

**WATERMAIN EASEMENT**

Sidwell Nos.: 15-23-300-037 – Owned by G&V Investments, L.L.C.

Property Address: 1585 South Rochester Road

That G&V Investments, L.L.C., a Michigan Limited Liability Company, whose address is 990 E. South Boulevard, Troy, MI 48085 (“Grantor”), in exchange for good and valuable consideration, receipt of which is acknowledged by Grantor, grants to the City of Rochester Hills, a Michigan Municipal Corporation, whose address is 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for the construction, installation, operation, maintenance, repair and/or replacement of a **Watermain Easement**, on, over, under and across land more particularly described at **Exhibit A hereto AND shown on Exhibit B**. The Grantor shall not build any permanent above ground structures within the easement, except for fences.

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. Grantor has no obligation and will not install any of the improvements in the **Watermain 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 its successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and its 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.

Exempt from Transfer Tax under MCL 207.526(a); MS 7.456 (26)(a).

GRANTOR: G&V Investments, L.L.C., a  
Michigan Limited Liability Company

Date: Sept. 8, 2016

  
By: CORNELL G. VENNETTELLI  
Its: MEMBER

John Staran  
Approved 9/18/16

STATE OF MICHIGAN )  
 )  
COUNTY OF OAKLAND )

The foregoing instrument was acknowledged before me on this 8<sup>th</sup> day of September, 2016, by Cornell G. Vennettilli, the Member, of G&V Investments, L.L.C., a Michigan Limited Liability Company, on its behalf.

Christina M. Lombera  
Christina M. Lombera, Notary Public  
Oakland County, Michigan  
My Commission Expires: 8/24/2018

CHRISTINA M. LOMBERA  
NOTARY PUBLIC, STATE OF MI  
COUNTY OF OAKLAND  
MY COMMISSION EXPIRES Aug 24, 2018  
ACTING IN COUNTY OF Oakland

Drafted by:  
Patrick S. McKay, Esq.  
Kirk, Huth, Lange & Badalamenti, PLC  
19500 Hall Road, Suite 100  
Clinton Township, Michigan 48038

When Recorded, return to:  
Clerks Department  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

## EXHIBIT A LEGAL DESCRIPTIONS

### LEGAL DESCRIPTION – PARCEL NO. 15-23-300-037: (per PEA, Inc.)

Part of the Southwest 1/4 of Section 23, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, being more particularly described as follows: BEGINNING at a point which is N01°50'00"W 2.36 feet along the West line of Section 23 and N85°52'55"E 66.05 feet and S01°48'43"E 498.70 feet from the West 1/4 corner of Section 23, T.3N., R.11E.; thence N88°11'17"E 124.90 feet; thence Easterly 103.53 feet along the arc of a curve to the left (Radius of 650.00 feet, central angle of 09°07'34", long chord bears N83°37'30"E 103.42 feet); thence Easterly 162.88 feet along the arc of a curve to the right (Radius of 535.00 feet, central angle of 17°26'35", long chord bears N87°47'01"E 162.25 feet); thence Easterly 18.92 feet along the arc of a curve to the left (Radius of 605.00 feet, central angle of 01°47'31", long chord bears S84°23'28"E 18.92 feet); thence S01°48'43"E 715.81 feet; thence S59°07'28"E 99.29 feet; thence N88°11'17"E 46.44 feet; thence S01°48'43"E 16.68 feet; thence S81°07'54"E 227.22 feet; thence S85°24'12"E 83.08 feet; thence N87°59'50"E 155.57 feet; thence N80°48'07"E 85.23 feet; thence S13°28'04"E 53.77 feet; thence N85°49'14"E 310.85 feet; thence N58°24'40"E 67.57 feet; thence N82°36'50"E 150.54 feet; thence S04°06'47"E 235.44 feet; thence S05°57'15"W 93.62 feet; thence S87°59'50"W 996.68 feet; thence N01°48'43"W 250.00 feet; thence S87°59'50"W 615.00 feet; thence N01°48'43"W 894.11 feet along a line parallel with and 66 feet East of the West line of Section 23 to the POINT OF BEGINNING. Containing ±16.090 acres of land.

