

WATER MAIN EASEMENT

633 South Boulevard, LLC, (f/k/a 663 South Boulevard, LLC) a ^{Michigan} limited liability company of 30000 Northwestern Hwy, Farmington Hills, Michigan 48334, 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 Exhibit A (Legal Descriptions & Drawing)

Parcel ID# 15-35-477-002

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.

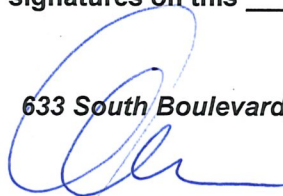
The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

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 6th day of June, 2019.

633 South Boulevard, LLC



Signature

Allen Glasser
(Print Name)

Member

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 6th day of June, 2019, by Allen Glasser who is a member of 633 South Boulevard, LLC a Michigan limited liability company, on behalf of the company.



Karla Shelton, Notary Public
Wayne County, Michigan

My Commission Expires: 1-10-2026

Drafted by:
Patricia Ellingson
275 W Girard Ave
Madison Heights, MI 48071

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

John Stewar
Approved 6/13/19



Exhibit A

WATER MAIN EASEMENT

LEGAL DESCRIPTION - PROPERTY (PER TAX RECORD)

PART OF LOT 52, BROOKLANDS SUBDIVISION, PART OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY MICHIGAN, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 25 OF PLATS, PAGES 10, 10A AND 10B, OAKLAND COUNTY RECORDS, BEING MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 52; THENCE N.88°17'20"W. 1403.00 FEET; THENCE N.01°42'40"E. 27.00 FEET; THENCE N.88°17'20"W. 132.00 FEET TO THE POINT OF BEGINNING; THENCE N.88°17'20"W. 168.00 FEET; THENCE S.01°42'40"W. 27.00 FEET; THENCE N.88°17'20"W. 522.50 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1096.95 FEET, CHORD BEARS N.13°30'45"W. 489.56 FEET, A DISTANCE OF 493.72 FEET; THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 4686.66 FEET, CHORD BEARS S.79°13'23"E. 991.30 FEET, A DISTANCE OF 993.16 FEET; THENCE S.24°27'40"W. 153.54 FEET; THENCE S.37°27'40"W. 172.00 FEET; THENCE S.01°42'40"W. 8.00 FEET TO THE POINT OF BEGINNING.

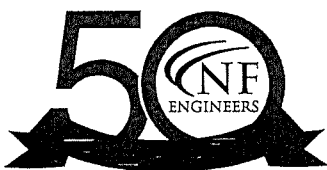
TAX ID NO. 15-35-477-002

ADDRESS: 633 E. SOUTH BOULEVARD, ROCHESTER HILLS, MI 48307

LEGAL DESCRIPTION - WATER MAIN EASEMENT

A TWENTY (20) FOOT WIDE EASEMENT FOR WATER MAIN BEING PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY MICHIGAN BEING MORE PARTICULARLY DESCRIBED ALONG ITS CENTERLINE AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 52; THENCE N.88°17'20"W. 1403.00 FEET; THENCE N.01°42'40"E. 27.00 FEET; THENCE N.88°17'20"W. 132.00 FEET; THENCE N.45°33'47"W. 455.02 FEET TO THE POINT OF BEGINNING; THENCE N.77°42'51"W. 15.00 FEET; THENCE N.32°42'51"W. 17.70 FEET TO THE POINT OF ENDING.



