

WATER MAIN and PRESSURE REDUCING VAULT EASEMENT

Redwood Rochester Hills East Avon Road MI P1 LLC, an Ohio limited liability company of 7510 E. Pleasant Valley Road, Independence, Ohio 44131 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 and Pressure Reducing Vault ("PRV") on, under through and across land more particularly described as:

See attached Exhibits A and B

Parcel ID#15-13-476-005

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water man and PRV, 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 and PRV 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 and PRV: (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 13th day of August, 2021.

Redwood Rochester Hills East Avon Road MI P1 LLC,
an Ohio limited liability company

[Handwritten Signature]

Signature

David Conwill

(Print Name)

Authorized Manager

Title

RECEIVED
AUG 18 2021
CITY OF ROCHESTER HILLS
DEPT. OF PUBLIC SERVICES

STATE OF OHIO

COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 13th day of AUGUST, 2021,

by David Conwill, the Authorized Manager of Redwood Rochester Hills East Avon Road MI P1 LLC, an Ohio limited liability company, on behalf of the company.

[Handwritten Signature]

Cuyahoga County, Ohio, Notary Public

My Commission Expires: 08/11/2024

Drafted by:
Adele Swann
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48307

*John Staran
Approved 8/18/21*

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



CHARLES B. GRASSER
NOTARY PUBLIC
FOR THE
STATE OF OHIO
My Commission Expires

EXHIBIT A

LEGAL DESCRIPTION

A parcel of land in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan described as:

Beginning at the Southeast corner of said Section 13, thence South 86 degrees 37 minutes 00 seconds West, 1374.48 feet along the South line of Section 13; thence North 0 degree 16 minutes 47 seconds East, 1257.82 feet to the centerline of Avon Road; thence North 72 degrees 25 minutes 31 seconds East, 130.66 feet and North 68 degrees 25 minutes 11 seconds East, 76.89 feet along the centerline of Avon Road; thence South 22 degrees 41 minutes 00 seconds East, 378.86 feet; thence North 65 degrees 14 minutes 30 seconds East, 313.61 feet; thence South 44 degrees 15 minutes 30 seconds East, 160.00 feet; thence North 65 degrees 14 minutes 30 seconds East, 159.13 feet to the centerline of Dequindre Road; thence South 44 degrees 15 minutes 30 seconds East, 156.15 feet along said centerline; thence South 36 degrees 35 minutes 30 seconds East, 620.90 feet along said centerline to its intersection with the East line of said Section 13; thence South 0 degree 34 minutes 44 seconds East, 367.91 feet along said East line to the point of beginning. Containing 1,300,192.18 square feet or 29.848 acres, more or less. Subject to rights of the public over the North 33 feet for Avon Road and the Easterly 33 feet for Dequindre Road.

Tax Parcel No.: 70-15-13-476-005

Commonly known as: 51171 Dequindre Road, Rochester Hills, Michigan

Exhibit Approved
Date: 4/27/21 jm

EXHIBIT B – EASEMENT DIAGRAM

A PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

EAST 1/4 CORNER, SECTION 13, T3N, R11E, BRASS CAP LIBER 23325, PAGE 370

0' 100' 200'
SCALE: 1"=200'