### LEGAL DESCRIPTION – WATER MAIN EASEMENT: (per PEA, Inc.)

A variable width water main easement over part of the above described Parcel No. 15-23-300-037, being part of the Southwest 1/4 of Section 23, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, said easement being more particularly described as:  
Commencing at the Southwest corner of said Section 23;  
thence N01°48'43"W, 1043.54 feet along the West line of said Section 23;  
thence (L1) N87°59'50"E, 74.90 feet to the East Right-of-Way line of Rochester Road (variable width), as recorded in Liber 12925, Pages 29-35 and Liber 13982, Pages 285-292, Oakland County Records;  
thence along said East Right-of-Way line (L2) N01°48'43"W, 250.00 feet to the North line of Parcel No. 15-23-300-038 and the POINT OF BEGINNING 1;

thence along said easement the following four (4) courses:

- 1) continuing along said East Right-of-Way line (L3) N01°48'43"W, 4.05 feet;
- 2) (L4) N87°59'55"E, 539.44 feet;
- 3) (L5) S47°00'10"E, 5.71 feet to the North line of Parcel No. 15-23-300-038 and POINT A and;
- 4) along said North line (L6) S87°59'50"W, 543.50 feet to the aforementioned East Right-of-Way line and the POINT OF BEGINNING 1;

TOGETHER WITH,

A variable width water main easement commencing at the aforementioned POINT A;  
thence along the North line of Parcel No. 15-23-300-038, (L7) N87°59'50"E, 29.44 feet to the POINT OF BEGINNING 2;

thence along said easement the following four (4) courses:

- 1) (L8) N02°00'10"W, 104.96 feet to the Southerly line of Eddington Farms Subdivision No. 3, Recorded in Liber 219, Pages 17-21, Oakland County Records;
- 2) along said Southerly line (L9) S81°07'54"E, 20.37 feet;
- 3) (L10) S02°00'10"E, 101.12 feet to the North line of Parcel No. 15-23-300-038 and POINT B and;
- 4) along said North line (L11) S87°59'50"W, 20.00 feet to the POINT OF BEGINNING 2;

TOGETHER WITH,

A variable width water main easement commencing at the aforementioned POINT B;  
thence along the North line of Parcel No. 15-23-300-038 (L12) N87°59'50"E, 13.06 feet to the East line of Parcel No. 15-23-300-038;  
thence along said East line (L13) S01°48'43"E, 62.29 feet to the POINT OF BEGINNING 3;

thence along said easement the following four (4) courses:

- 1) (L14) S47°00'10"E, 7.04 feet;
- 2) (L15) S02°00'10"E, 143.57 feet;
- 3) (L16) S42°59'50"W, 7.76 feet to the East line of Parcel No. 15-23-300-038 and;
- 4) along said East line (L17) N01°48'43"W, 154.04 feet to the POINT OF BEGINNING 3.

Altogether containing ±27,844 square feet or ±0.639 acres of land.

