

WATERMAIN EASEMENT

Rochester Community Schools, a Public School District within the State of Michigan, of 501 West University, Rochester, Michigan 48307, hereinafter "Grantor", grants an easement for a watermain, favoring the City of Rochester Hills, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, MI 48309, hereinafter "Grantee", for construction, operation, maintenance, repair and/or replacement of a watermain, under, through and across land more particularly described as:

Sidwell #15-26-126-001

See Attached Exhibit A

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.

Grantee expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with 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 condition that prior to such a grant written consent shall be obtained from the City, which consent shall not be unreasonably withheld.

In conjunction with establishing this new easement, Grantor and Grantee agree to terminate and vacate the original watermain easement on the property, as recorded in Liber 14109, pages 139 to 142. This original easement is included with this document and labeled as "Exhibit B" in the upper right corner of each page. The new easement described and shown on attached exhibit "A" is intended to replace the original easement, and upon execution and recording of this document the watermain easement shall be of no force and effect. This Termination shall run with the land described in Exhibit A and shall be binding upon and inure to the benefit of Grantor, the Grantee, and their respective successors, transferees, grantees and assigns

The recording of this document is exempt pursuant to MCLA 207.505 (a) and MCLA 207.526(a).

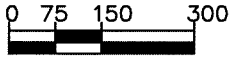
[SIGNATURES ON FOLLOWING PAGES]

