

WATER MAIN EASEMENT

Bedford Square Apartments, Limited Partnership, a Michigan limited partnership, of 1685 Bedford Square Drive, Rochester Hills, Michigan 48306

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:

Parcel ID #15-03-451-030

See Attached Exhibits A and B

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.

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 17<sup>th</sup> day of January, 2019 ~~2020~~

Bedford Square Apartments, Limited Partnership

Signature: Richard Noel

Print or type name: Richard NOEL

Title: Pres.

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of January, ~~2019~~ <sup>2020</sup>,  
by Richard Noel, who is the President  
of Bedford Square Apartments, Limited Partnership, a Michigan limited partnership on behalf of the Partnership.

TINA M DUCKWORTH  
Notary Public, State of Michigan  
County of Wayne  
My Commission Expires 11-14-2024, Notary Public  
Acting in the County of Oakland  
County, Michigan  
My Commission Expires:

Drafted by:  
Adele Swann  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

John Starow  
Approved 2/5/20

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



# EXHIBIT A

## LEGAL DESCRIPTION: PARCEL

Part of the Southeast 1/4, Section 3, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, described as follows:

Beginning at a point distant S89°10'00"E 719.55 feet from the South 1/4 corner of said Section 3; thence N00°22'30"E 534.33 feet; thence N88°10'00"W 386.34 feet; thence N00°43'30"E 22.67 feet; thence S79°00'00"W 25.00 feet; thence N01°50'00"E 534.50 feet; thence N75°00'00"W 93.50 feet; thence N18°42'10"E 110.72 feet; thence N01°50'00"E 94.00 feet; thence S89°13'40"E 75.00 feet; thence S89°10'00"E 878.75 feet; thence S01°26'00"W 460.00 feet; thence S01°17'20"W 330.70 feet; thence N88°10'00"W 348.44 feet; thence S00°22'30"W 531.98 feet; thence N89°10'00"W 135.01 feet to the point of beginning, ALSO beginning at a point distant S87°23'30"E 586.14 feet and N02°13'30"E 225.00 feet from the South 1/4 corner of Section 3; thence S87°23'30"E 132.00 feet; thence N02°13'30"E 307.33 feet; thence N86°29'50"W 132.00 feet; thence S02°13'30"W 307.33 feet to the point of beginning, together with the benefits afforded by Rights of Way for Roadway Purposes recorded in Liber 5381, Page 721, Liber 6126, Page 644 and Liber 6168, Page 68, Oakland County Records.

City of Rochester Hills

Department of Public Services  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309  
Ph: 248.656.4640

Sheet Title

LEGAL  
DESCRIPTIONS

City File #

E19-006

Project

TIENKEN CT/BEDFORD SQ

Date

5/16/2019

Scale

NOT TO SCALE

Sheet

1

# EXHIBIT A

## LEGAL DESCRIPTION: WATER MAIN

The centerline of a 20 ft. wide water main easement is described as follows: Commencing at the South 1/4 corner of Section 3, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan; thence S89°10'00"E 760.57 feet to the Point of Beginning; thence N01°01'02"E 56.72 feet to Point 'A'; thence continuing N01°01'02"E 5.06 feet; thence N54°46'29"E 24.96 feet; thence N00°45'38"E 492.22 feet to Point 'B'; thence S88°11'35"E 70.28 feet to Point 'C'; thence continuing S88°11'35"E 232.92 feet; thence N45°43'17"E 135.00 feet; thence N00°55'04"E 114.95 feet to Point 'D'; thence continuing N00°55'04"E 184.95 feet; thence N25°38'39"W 199.67 feet; thence N83°53'54"W 65.51 feet to Point 'E'; thence N89°00'15"W 426.70 feet to Point 'F'; thence N88°21'45"W 10.67 feet to Point 'G'; thence continuing N88°21'45"W 353.40 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'A'; thence S86°40'15"E 15.34 feet; thence S42°16'36"E 20.18 feet; thence S84°38'22"E 70.99 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'B'; thence N89°43'09"W 160.36 feet; thence S46°16'36"W 13.27 feet to Point 'H'; thence continuing S46°16'36"W 15.54 feet; thence N86°46'20"W 270.72 feet to Point 'I' and the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'C'; thence S01°48'25"W 21.19 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'D'; thence N89°04'56"W 52.37 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'E'; thence S06°06'06"W 24.98 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'F'; thence S03°18'35"W 127.89 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'G'; thence N03°00'49"E 46.81 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'H'; thence N43°43'24"W 33.02 feet to the Point of Ending of said centerline.

Also, a variable width water main easement is described as follows: Commencing at Point 'I'; thence N00°43'30"E 5.48 feet to the Point of Beginning; thence S79°00'00"W 25.00 feet; thence N01°50'00"E 10.67 feet; thence S86°46'20"E 24.30 feet; thence S00°43'30"W 4.53 feet to the Point of Beginning.

