

WATERMAIN EASEMENT

Jenoptik Automotive North America, LLC a Michigan limited liability company of 1544 W. Hamlin Road, Rochester Hills, MI 48309 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, B, and C

Sidwell # 15-21-376-010

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, which consent will not be unreasonably withheld, conditioned or delayed.

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

20 day of June, 2016.

Jenoptik Automotive North America, LLC

[Signature]

Signature
DAVID MATYNOWSKI

(Print Name)
V.P. OPERATIONS

Title

Signature

(Print Name)

Title

STATE OF MICHIGAN
COUNTY OF Oakland

V.P. of Operations

The foregoing instrument was acknowledged before me this 20 day of JUNE, 2016, by David Matynowski who is a member of Jenoptik Automotive North America, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:

Rachel Smith
PEA, Inc.
2430 Rochester Ct., Suite 100
Troy, MI 48083

Zina Suzanne Dziedzic

Zina Suzanne Dziedzic Notary Public
OAKLAND County, Michigan
My Commission Expires: July 7, 2022

John Staraw
Approved
7/14/16

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

**EXHIBIT A
LEGAL DESCRIPTION OF OVERALL PARCEL**

LEGAL DESCRIPTION:

Parcel 2 (15-21-376-010)

Land in the City of Rochester Hills, Oakland County, Michigan, described as follows:

A parcel of land being part of the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills (Avon Township), Oakland County, Michigan, described as follows: Commencing at the Southwest corner of said Section 21; thence along the South line of said Section 21, N86°50'00"E, 1480.36 feet; thence N03°00'00"W, 60.00 feet to the POINT OF BEGINNING; thence N03°00'00"W, 198.49 feet; thence S86°50'00"W, 99.85 feet; thence N03°10'00"W, 63.26 feet; thence S86°50'00"W, 102.44 feet; thence N00°39'03"E, 56.72 feet to the Southeasterly right-of-way line of the Grand Trunk Western Railroad; thence along said right-of-way line, 743.28 feet along the arc of a curve to the left, having a radius of 5,685.71 feet, a chord bearing N49°51'20"E, 742.75 feet; thence S03°10'00"E, 765.11 feet to the North right-of-way line of Hamlin Road (variable width); thence along said right-of-way line the following five (5) courses: 1) S86°50'04"W, 84.42 feet, 2) N03°00'00"W, 12.00 feet, 3) S86°50'04"W, 261.00 feet, 4) S03°00'00"E, 12.00 feet and, 5) S86°50'00"W, 50.00 feet to the POINT OF BEGINNING. Containing ±6.125 acres of land.

*Mike Tawnt
Approved 6/11/16*



PEA, Inc.

2430 Rochester Ct, Ste 100
Troy, MI 48063-1872
t: 248.689.9090
f: 248.689.1044
www.peainc.com

CLIENT: JB DONALDSON COMPANY 37610 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	SCALE: —	JOB No: 2016029
	DATE: 4-12-16	DWG. No: 1 of 1

**EXHIBIT B
LEGAL DESCRIPTIONS OF EASEMENTS**

LEGAL DESCRIPTION – 20 FOOT WIDE WATER MAIN EASEMENT 1:

A 20 foot wide water main easement over the previously described Parcel No. 15-21-376-010, being lands in the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southwest Corner of said Section 21;
thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet;
thence N03°10'00"W, 60.00 feet to the North line of W. Hamlin Road (variable width);
thence continuing (L1) N03°10'00"W, 45.99 feet to the POINT OF BEGINNING;

thence along said centerline the following three (3) courses:

- 1) (L2) S86°42'43"W, 10.20 feet;
- 2) (L3) S41°42'43"W, 21.21 feet;
- 3) (L4) S03°17'17"E, 30.93 feet to the POINT OF ENDING.

Sidelines of said easement to lengthen and shorten as needed to begin at the East line of Parcel No. 15-21-376-010 and end at the North line of W. Hamlin Road. Containing ±1,247 square feet of land.

LEGAL DESCRIPTION – 20 FOOT WIDE WATER MAIN EASEMENT 2:

A 20 foot wide water main easement over the previously described Parcel No. 15-21-376-010, being lands in the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Southwest Corner of said Section 21;
thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet;
thence N03°10'00"W, 60.00 feet to the North line of W. Hamlin Road (variable width);
thence continuing N03°10'00"W, 515.46 feet to the POINT OF BEGINNING;

thence along said centerline, S86°50'00"W, 20.00 feet to the POINT OF ENDING;. Containing ±400 square feet of land.

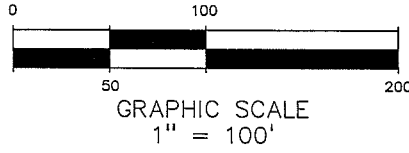


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EXHIBIT C SKETCH OF 20 FOOT WIDE WATER MAIN EASEMENTS



Daniel Cole



SE'LY R.O.W. LINE OF GTW RR
#15-21-201-009

S86°50'00"W
20.00'

POE 2

POB 2

20' WIDE
WATER MAIN
EASEMENT 2

ARC = 743.28'
RADIUS = 5,685.71'
DELTA = 7°29'25"
CHORD = 742.75'
CH. BRG. = N49°51'20"E

N00°39'03"E
56.72'

S86°50'00"W
102.44'

N03°10'00"W
63.26'

S86°50'00"W
99.85'

PARCEL 2
#15-21-376-010
(±6.125 ACRES)

EAST LINE OF PARCEL #15-21-376-010
N03°10'00"W 515.46'
S03°10'00"E 765.11'

PARCEL 1
#15-21-376-011
(±9.508 ACRES)

#15-21-376-009

N03°00'00"W 198.49'

POB PARCEL

20' WIDE
WATER MAIN
EASEMENT 1

S86°50'00"W
50.00'

S86°50'04"W 261.00'

L2

L3

L4

POB 1

NORTH LINE OF
W. HAMLIN ROAD

S03°00'00"E
12.00'

N03°00'00"W
12.00'

S86°50'04"W
84.42'

N03°10'00"W
60.00'

SOUTH LINE OF SECTION 21 W. HAMLIN ROAD
(VARIABLE WIDE)

N86°50'00"E
1875.96'

SOUTH 1/4
CORNER
SECTION 21
T3N, R11E

SOUTHWEST
CORNER
SECTION 21
T3N, R11E

Line Table		
Line #	Direction	Length
L1	N03°10'00"W	45.99'
L2	S86°42'43"W	10.20'
L3	S41°42'43"W	21.21'
L4	S03°17'17"E	30.93'



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CLIENT:
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37610 HILLS TECH DRIVE
FARMINGTON HILLS, MI 48331

SCALE: 1" = 100'

JOB No: 2016029

DATE: 4-12-16

DWG. No: 1 of 1