*Mike Tavant  
Approved 9/16/16*



**PEA, Inc.**

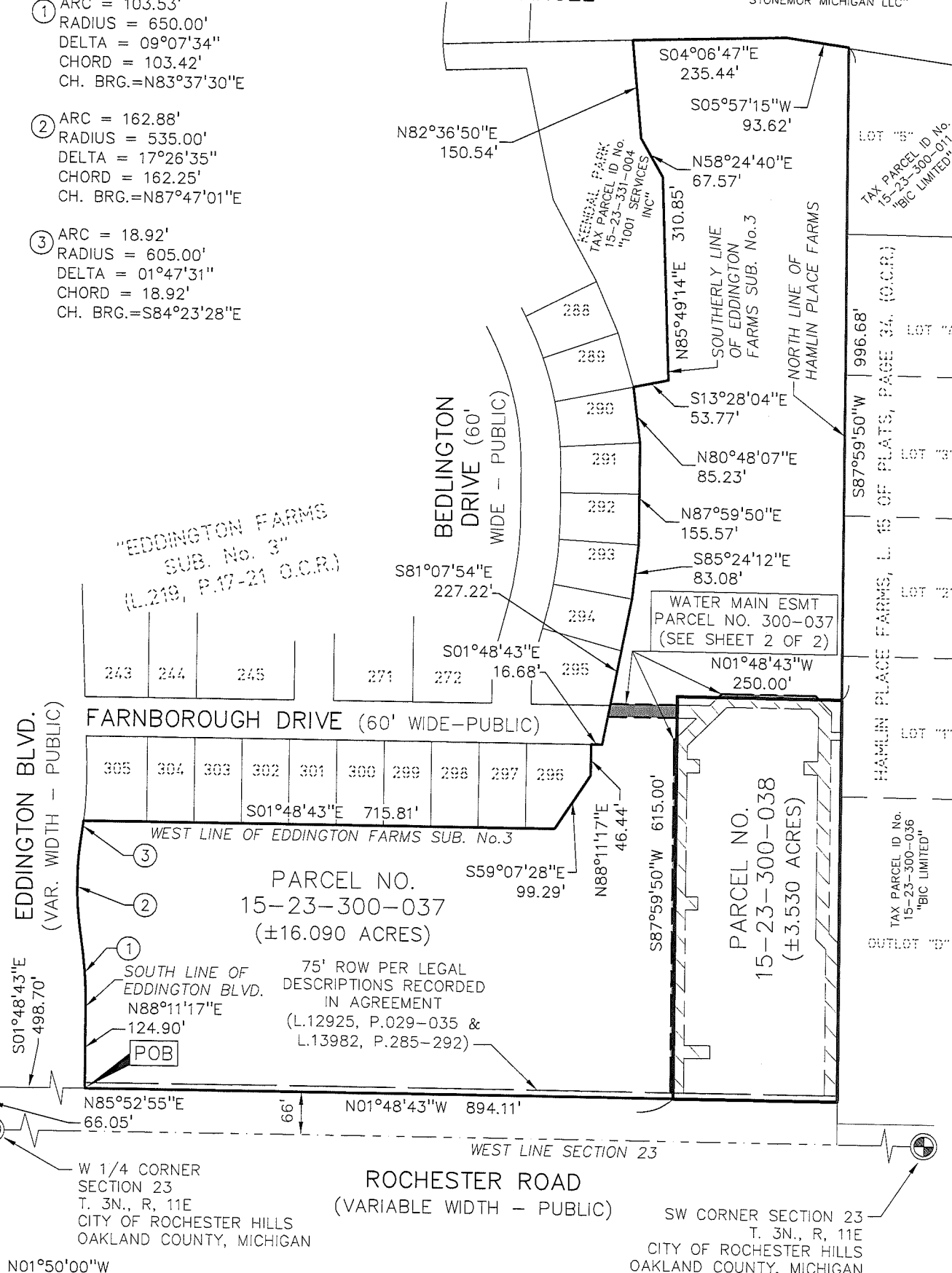
2430 Rochester Ct, Ste 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

CLIENT: NORTHPOINT DEVELOPMENT 5015 NW CANAL STREET, SUITE 200 RIVERSIDE, MO 64150	SCALE: -	JOB No: 2015233
	DATE: 8-11-16	DWG. No: 1

EXHIBIT B  
SKETCH OF PARCEL

TAX PARCEL ID No.  
15-23-400-011  
"STONEMOR MICHIGAN LLC"

- ① ARC = 103.53'  
RADIUS = 650.00'  
DELTA = 09°07'34"  
CHORD = 103.42'  
CH. BRG.=N83°37'30"E
- ② ARC = 162.88'  
RADIUS = 535.00'  
DELTA = 17°26'35"  
CHORD = 162.25'  
CH. BRG.=N87°47'01"E
- ③ ARC = 18.92'  
RADIUS = 605.00'  
DELTA = 01°47'31"  
CHORD = 18.92'  
CH. BRG.=S84°23'28"E



