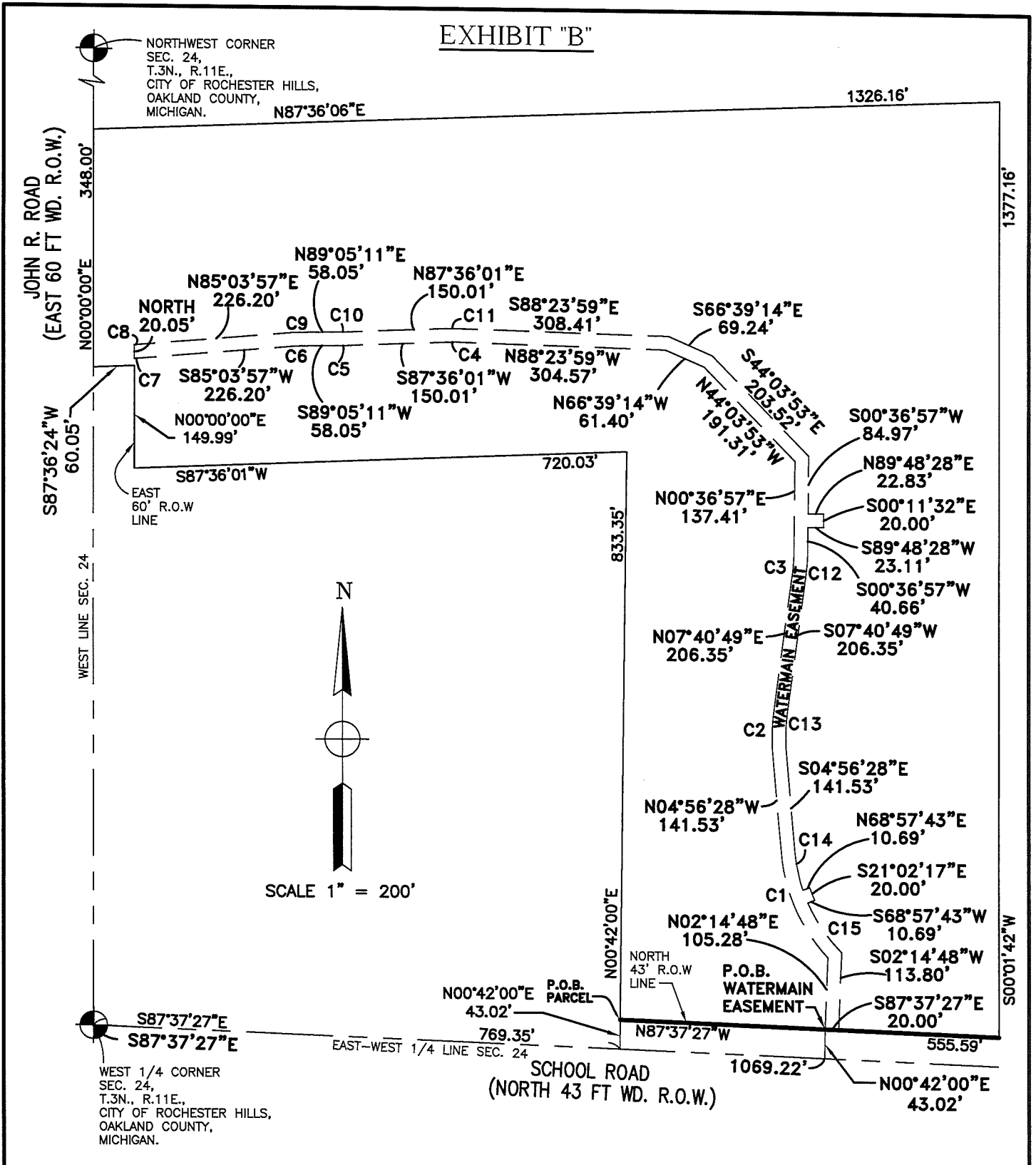
PART OF THE NW 1/4 OF SECTION 24, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE NORTH RIGHT OF WAY LINE OF SCHOOL ROAD (NORTH 43' FEET), BEING DISTANT S87°37'27"E 1069.22 FEET ALONG THE EAST-WEST 1/4 LINE OF SAID SECTION 24 AND CENTERLINE OF SAID SCHOOL ROAD, AND N00°42'00E, 43.02 FEET FROM THE WEST 1/4 CORNER OF SAID SECTION 24:
 THENCE N02°14'48"E 105.28 FEET;
 THENCE 171.46 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 260.00 FEET, A DELTA ANGLE OF 37°47'04" AND A CHORD BEARING N23°50'00"W 168.37 FEET;
 THENCE N04°56'28"W 141.53 FEET;
 THENCE 68.29 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 12°37'17" AND A CHORD BEARING N01°22'11"E 68.15 FEET;
 THENCE N07°40'49"E 206.35 FEET;
 THENCE 23.43 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A DELTA ANGLE OF 07°03'52" AND A CHORD BEARING N04°08'53"E 23.41 FEET;
 THENCE N00°36'57"E 137.41 FEET;
 THENCE N44°03'53"W 191.31 FEET;
 THENCE N66°39'14"W 61.40 FEET;
 THENCE N88°23'59"W 304.57 FEET;
 THENCE 13.27 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A DELTA ANGLE OF 04°00'00" AND CHORD BEARING N89°36'01"W 13.26 FEET;
 THENCE S87°36'01"W 150.01 FEET;
 THENCE 5.45 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE A RADIUS OF 210.00 FEET, A DELTA ANGLE 01°29'10" AND A CHORD BEARING S88°20'36"W 5.45 FEET;
 THENCE S89°05'11"W 58.05 FEET;
 THENCE 13.33 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A DELTA ANGLE OF 04°01'14" AND A CHORD BEARING S87°04'34"W 13.33 FEET;
 THENCE S85°03'57"W 226.20 FEET;
 THENCE 5.95 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 310.00 FEET, A DELTA ANGLE OF 01°06'01" AND A CHORD BEARING S85°36'58"W 5.95 FEET;
 THENCE NORTH 20.05';
 THENCE 4.23 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 00°50'08" AND A CHORD BEARING N85°29'01"E 4.23 FEET;
 THENCE N85°03'57"E 226.20 FEET;
 THENCE 14.74 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A DELTA ANGLE OF 04°01'14" AND A CHORD BEARING N87°04'34"E 14.73 FEET;
 THENCE N89°05'11"E 58.05 FEET;
 THENCE 4.93 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 190.00 FEET, A DELTA ANGLE OF 01°29'10" AND A CHORD BEARING N88°20'36"W 4.93 FEET;
 THENCE N87°36'01"E 150.01 FEET;
 THENCE 14.66 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A DELTA ANGLE OF 04°00'00" AND A CHORD BEARING N89°36'11"E 14.66 FEET;
 THENCE S88°23'59"E 308.41 FEET;
 THENCE S66°39'14"E 69.24 FEET;
 THENCE S44°03'53"E 203.52 FEET;
 THENCE S00°36'57"W 84.97 FEET;
 THENCE N89°48'28"E 22.83 FEET;
 THENCE S00°11'32"E 20.00 FEET;
 THENCE S89°48'28"W 23.11 FEET;
 THENCE S00°36'57"W 40.66 FEET;
 THENCE 25.89 FEET ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 210.00 FEET, A DELTA ANGLE OF 07°03'52" AND CHORD BEARING S04°08'53"W 25.88 FEET;
 THENCE S07°40'49"W 206.35 FEET;
 THENCE 63.88 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 290.00 FEET, A DELTA ANGLE OF 12°37'17" AND CHORD BEARING S01°22'11"W 63.75 FEET;
 THENCE S04°56'28"E 141.53 FEET;
 THENCE 57.42 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 13°42'32" AND A CHORD BEARING S11°47'44"E 57.29 FEET;
 THENCE N68°57'43"E 10.69 FEET;
 THENCE S21°02'17"E 20.00 FEET;
 THENCE S68°57'43"W 10.69 FEET;
 THENCE 88.98 FEET ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 240.00 FEET, A DELTA ANGLE OF 21°14'35" AND A CHORD BEARING S34°02'51"E 88.47 FEET;
 THENCE S02°14'48"W 113.80 FEET TO SAID NORTH LINE OF SCHOOL ROAD;
 THENCE ALONG SAID NORTH LINE N87°37'27"W 20.00 FEET TO THE POINT OF BEGINNING.