EXHIBIT A

HAMPTON ELEMENTARY SCHOOL WATERMAIN EASEMENT



GRAPHIC SCALE

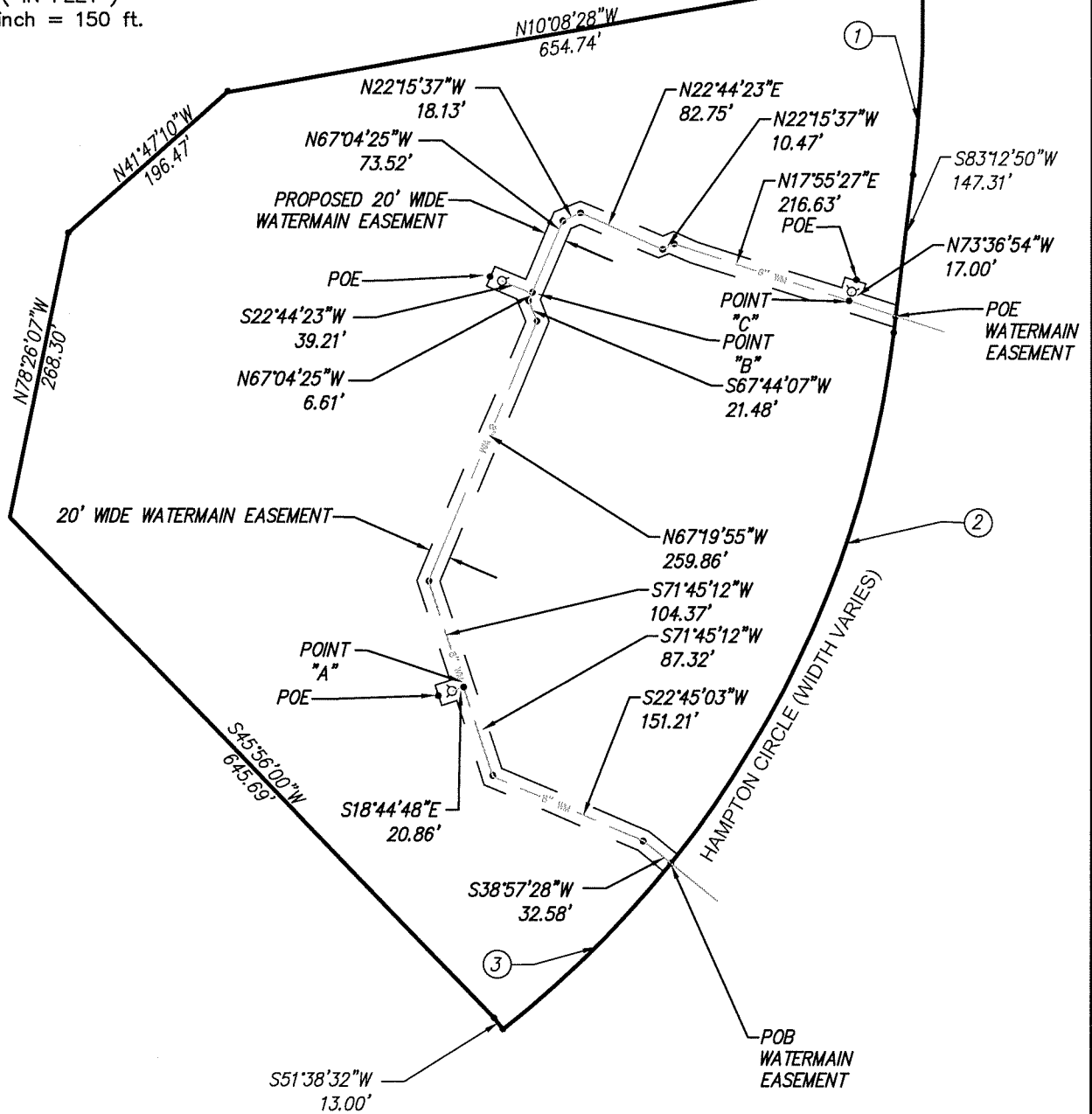


(IN FEET)
1 inch = 150 ft.

NORTHWEST CORNER
OF SECTION 26
T.3N., R.11E.
ROCHESTER HILLS

N88°52'45"E 2091.13'
S01°07'15"E 573.09'
S10°08'28"E 30.34'

POB
PROPERTY DESCRIPTION



CURVE TABLE					
#	L	R	Δ	CHB	CHL
1	191.28'	1340.00'	08°10'44"	S87°18'12"E	191.12'
2	759.40'	970.00'	44°51'22"	S60°47'09"E	740.15'
3	219.74'	970.00'	12°58'56"	N44°50'24"W	219.22'

Mike Taunt
Approved 4/26/18



SPALDING DeDECKER
Engineers | Surveyors

905 South Blvd. East Phone: (248) 844-5400
Rochester Hills, MI 48307 Fax: (248) 844-5404
www.sda-eng.com

DRAWN: Y. DONG	DATE: 03-27-18
CHECKED: T. SOVEL	DATE: 03-27-18
MANAGER: T. SOVEL	SCALE: 1" = 150'
JOB No. NP16-016	SHEET: 1 OF 2
SECTION 26 TOWN	RANGE
ROCHESTER HILLS	OAKLAND COUNTY, MI

Plotted: Apr 25, 2018, 4:21 PM by user: 976 -- Saved: 4/25/2018 by user: 976
N:\NP\NLD Projects\NP16016 - Rochester Schools - Hampton ES\DWG\LEGAL D.dwg

EXHIBIT A

HAMPTON ELEMENTARY SCHOOL LEGAL DESCRIPTION PER OAKLAND COUNTY EQUALIZATION

TAX PARCEL NO. 15-26-126-001

PART OF THE NORTH 1/2 OF SECTION 26, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS N88°52'45"E 2091.13 FT. ALONG THE NORTH LINE OF SECTION 29 AND S01°07'15"E 573.09 FT. AND S10°08'28"E 30.34 FT. FROM THE NORTHWEST CORNER OF SECTION 26, T. 3N., R. 11E.; THENCE, ALONG THE SOUTH LINE OF HAMPTON CIRCLE (60 FT. WD.), EASTERLY 191.28 FT. ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 1340.00 FT., CENTRAL ANGLE OF 08°10'44", LONG CHORD BEARS S87°18'12"E 191.12 FT.) AND S83°12'50" E 147.31 FT. AND EASTERLY 759.40 FT. ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 970.00 FT., CENTRAL ANGLE OF 44°51'22", LONG CHORD BEARS S60°47'09"E 740.15 FT.); THENCE S51°38'32"W 13.00 FT.; THENCE S45°56'00"W 645.69 FT.; THENCE N78°26'07"W 268.30 FT.; THENCE N41°47'10"W 196.47 FT.; THENCE N10°08'28"W 654.74 FT. TO THE POINT OF BEGINNING.
CONTAINING 537,599 SQUARE FEET --- 12.342 ACRES.

