

**WATER MAIN EASEMENT**

**Rochester Avon Partners, LLC**, a Michigan limited liability company of 251 E. Merrill, Suite 205, Birmingham, Michigan 48009, 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 (*Legal Descriptions & Drawing*)

Parcel ID#15-14-351-069

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 17<sup>th</sup> day of JUNE, 2022.

Rochester Avon Partners, LLC

By: *Doraid Markus*  
Doraid Markus  
Its: Manager

STATE OF MICHIGAN

COUNTY OF oakland

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of JUNE, 2022,

by Doraid Markus, who is the Manager of Rochester Avon Partners, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:  
Bradley F. Scobel, Esq.  
Seyburn Kahn, P.C.  
2000 Town Center, Ste. 1500  
Southfield, Michigan 48098

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

*Natasha Ouro*  
NATASHA OURO, Notary Public  
oakland County, Michigan  
My Commission Expires: 4/18/24

John Staran  
Approved 6/29/22

NATASHA OURO  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Apr 18, 2024  
ACTING IN COUNTY OF oakland

**EXHIBIT A  
WATER MAIN EASEMENT  
LEGAL DESCRIPTIONS**

**LEGAL DESCRIPTION**

PARCEL ID 15-14-351-069

Land in a part of the Southwest 1/4 Section 14, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Commencing at the Southwest Section Corner of said Section 14, thence South 89 degrees 51 minutes 30 seconds East 195.50 feet along the south line of Section 14; thence North 60.00 feet to the north line of Avon Road (120 feet wide) and the POINT OF BEGINNING; thence along said north line North 89 degrees 51 minutes 30 seconds West 135.50 feet to the east line of S. Rochester Road (width varies); thence along said east line North 270.00 feet; thence South 89 degrees 51 minutes 30 seconds East 193.50 feet; thence South 24.30 feet; thence South 89 degrees 51 minutes 30 seconds East 85.00 feet; thence North 24.30 feet; thence S89°51'30"E 57.00 feet; thence South 270.00 feet to the north line of said Avon Road; thence along said north line North 89 degrees 51 minutes 30 seconds West 200.00 feet to the POINT OF BEGINNING. Containing 2.03± acres

**WATER MAIN EASEMENT**

A 20-foot wide easement for water main in a part of the Southwest 1/4 Section 14, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as follows:

Commencing at the Southwest Section Corner of said Section 14, thence South 89 degrees 51 minutes 30 seconds East 195.50 feet along the south line of Section 14; thence North 60.00 feet to the north line of Avon Road (120 feet wide); thence along said north line South 89 degrees 51 minutes 30 seconds East 16.17 feet to the POINT OF BEGINNING of the centerline of this 20-foot wide water main easement; thence North 00 degrees 08 minutes 30 seconds East 43.93 feet to a POINT "A"; thence West 41.28 feet; thence North 45 degrees 00 minutes 00 seconds West 14.14 feet; thence North 127.09 feet; thence North 45 degrees 00 minutes 00 seconds West 52.43 feet to a POINT OF ENDING of this portion of the water main easement: thence from POINT "A" East 97.48 feet; thence North 45 degrees 00 minutes 00 seconds East 30.19 feet to a POINT OF ENDING of this portion of the water main easement.

