

RECEIVED
CITY OF ROCHESTER HILLS
MAY 10 2022

WATER MAIN EASEMENT

1344 WALTON LEWIS, LLC, a Michigan limited liability company of 530 E. Los Angeles Ave. #115-138, Moorpark, CA 93021, and 1344 WALTON LAKES, LLC, a Michigan limited liability company of 2 Park Plaza, Suite 850, Irvine, CA 92614 (collectively "Grantor") 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:

See attached Exhibits *A and B*

Parcel ID #15-09-476-031

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water man, or the facilities incidental thereto, which may be located in the easement.

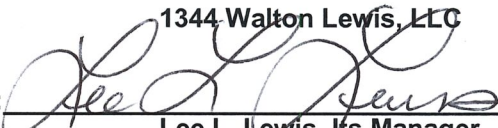
All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the water main shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use 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 27th day of October, 2022.

1344 Walton Lewis, LLC
Signature: 
Lee L. Lewis, Its Manager

1344 Walton Lakes, LLC
Signature: 
Eoin L. Kreditor, Its Manager


A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Ventura

On Oct 31st, 2022, ~~2022~~ before me, Sukhjinder K. Dhanoa / Notary Public, Notary Public, personally appeared Lee L. Lewis, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary seal)



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On October 27, 2022 before me, Elite Amundsen, Notary Public, personally appeared Eoin L. Kreditor, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

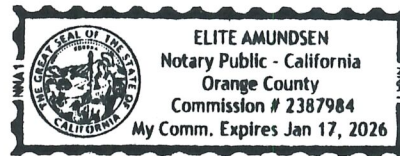
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature of Notary Public

(Notary seal)



When recorded, return to:
Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

John Staraw
Approved
11/4/22

Drafted By:
Eoin Kreditor
2 Park Plaza, Ste 850
Irving, CA 92614

EXHIBIT A

PROPERTY DESCRIPTION:

PARCEL ID: 15-09-476-030

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

TOWN 3 NORTH, RANGE 11 EAST, SECTION 9. PART OF SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 551.20 FEET FROM SOUTHEAST SECTION CORNER, THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 120 FEET, THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST 330 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 120 FEET, THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST 330 FEET TO BEGINNING, EXCEPT SOUTH 60 FEET IN ROAD.

PARCEL ID: 15-09-476-031

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

PART OF THE SOUTHEAST 1/4 OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, BEGINNING AT A POINT ON THE SOUTH SECTION LINE OF SAID SECTION 9, DISTANT SOUTH 89 DEGREES 24 MINUTES WEST, 406.22 FEET FROM THE SOUTHEAST SECTION CORNER OF SAID SECTION 9; THENCE CONTINUING ALONG SAID SOUTH SECTION LINE, SOUTH 89 DEGREES 24 MINUTES WEST, 145.0 FEET; THENCE DUE NORTH 330.0 FEET; THENCE NORTH 89 DEGREES 24 MINUTES EAST, 145.0 FEET; THENCE DUE SOUTH 330.0 FEET TO THE POINT OF BEGINNING, EXCEPT THE SOUTH 60 FEET DEEDED TO COUNTY FOR ROAD PURPOSES, AS RECITED IN DEEDS RECORDED IN LIBER 6599, PAGE 676 AND LIBER 8290, PAGE 396, OAKLAND COUNTY RECORDS.

20 FOOT WIDE WATER MAIN EASEMENT DESCRIPTION:

THE LAND IS DESCRIBED AS FOLLOWS: CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN

TOWN 3 NORTH, RANGE 11 EAST, SECTION 9. PART OF SOUTHEAST 1/4 BEGINNING AT POINT DISTANCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 551.20 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 40 SECONDS WEST 120 FEET, THENCE NORTH 00 DEGREES 04 MINUTES 20 SECONDS EAST (MEASURED AS NORTH 00 DEGREES 56 MINUTES 12 SECONDS EAST) 330 FEET, THENCE SOUTH 89 DEGREES 51 MINUTES 40 SECONDS EAST 120 FEET (MEASURED AS 118.83 FEET), THENCE SOUTH 00 DEGREES 04 MINUTES 20 SECONDS WEST (MEASURED AS SOUTH 00 DEGREES 43 MINUTES 59 SECONDS WEST) 33.65 FEET FROM SOUTHEAST SECTION CORNER TO BEGINNING OF A 20 FOOT WIDE WATER MAIN EASEMENT; THENCE SOUTH 89 DEGREES 50 MINUTES 40 SECOND EAST 20 FEET; THENCE SOUTH 00 DEGREES 43 MINUTES 59 SECONDS WEST 11.35 FEET; THENCE NORTH 89 DEGREES 50 MINUTES 40 SECONDS WEST 20 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 59 SECONDS EAST 11.35 FEET TO THE POINT OF BEGINNING.



Anthony T. Sycko, Jr.