LEGAL DESCRIPTION OF WATERMAIN EASEMENT (20 FEET WIDE)

A 20 FOOT WIDE EASEMENT WHICH IS PART OF THE PARCEL DESCRIBED ABOVE, THE CENTERLINE BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE PROPERTY; THENCE, ALONG THE SOUTH LINE OF HAMPTON CIRCLE (60 FT. WD.), WESTERLY 219.74 FT. ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH (RADIUS OF 970.00 FT., CENTRAL ANGLE OF 12°58'56", LONG CHORD BEARS N44°50'24"W 219.22 FT.) TO THE POINT OF BEGINNING OF WATERMAIN EASEMENT; THENCE S38°57'28"W 32.58 FT.; THENCE S22°45'03"W 151.21 FT.; THENCE S71°45'12"W 87.32 FT. TO A POINT "A"; THENCE S71°45'12"W 104.37 FT.; THENCE N67°19'55"W 259.86 FT.; THENCE S67°44'07"W 21.48 FT.; THENCE N67°04'25"W 6.61 FT. TO A POINT "B"; THENCE N67°04'25"W 73.52 FT.; THENCE N22°15'37"W 18.13 FT.; THENCE N22°44'23"E 82.75 FT.; THENCE N22°15'37"W 10.47 FT.; THENCE N17°55'27"E 170.14 FT. TO A POINT "C"; THENCE N17°55'27"E 51.22 FT TO THE POINT OF ENDING AT THE RIGHT OF WAY LINE OF HAMPTON CIRCLE.

BESIDES, A 20 FOOT WIDE WATERMAIN EASEMENT BEGINNING AT THE ABOVE REFERENCED POINT "A"; THENCE S18°44'48"E 20.86 FT. TO THE POINT OF ENDING. ALSO A 20 FOOT WIDE WATERMAIN EASEMENT BEGINNING AT THE ABOVE REFERENCED POINT "B"; THENCE S22°44'23"W 39.21 FT. TO THE POINT OF ENDING. LAST, A 20 FOOT WIDE WATERMAIN EASEMENT BEGINNING AT THE ABOVE REFERENCED POINT "C"; THENCE N73°36'54"W 17.00 FT. TO THE POINT OF ENDING.

Plotted: Apr 26, 2018, 1:40 PM by user: 976 -- Saved: 4/26/2018 by user: 976
N:\NP\NLD Projects\NP16016 -- Rochester Schools -- Hampton ES\DWG\NP16016EAS.dwg



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CHECKED: T. SOVEL	DATE: 03-27-18
MANAGER: T. SOVEL	SCALE: 1" = 150'
JOB No. NP16-016	SHEET: 2 OF 2
SECTION 26 TOWN	RANGE
ROCHESTER HILLS	OAKLAND COUNTY, MI

LIBER 14109 PC 139 WATERMAIN EASEMENT

WR 93 304696

Rochester Community Schools, 501 W. University Drive, of Rochester, Michigan, a Michigan School District,

hereby 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, and public use of a watermain over, under, through and across land more particularly described as:

0001 NOV.01-93 09:58AM 9814 MISC 13.00

See attached Exhibit "A" Hampton Elementary School 530 Hampton Circle Rochester Hills, Michigan 48309 Project #MCS-P-94 497 Drawing #1 of 3

In connection with the grant of easement, Grantor grants and conveys to the CITY OF ROCHESTER HILLS all of Grantor's right, title and interest in the watermain, and the facilities incidental thereto, which may be located in the easement described herein.

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 in common with the City.

Grantor expressly reserves to itself 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, under, through and across the easement parcel, 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 be obtained from the City.