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	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044	PHONE: (586)868-2350 FAX: (586)868-2351
	HARVARD PLACE	
PART OF THE NORTHWEST 1/4 OF SECTION 24, T.3N.,R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN		SCALE: 1" = 200'
WATER MAIN EASEMENT-EXHIBIT "B"		DATE: 10-02-14
CLIENT: MJC HARVARD PLACE LLC 46600 ROMEO PLANK, SUITE 5, MACOMB, MI 48044 PHONE: 586-263-1203		DRAWN BY: S.H.T.
		LDCS # 11-002
		DRAWING NO. 1 OF 2

REV. 2/16/16
REV. 1/18/16

EXHIBIT "B"



CURVE TABLE

CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA	CURVE	ARC	RADIUS	CHD. BEAR.	CHD. LEN.	DELTA
C1	171.46'	260.00'	N23°50'00"W	168.37'	37°47'04"	C9	14.74'	210.00'	N87°04'34"E	14.73'	04°01'14"
C2	68.29'	310.00'	N01°22'11"E	68.15'	12°37'17"	C10	4.93'	190.00'	N88°20'36"E	4.93'	01°29'10"
C3	23.43'	190.00'	N04°08'53"E	23.41'	07°03'52"	C11	14.66'	210.00'	N89°36'01"E	14.66'	04°00'00"
C4	13.27'	190.00'	N89°36'01"W	13.26'	04°00'00"	C12	25.89'	210.00'	S04°08'53"W	25.88'	07°03'52"
C5	5.45'	210.00'	S88°20'36"W	5.45'	01°29'10"	C13	63.88'	290.00'	S01°22'11"W	63.75'	12°37'17"
C6	13.33'	190.00'	S87°04'34"W	13.33'	04°01'14"	C14	57.42'	240.00'	S11°47'44"W	57.29'	13°42'32"
C7	5.95'	310.00'	S85°36'58"W	5.95'	01°06'01"	C15	88.98'	240.00'	S34°02'51"W	88.47'	21°14'35"
C8	4.23'	290.00'	N85°29'01"E	4.23'	00°50'08"						



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