Approved  
*Jm*  
City of Rochester Hills  
06/17/2022 9:43:12 AM

REV 6-14-22

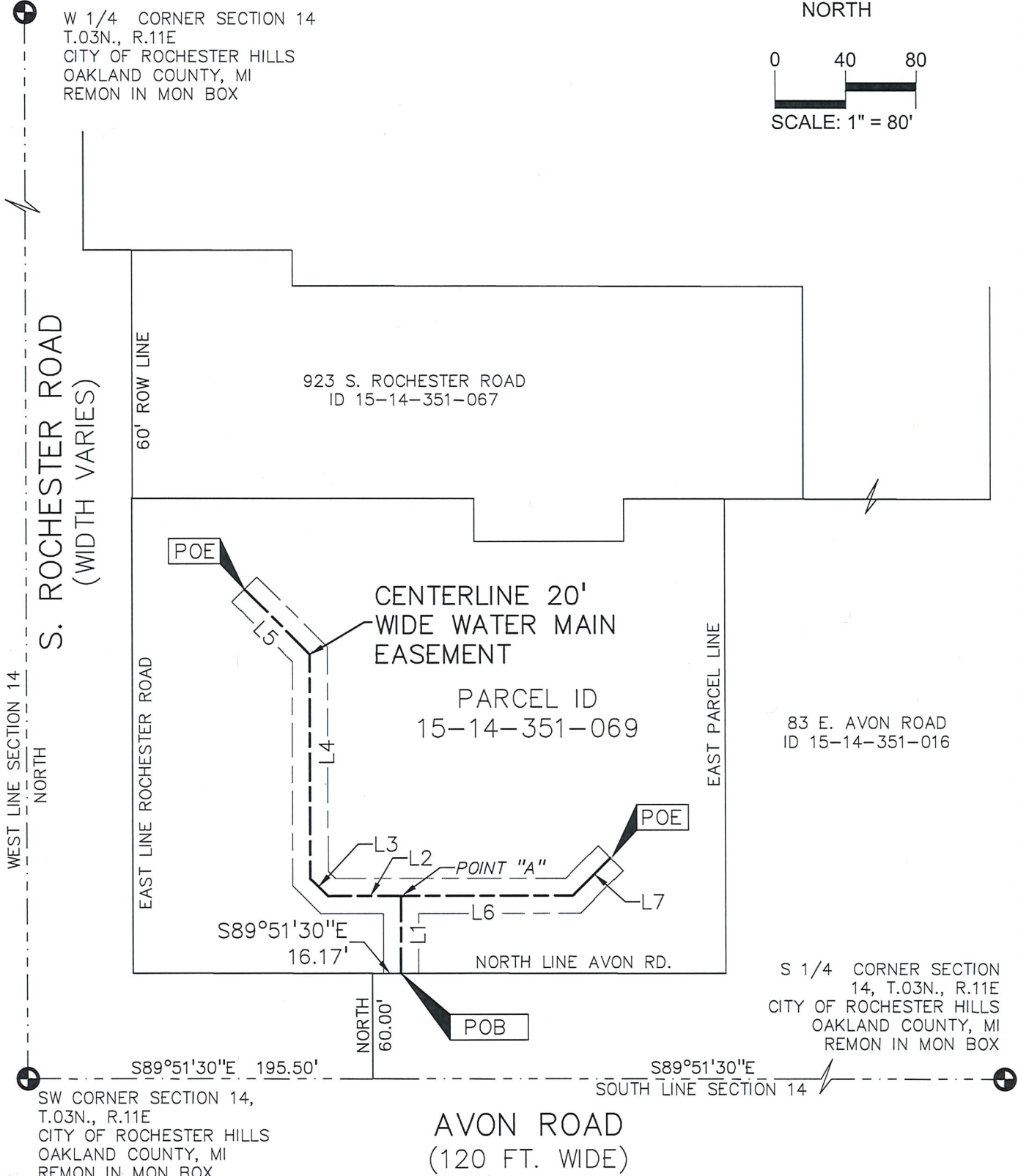
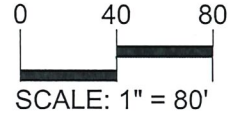
**SHEET 1 OF 1**  
NOVEMBER 22, 2021  
2019-007

**PEA**  
**GROUP**

t: 844.813.2949  
www.peagroup.com

ROCHESTER AVON PARTNERS, LLC  
251 EAST MERRILL STREET, SUITE 205  
BIRMINGHAM, MICHIGAN 48009

# EXHIBIT B WATER MAIN EASEMENT



Line Table		
Line #	Direction	Length
L1	N00°08'30"E	43.93'
L2	WEST	41.28'
L3	N45°00'00"W	14.14'
L4	NORTH	127.09'
L5	N45°00'00"W	52.43'
L6	EAST	97.48'
L7	N45°00'00"E	30.19'

Approved

City of Rochester Hills  
06/17/2022 9:43:16 AM

PEA

GROUP

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REV 6-14-22

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SHEET 1 OF 2

NOVEMBER 22, 2021  
2019-007

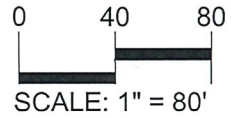
**ROCHESTER AVON PARTNERS, LLC**  
251 EAST MERRILL STREET, SUITE 205  
BIRMINGHAM, MICHIGAN 48009