Exempt from Transfer Tax under MCLA 207.505(a); MSA 7.456 (5A).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 24 day of May, 19 93.

IN THE PRESENCE OF: Mildred J. Murphy Patricia Carlone

ROCHESTER COMMUNITY SCHOOLS By: Beverly Stone Its: Assistant Superintendent

STATE OF MICHIGAN COUNTY OF Oakland

8882 REG/SEEDS PAID 0001 NOV.01-93 09:58AM 9814 RMT FEE 2.00

The foregoing instrument was acknowledged before me this 24th day of May, 19 93, by Beverly Stone, who is the Assistant Superintendent of Rochester Community Schools Michigan School District (or its equivalent) on behalf of the School District.

Drafted by: Robert P. Matouka Rochester Community Schools 501 W. University Rochester, MI 48307

Diane E. Stuart Notary Public Oakland County, Michigan My Commission Expires: 9-11-93

When recorded, return to: City of Rochester Hills 1000 Rochester Hills Drive Rochester Hills, MI 48309 (WEC-1-92.blk)

DIANE E. STUART Notary Public, Oakland County, Michigan My Commission Expires Sept. 11, 1993

APPROVED AS TO FORM 105 7/27/93

LIBER 14109 PG 140

HAMPTON SCHOOL SITE
WATER MAIN EASEMENT

Exhibit "A"

LEGAL DESCRIPTION:

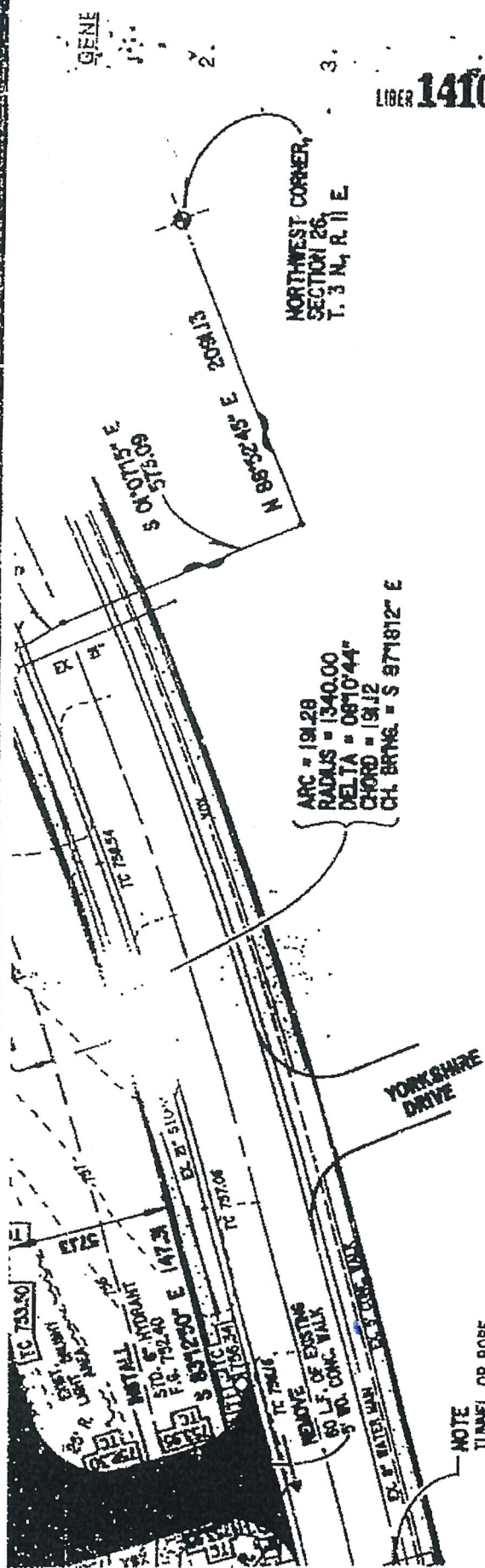
The centerline of a 20 ft. water main easement. A parcel of land being part of the Northwest 1/4 and the Northeast 1/4 of Section 26, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N88°52'45"E 2091.13 ft. along the North line of Section 26 and S01°07'15"E 573.09 ft. and S10°08'20"E 30.34 ft.; thence along the South line of Hampton Circle (60 Ft. Wd.) 181.28 ft. along the arc of a curve to the right (Radius of 1340.00, central angle of 08°10'44", long chord bears S87°18'12"E 191.12 ft.) and S83°12'50"E 147.31 ft. and Easterly 0.31 ft. along the arc of a curve to the right (Radius of 759.40, central angle of 00°01'08", long chord bears S83°13'23"E 0.31 ft.) from the Northwest corner of Section 26, T.3N., R.11E.; thence S22°43'40"W 50.00 ft.; thence N57°16'50"W 30.00 ft.; thence S57°16'50"E 30.00 ft.; thence S22°43'10"W 107.00 ft.; thence S33°45'38"E 135.00 ft.; thence S56°14'22"W 12.00 ft.; thence S22°43'10"W 50.00 ft.; thence N22°43'10"E 50.00 ft.; thence N56°14'22"E 12.00 ft.; thence S33°45'38"E 44.00 ft.; thence S67°16'50"E 230.00 ft.; thence N72°43'12"E 103.00 ft.; thence S17°16'49"E 20.00 ft.; thence N17°16'49"W 20.00 ft.; thence N72°43'12"E 85.00 ft.; thence N22°43'10"E 170.00 ft.; thence N48°13'00"E 20.00 ft. to the point of ending on the South line of said Hampton Circle (60 Ft. Wd.).