EDDINGTON BLVD.  
(VAR. WIDTH - PUBLIC)

BEDLINGTON DRIVE (60' WIDE - PUBLIC)

FARNBOROUGH DRIVE (60' WIDE - PUBLIC)

ROCHESTER ROAD  
(VARIABLE WIDTH - PUBLIC)

POB  
SOUTH LINE OF EDDINGTON BLVD.  
N88°11'17"E  
124.90'

75' ROW PER LEGAL DESCRIPTIONS RECORDED IN AGREEMENT  
(L.12925, P.029-035 & L.13982, P.285-292)

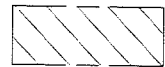
SW CORNER SECTION 23  
T. 3N., R. 11E  
CITY OF ROCHESTER HILLS  
OAKLAND COUNTY, MICHIGAN

N01°50'00"W  
2.36'



GRAPHIC SCALE  
1" = 200'

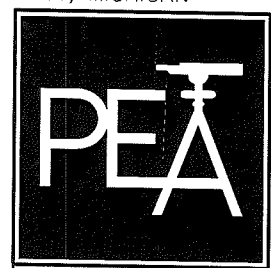
LEGEND



EASEMENT AREA LYING OVER PARCEL NO. 15-23-300-038



EASEMENT AREA LYING OVER PARCEL NO. 15-23-300-037 (SEE SHEET 2 OF 2 FOR DETAIL)



**PEA, Inc.**  
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Troy, MI 48063-1872  
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f: 248.689.1044  
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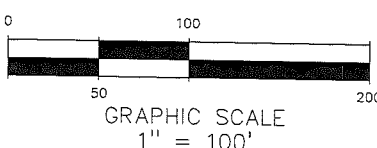
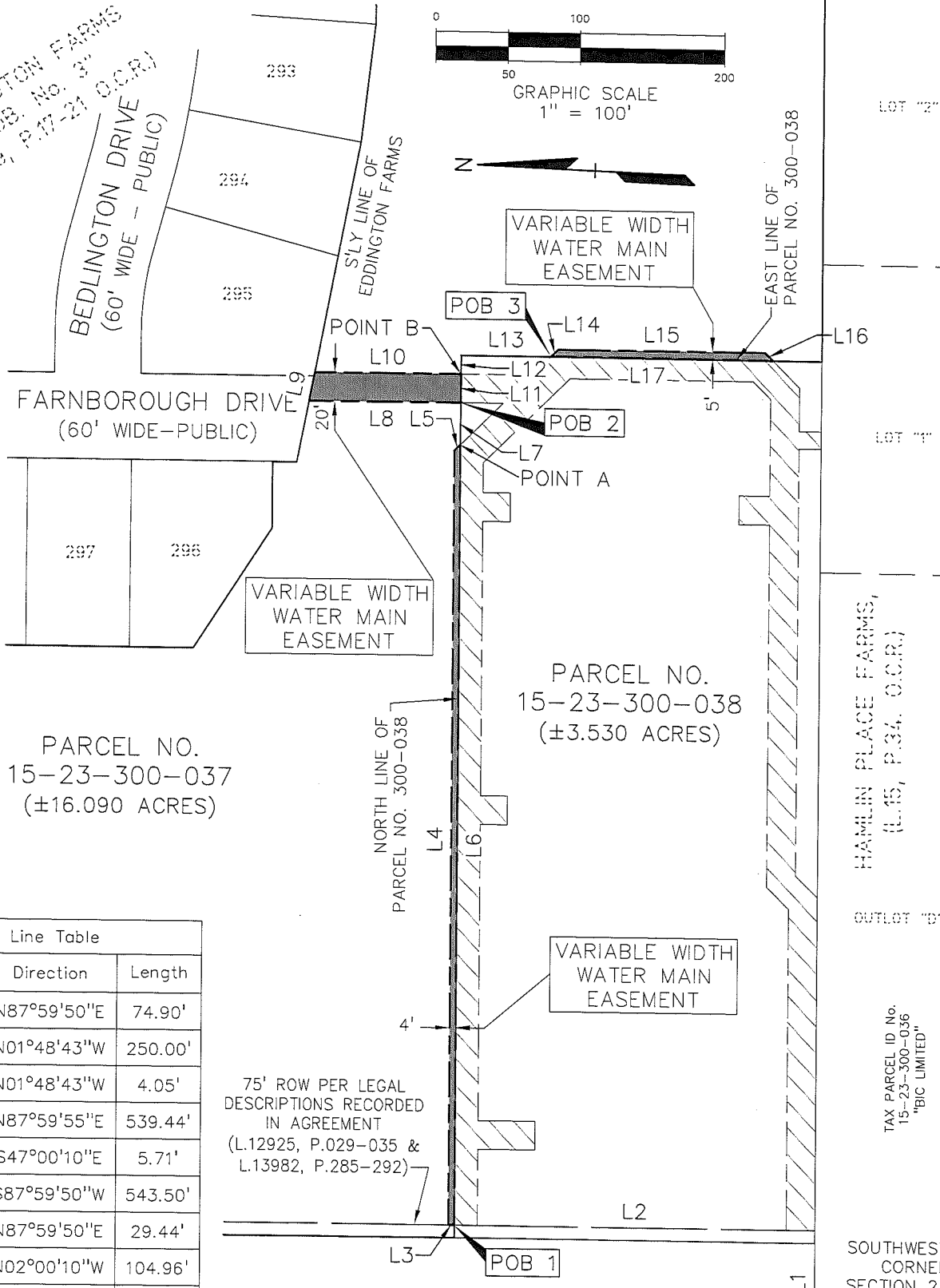
CLIENT:  
**NORTHPOINT DEVELOPMENT**  
5015 NW CANAL STREET, SUITE 200  
RIVERSIDE, MO 64150