Approved
Jm
City of Rochester Hills
10/31/2022 11:32:20 AM

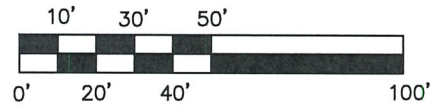
REVISED 10/19/22 - PER REVIEW COMMENTS

 PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES	
A GROUP OF COMPANIES	
Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048
Ann Arbor (734) 994.0888 FAX: (734) 994.0667	Grand Blanc (888) 694.0001 FAX: (810) 694.9955
www.kemtecgroupofcompanies.com	
PREPARED FOR: STONEFIELD ENGINEERING AND DESIGN	
FIELD SURVEY: N/A	DATE: SEPTEMBER 16, 2022
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: 1" = 50'	JOB NO.: 21-01110

EXHIBIT B



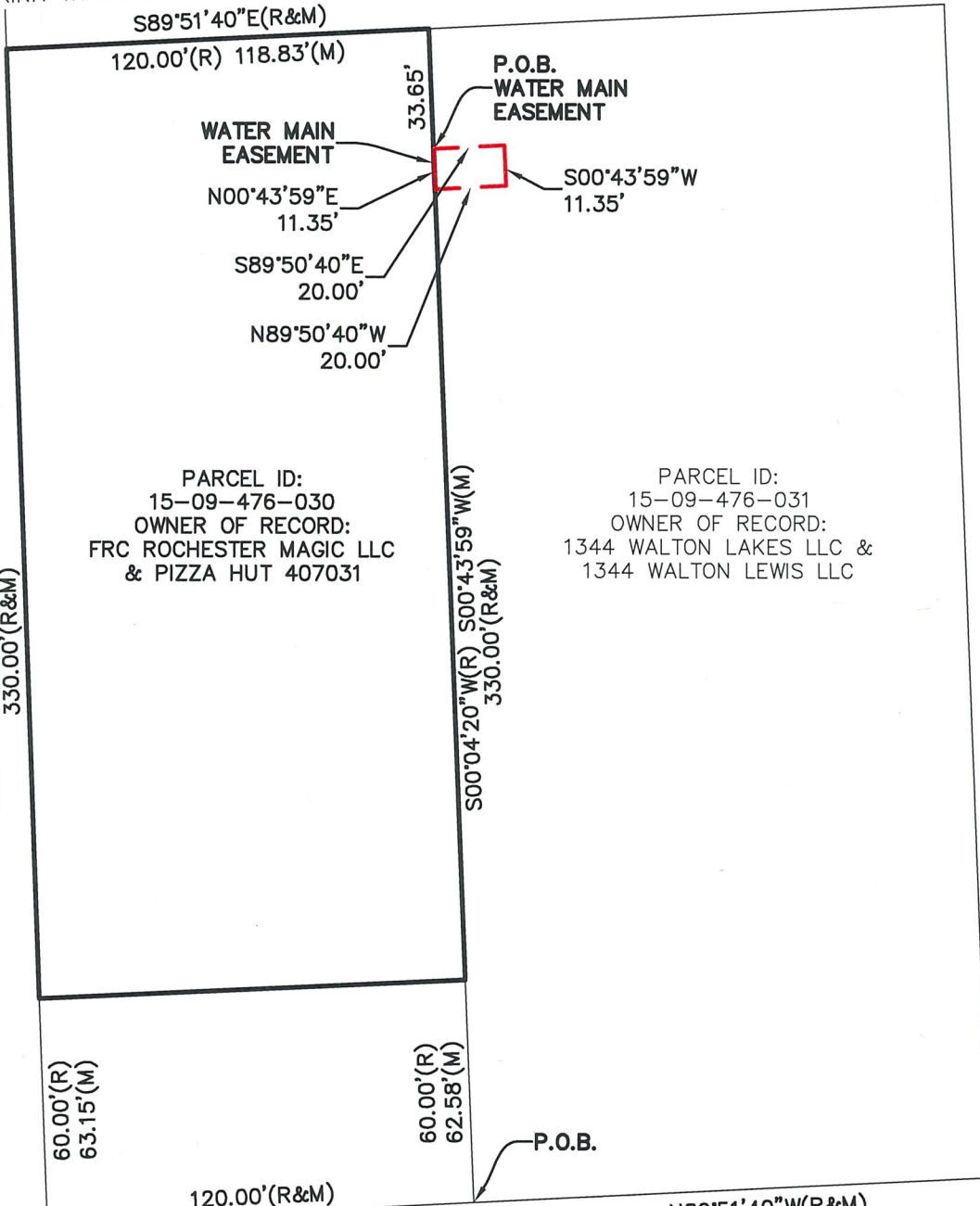
SCALE: 1"=50'



LEGEND

- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

PARCEL ID:
15-09-476-020
OWNER OF RECORD:
KATRINA TRACY-LYNN LACOMBE & MICHAEL AARON LACOMBE



PARCEL ID:
15-09-476-033
OWNER OF RECORD:
REMY & ASSOCIATES LLC

PARCEL ID:
15-09-476-030
OWNER OF RECORD:
FRC ROCHESTER MAGIC LLC
& PIZZA HUT 407031

PARCEL ID:
15-09-476-031
OWNER OF RECORD:
1344 WALTON LAKES LLC &
1344 WALTON LEWIS LLC

SOUTH 1/4
CORNER OF
SECTION 9,
T.3N., R.11E.

WALTON BOULEVARD
VARIABLE WIDTH PUBLIC RIGHT OF
WAY

P.O.C.
SOUTHEAST
CORNER OF
SECTION 9,
T.3N., R.11E.

Approved
Jm
City of Rochester Hills
10/31/2022 11:32:28 AM

REVISED 10/19/22 - PER REVIEW COMMENTS

KEM-TEC		PROFESSIONAL ENGINEERING, SURVEYING & ENVIRONMENTAL SERVICES
A GROUP OF COMPANIES		
Eastpointe (800) 295.7222 FAX: (586) 772.4048	Detroit (313) 758.0677 FAX: (586) 772.4048	Ann Arbor (734) 994.0888 FAX: (734) 994.0667
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