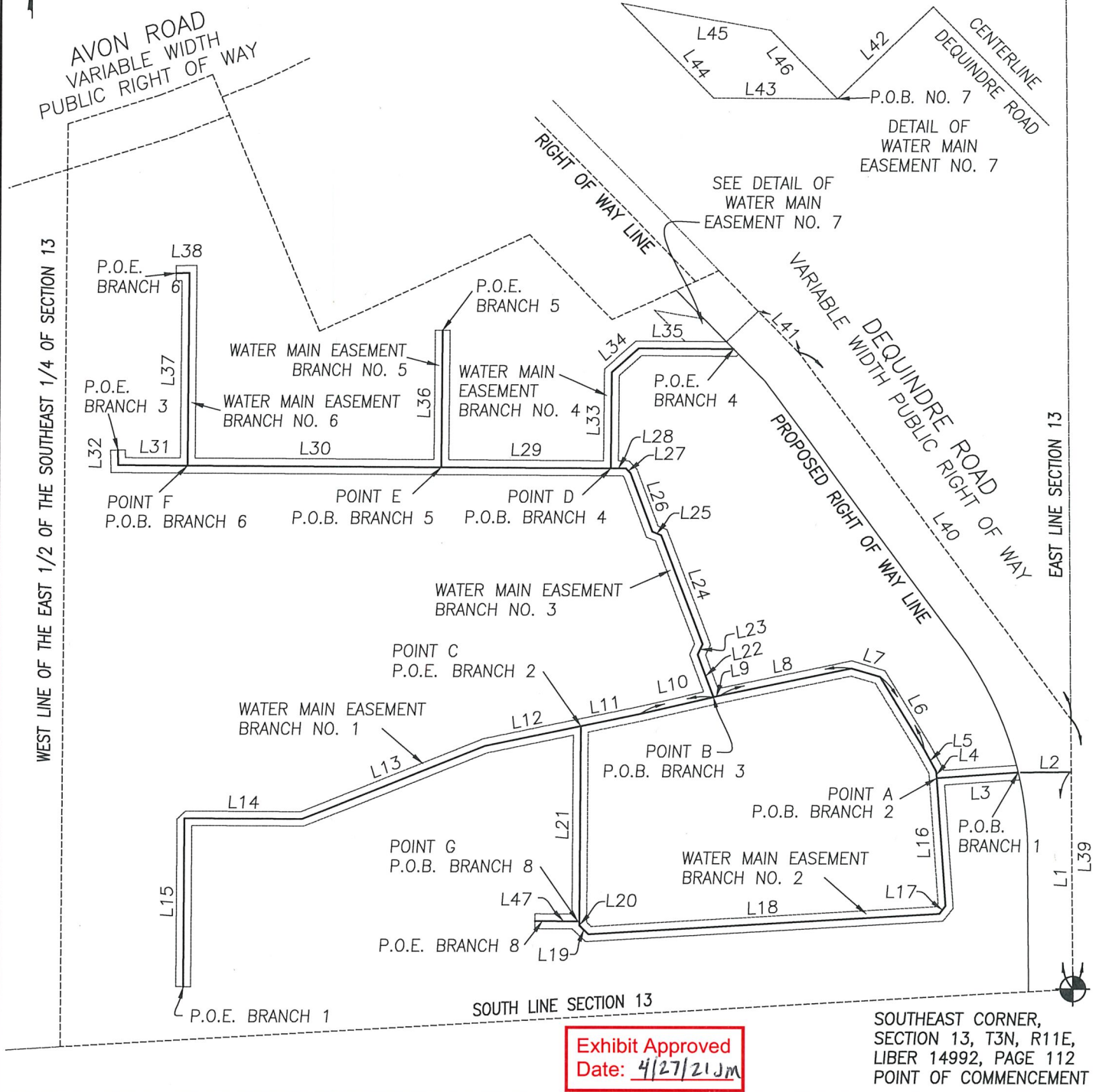


Exhibit Approved
Date: 4/27/21 J.M.

SOUTHEAST CORNER, SECTION 13, T3N, R11E, LIBER 14992, PAGE 112 POINT OF COMMENCEMENT

GEODETIC DESIGNS INCORPORATED
2300 N. GRAND RIVER AVE.
LANSING, MI 48906
PHONE: (517) 908-0008
FAX: (517) 908-0009
www.geodeticdesigns.com



REVISION DATE:	4/8/21 (PAF)
FIELD:	—
DATE:	MARCH 20, 2020
FILE:	S220-2018
SHEET	1 OF 3

EXHIBIT B – EASEMENT DIAGRAM

A PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

WATER MAIN EASEMENT DESCRIPTIONS

A 20 feet wide water main easement situated in the East 1/2 of the Southeast 1/4 of Section 13, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of which is described as:

Water Main Easement Branch No. 1, 20 feet wide.

Commencing at the Southeast corner of said Section 13; thence $N00^{\circ}34'44''W$, 295.27 feet along the East line of said Section 13; thence $S89^{\circ}25'16''W$, 71.88 feet to a point on the west right of way line of Dequindre Road (variable width public right of way) and the point of beginning of the following described 20 feet wide water main easement; thence $S85^{\circ}55'43''W$, 110.73 feet to point "A"; thence $N04^{\circ}04'15''W$, 9.16 feet; thence $N28^{\circ}35'22''W$, 33.52 feet; thence $N31^{\circ}11'20''W$, 116.11 feet; thence $N73^{\circ}49'05''W$, 40.45 feet; thence $S78^{\circ}11'58''W$, 182.54 feet; thence $S76^{\circ}54'24''W$, 8.59 feet to point "B"; thence $S76^{\circ}54'24''W$, 102.28 feet; thence $S78^{\circ}11'57''W$, 81.46 feet to point "C"; thence $S78^{\circ}11'57''W$, 132.40 feet; thence $S67^{\circ}53'21''W$, 267.37 feet; thence $N89^{\circ}43'41''W$, 159.17 feet; thence $S00^{\circ}16'57''W$, 228.61 feet to the point of ending.

Water Main Easement Branch No. 2, 20 feet wide.

Beginning at point "A" of Water Main Easement Branch No. 1; thence $S04^{\circ}04'15''E$, 175.09 feet; thence $S38^{\circ}32'20''W$, 13.77 feet; thence $S86^{\circ}37'00''W$, 475.85 feet; thence $N46^{\circ}40'20''W$, 16.82 feet; thence $N00^{\circ}16'44''E$, 5.00 feet to point "G"; thence $N00^{\circ}16'44''E$ 267.02 feet to the point of ending at point "C" of Water Main Easement Branch No. 1.