June 9, 1993

MCS Associates, Inc.
41150 Technology Park Drive
Suite 102
Sterling Heights, MI 48314
(313) 726-6310

APPROVED DESC.
✓ ICK 7-19-93
ROCHESTER HILLS
ENGINEERING DEPT.

08-93-446



LIBER 14109 TO 141

PARKING F
120 PARKING
118 AT 10' x ;
2 HANDCAP /

NOTE
TOPOGRAPHIC
GILDMER ENGR
10 N. WASHNG
P.O. BOX 1
OXFORD, MI
REFER TO J
DATED 04

THIS SHEET TO BE USED FOR SOIL EROSION
AND SEDIMENTATION PLAN ONLY. SEE SHEET
1 OF 3 FOR SITE PLAN.

ARC = 191.28
RADIUS = 1340.00
DELTA = 08°10'44"
CHORD = 191.12
CH. BRNG. = S 87°18'12" E

YORKSHIRE DRIVE

NOTE
TUNNEL OR BORE
55 L.F. - REPLACE
WALKS AS NEEDED.

ATTACHMENT "A"

Hampton Elementary

LEGAL DESCRIPTION :

Part of the North 1/2 of Section 26, T. 3N., R. 11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: Beginning at a point which is N88°52'45"E 2091.13 ft. along the North line of Section 26 and S01°07'15"E 573.09 ft. and S10°08'28"E 30.34 ft. from the Northwest corner of Section 26, T. 3N., R. 11E.; thence, along the South line of Hampton Circle (60 Ft. Wd.), Easterly 191.28 ft. along the arc of a curve to the right (Radius of 1340.00 ft., central angle of 08°10'44", long chord bears S87°18'12"E 191.12 ft.) and S83°12'50"E 147.31 ft. and Easterly 759.40 ft. along the arc of a curve to the right (Radius of 970.00 ft., central angle of 44°51'22", long chord bears S80°47'09"E 740.15 ft.); thence S81°38'32"W 13.00 ft.; thence S45°56'00"W 646.69 ft.; thence N76°26'07"W 268.30 ft.; thence N41°47'10"W 196.47 ft.; thence N10°08'28"W 654.74 ft. to the point of beginning. Containing 637,599 Square Feet --- 12.342 Acres