City of Rochester Hills

Department of Public Services  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309  
Ph: 248.656.4640

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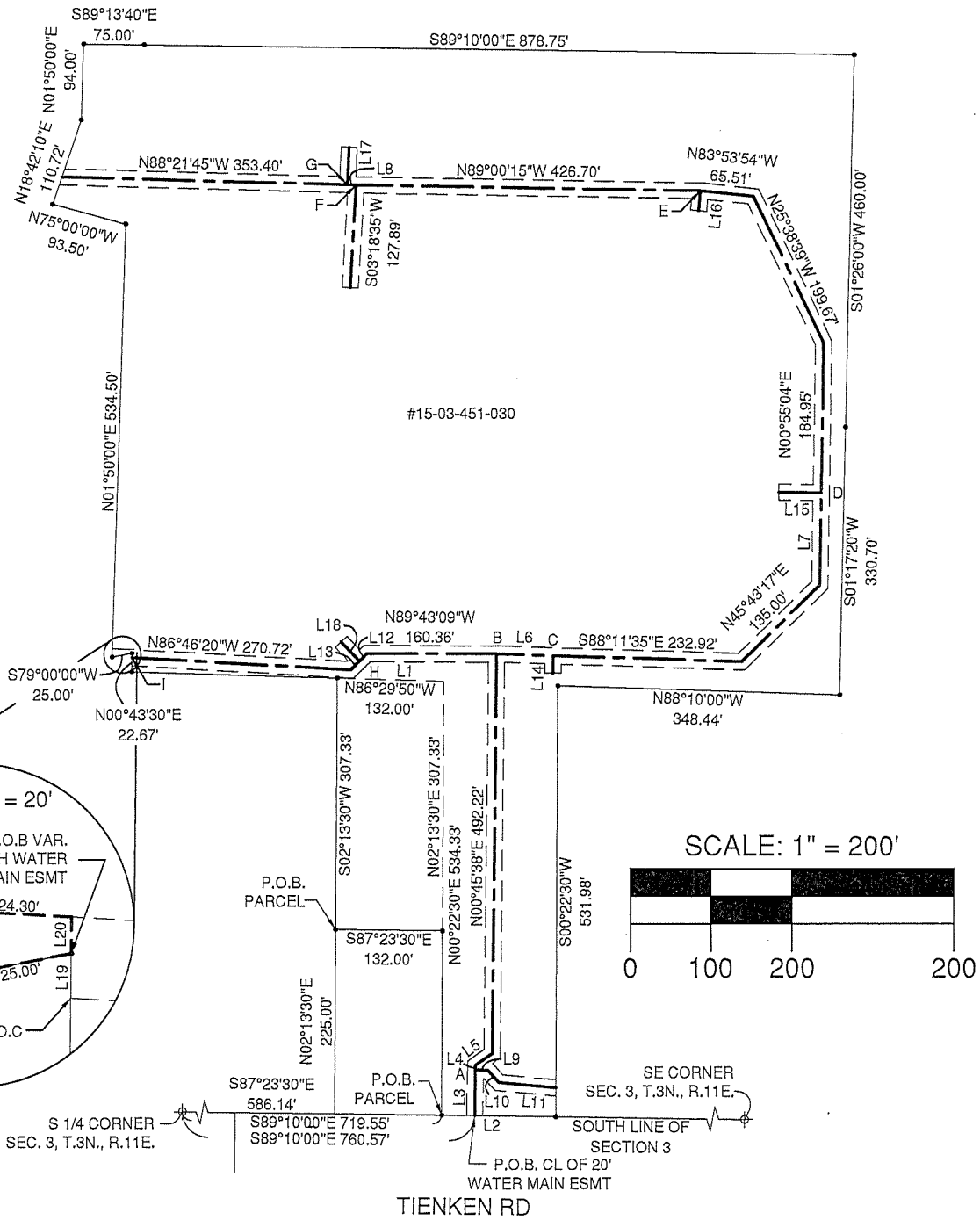
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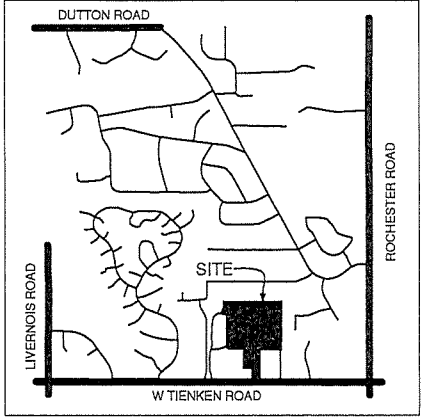
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# EXHIBIT B



LINE TABLE					
NO.	BEARING	DISTANCE	NO.	BEARING	DISTANCE
1	N88°10'00"W	386.34'	11	S84°38'22"E	70.99'
2	N89°10'00"W	135.01'	12	S46°16'36"W	13.27'
3	N01°01'02"E	56.72'	13	S46°16'36"W	15.54'
4	N01°01'02"E	5.06'	14	S01°48'25"W	21.19'
5	N54°46'29"E	24.96'	15	N89°04'56"W	52.37'
6	S88°11'35"E	70.28'	16	S06°06'06"W	24.98'
7	N00°55'04"E	114.95'	17	N03°00'49"E	46.81'
8	N88°21'45"W	10.67'	18	N43°43'24"W	33.02'
9	S86°40'15"E	15.34'	19	N00°43'30"E	5.48'
10	S42°16'36"E	20.18'	20	S00°43'30"W	4.53'



LOCATION MAP  
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Department of Public Services  
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Rochester Hills, MI 48309  
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**TIENKEN CT/BEDFORD SQ**  
Date  
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1"=200'

Sheet  
**1**