Water Main Easement Branch No. 3, 20 feet wide.

Beginning at point "B" of Water Main Easement Branch No. 1; thence $N20^{\circ}38'55''W$, 61.21 feet; thence $N25^{\circ}01'24''E$, 15.48 feet; thence $N20^{\circ}49'43''W$, 159.24 feet; thence $N67^{\circ}58'34''W$, 12.95 feet; thence $N20^{\circ}31'22''W$, 84.73 feet; thence $N43^{\circ}35'38''W$, 9.19 feet; thence $N89^{\circ}43'22''W$, 20.23 feet to point "D"; thence $N89^{\circ}43'22''W$, 229.73 feet to point "E"; thence $N89^{\circ}43'22''W$, 343.57 feet to point "F"; thence $N89^{\circ}43'22''W$, 94.26 feet; thence $N01^{\circ}23'51''W$, 20.30 feet to the point of ending.

Water Main Easement Branch No. 4, 20 feet wide.

Beginning at point "D" of Water Main Easement Branch No. 3; thence $N00^{\circ}20'52''E$, 131.64 feet; thence $N47^{\circ}56'04''E$, 48.71 feet; thence $S89^{\circ}43'42''E$, 128.60 feet to a point on the west right of way line of Dequindre Road (variable width public right of way) and the point of ending.

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EXHIBIT B – EASEMENT DIAGRAM

A PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWN 3 NORTH, RANGE 11
EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

WATER MAIN EASEMENT DESCRIPTIONS

Water Main Easement Branch No. 5, 20 feet wide.

Beginning at point "E" of Water Main Easement Branch No. 3; thence N00°20'52"E, 187.70 feet to the point of ending.

Water Main Easement Branch No. 6, 20 feet wide.

Beginning at point "F" of Water Main Easement Branch No. 3; thence N00°17'13"E, 263.37 feet; thence S89°45'24"W, 18.07 feet to the point of ending.

Water Main Easement No. 7.

Commencing at the Southeast corner of said Section 13; thence N00°34'44"W, 367.91 feet to a point on the centerline of Dequindre Road (variable width public right of way); thence N36°35'30"W, 620.90 feet along the centerline of Dequindre Road; thence N44°15'30"W, 79.34 feet along the centerline of Dequindre Road; thence S45°44'30"W, 60.00 feet to a point on the west right of way line of Dequindre Road (variable width public right of way) and the point of beginning; thence N89°43'42"W, 56.11 feet; thence N44°15'30"W, 59.85 feet; thence S79°50'25"E, 68.74 feet; thence S44°15'30"E, 43.29 feet to the point of beginning.

Water Main Easement Branch No. 8, 20 feet wide.

Beginning at point "G" of Water Main Easement Branch No. 2; thence N89°43'16"W, 60.00 feet to the point of ending.

LINE	BEARING	DISTANCE
L1	N00°34'44"W	295.27'
L2	S89°25'16"W	71.88'
L3	S85°55'43"W	110.73'
L4	N04°04'15"W	9.16'
L5	N28°35'22"W	33.52'
L6	N31°11'20"W	116.11'
L7	N73°49'05"W	40.45'
L8	S78°11'58"W	182.54'
L9	S76°54'24"W	8.59'
L10	S76°54'24"W	102.28'
L11	S78°11'57"W	81.46'
L12	S78°11'57"W	132.40'
L13	S67°53'21"W	267.37'
L14	N89°43'41"W	159.17'
L15	S00°16'57"W	228.61'
L16	S04°04'15"E	175.09'

LINE	BEARING	DISTANCE
L17	S38°32'20"W	13.77'
L18	S86°37'00"W	475.85'
L19	N46°40'20"W	16.82'
L20	N00°16'44"E	5.00'
L21	N00°16'44"E	267.02'
L22	N20°38'55"W	61.21'
L23	N25°01'24"E	15.48'
L24	N20°49'43"W	159.24'
L25	N67°58'34"W	12.95'
L26	N20°31'22"W	84.73'
L27	N43°35'38"W	9.19'
L28	N89°43'22"W	20.23'
L29	N89°43'22"W	229.73'
L30	N89°43'22"W	343.57'
L31	N89°43'22"W	94.26'
L32	N01°23'51"W	20.30'

LINE	BEARING	DISTANCE
L33	N00°20'52"E	131.64'
L34	N47°56'04"E	48.71'
L35	S89°43'42"E	128.60'
L36	N00°20'52"E	187.70'
L37	N00°17'13"E	263.37'
L38	S89°45'24"W	18.07'
L39	N00°34'44"W	367.91'
L40	N36°35'30"W	620.90'
L41	N44°15'30"W	79.34'
L42	S45°44'30"W	60.00'
L43	N89°43'42"W	56.11'
L44	N44°15'30"W	59.85'
L45	S79°50'25"E	68.74'
L46	S44°15'30"E	43.29'
L47	N89°43'16"W	60.00'

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SHEET 3 OF 3