TO
ALL
YARD

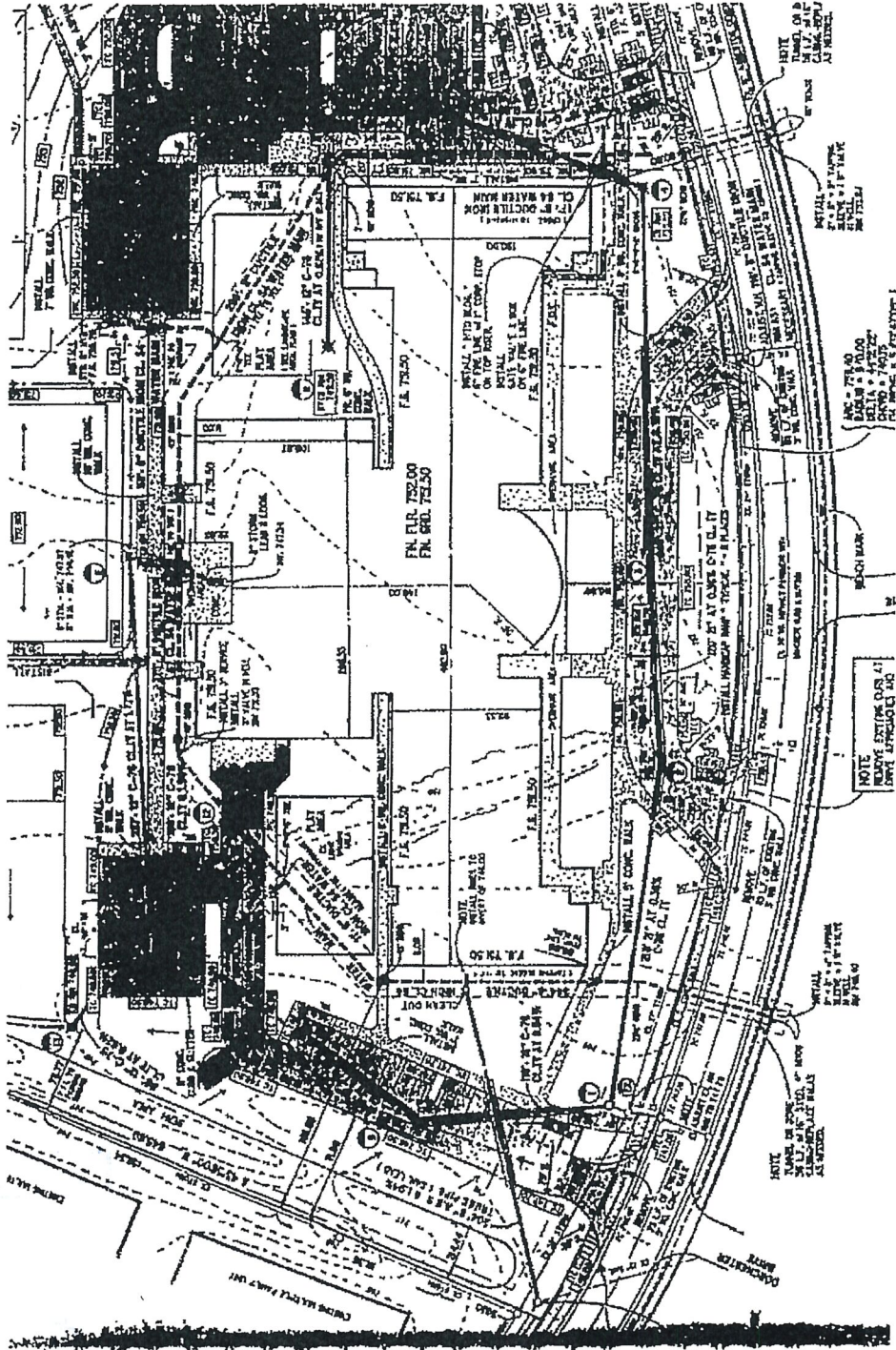
Sheet 3 of 4

LIBER 14109 PG 142

WATERMAIN EASEMENT SKETCH HAMPTON ELEMENTARY SCHOOL

SEC. 26

CITY OF ROCHESTER HILLS



Sheet
4 of 4