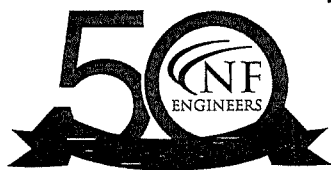
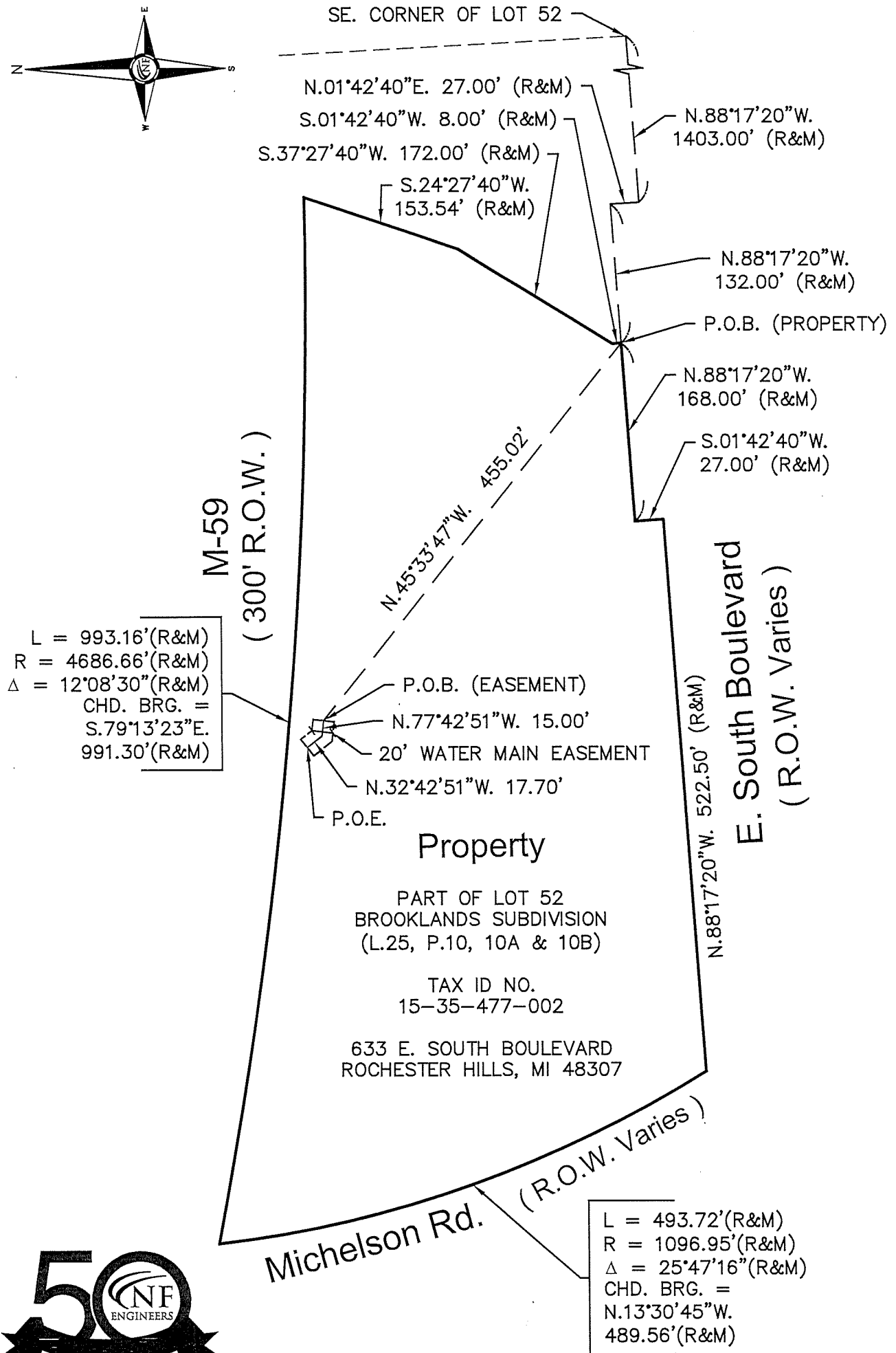
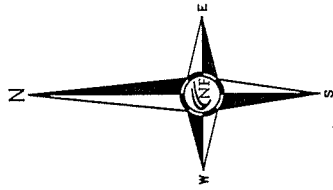
NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032
TEL. (248) 332-7931
FAX. (248) 332-8257
WWW.NOWAKFRAUS.COM

*Jenny M.
Approved 7/22/19*

DATE	REVISED	DRAWN	JOB NO.	SHEET
5-21-2019	7-16-2019	M.C.	K395	1 of 2

Exhibit A

WATER MAIN EASEMENT



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SCALE	DATE	REVISED	DRAWN	JOB NO.	SHEET
1" = 120'	5-21-2019	7-16-2019	M.C.	K395	2 of 2