SCALE: 1" = 200'  
DATE: 8-11-16

JOB No: 2015-233  
DWG. No: 1 of 2

## EXHIBIT B SKETCH OF WATER MAIN EASEMENT

EDDINGTON FARMS  
SUB. No. 3  
(L.219, P.17-21 O.C.R.)



PARCEL NO.  
15-23-300-037  
(±16.090 ACRES)

PARCEL NO.  
15-23-300-038  
(±3.530 ACRES)

HAMLIN PLACE FARMS,  
(L.15, P.34 O.C.R.)

TAX PARCEL ID No.  
15-23-300-036  
"BIC LIMITED"

SOUTHWEST  
CORNER  
SECTION 23  
T.3N., R.11E.

75' ROW PER LEGAL  
DESCRIPTIONS RECORDED  
IN AGREEMENT  
(L.12925, P.029-035 &  
L.13982, P.285-292)

Line Table		
Line #	Direction	Length
L1	N87°59'50"E	74.90'
L2	N01°48'43"W	250.00'
L3	N01°48'43"W	4.05'
L4	N87°59'55"E	539.44'
L5	S47°00'10"E	5.71'
L6	S87°59'50"W	543.50'
L7	N87°59'50"E	29.44'
L8	N02°00'10"W	104.96'
L9	S81°07'54"E	20.37'
L10	S02°00'10"E	101.12'
L11	S87°59'50"W	20.00'
L12	N87°59'50"E	13.06'
L13	S01°48'43"E	62.29'
L14	S47°00'10"E	7.04'
L15	S02°00'10"E	143.57'
L16	S42°59'50"W	7.76'
L17	N01°48'43"W	154.04'

WEST LINE SECTION 23  
**ROCHESTER ROAD**  
(VARIABLE WIDTH - PUBLIC)

WEST 1/4 CORNER SECTION 23 T.3N., R.11E.      N01°48'43"W 1043.54'

**LEGEND**

- EASEMENT AREA LYING OVER PARCEL NO. 15-23-300-038
- EASEMENT AREA LYING OVER PARCEL NO. 15-23-300-037



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RIVERSIDE, MO 64150

SCALE: 1" = 100'

JOB No: 2015233

DATE: 8-11-16

DWG. No: 2 of 2