EXHIBIT B  
WATER MAIN EASEMENT

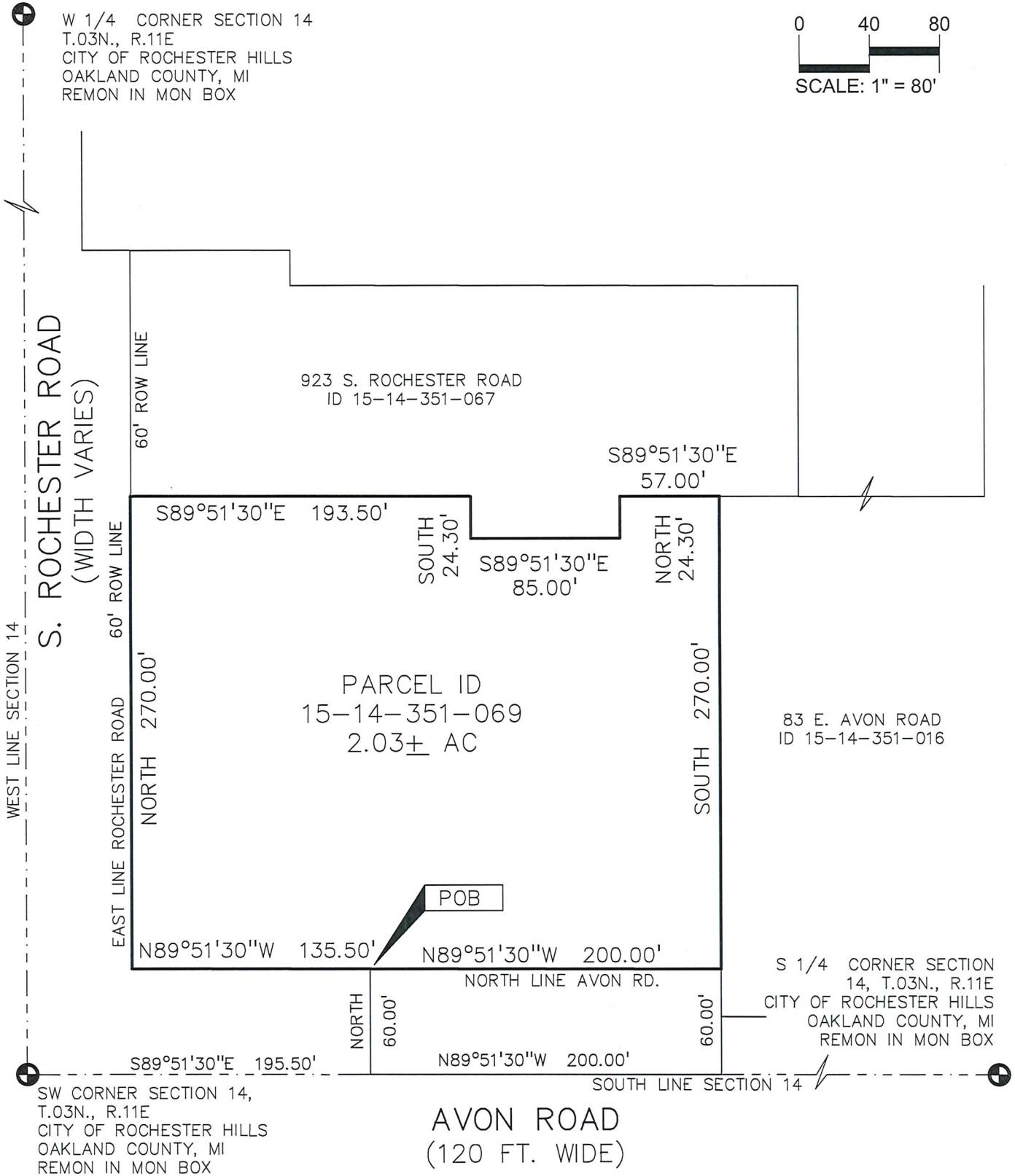
PARENT PROPERTY



NORTH



W 1/4 CORNER SECTION 14  
T.03N., R.11E  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY, MI  
REMON IN MON BOX



Approved  
*Jm*  
City of Rochester Hills  
06/17/2022 9:43:16 AM

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**SHEET 2 OF 2**  
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