

WATER MAIN EASEMENT

JS,Oakland LLC, a Michigan limited liability company, of 155 Romeo Street, Rochester, MI 48307 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 Exhibits A & B

Parcel ID#15-08-100-021, #15-08-100-022 and part of #15-08-100-004

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.

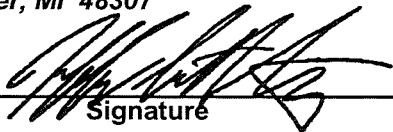
Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the water main: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant 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

11 day of SEPTEMBER, 2018.

JS,Oakland LLC, 155 Romeo Street,
Rochester, MI 48307

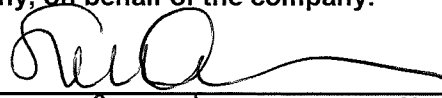


Signature

JEFF SCHMITZ
Its: MANAGING MEMBER

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 11 day of September, 2018,
by JEFF SCHMITZ, who is a member of JS. OAKLAND LLC,
a MICHIGAN limited liability company, on behalf of the company.



Sheri Aman, Notary Public
Oakland County, Michigan

My Commission Expires: 2/15/20

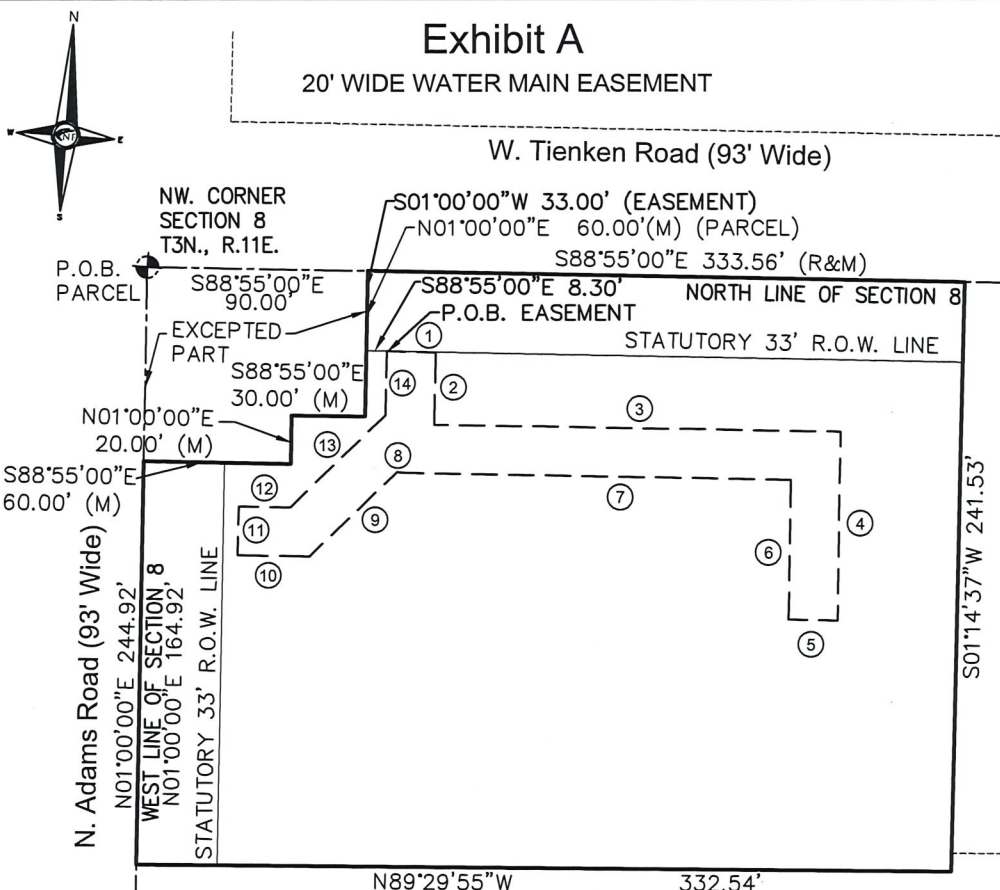
Drafted by:
Michael Kurmas, P.E.
Nowak and Fraus Engineers
46777 Woodward Ave. Pontiac, MI 46342
Tel. (248) 332-7931
Fax. (248) 332-8257

When recorded, return to:

Clerks Dept.
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Exhibit A

20' WIDE WATER MAIN EASEMENT



BEARING TABLE

①	S88°55'00"E 20.00'
②	S01°00'00"W 29.81'
③	S89°00'00"E 165.83'
④	S00°56'16"W 77.06'
⑤	N89°03'44"W 20.00'
⑥	N00°56'16"E 57.08'
⑦	N89°00'00"W 160.00'
⑧	N44°00'00"W 0.71'
⑨	S46°00'00"W 49.88'
⑩	N89°00'00"W 29.26'
⑪	N01°00'00"E 20.00'
⑫	S89°00'00"E 20.97'
⑬	N46°00'00"E 54.01'
⑭	N01°00'00"E 26.41'



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

SCALE 1" = 60'
 DATE 09-11-2018
 DRAWN D.K.M.
 JOB NO. J580
 SHEET 1 of 2

*Scott W.
 Approved 9/19/18*

Exhibit B

20' WIDE WATER MAIN EASEMENT

LEGAL DESCRIPTION: PARCEL

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described as:

Part of the NW. 1/4 of Section 8, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan; Being described as beginning at the NW. Corner of said Section 8; thence S. 88° 55' 00" E., 333.56 feet along the North line of said Section 8; thence S. 01° 14' 37" W., 241.53 feet; thence N. 89° 29' 55" W., 332.54 feet; thence N. 01° 00' 00" E., 244.92 feet to the point of beginning, except the North 60.00 feet of the West 90.00 feet and the South 20.00 feet of the North 80.00 of the West 60 feet taken for road purposes. Containing 74,404 square feet Or 1.708 acres.

LEGAL DESCRIPTION: EASEMENT

A twenty (20.00) foot wide water main easement, being part of the NW. 1/4 of Section 8, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan being described as: Commencing at the NW. Corner of said Section 8; thence S. 88° 55' 00" E., 90.00 feet along the North line of said Section 8; thence S. 01° 00' 00" W., 33.00; thence S. 88° 55' 00" E., 8.30 feet to the point of beginning of said water main easement; thence S. 88° 55' 00" E., 20.00 feet; thence S. 01° 00' 00" W., 29.81 feet; thence S. 89° 00' 00" E., 165.83 feet; thence S. 00° 56' 16" W., 77.06 feet; thence N. 89° 03' 44" W., 20.00 feet; thence N. 00° 56' 16" E., 57.08 feet; thence N. 89° 00' 00" W., 160.00 feet; thence N. 44° 00' 00" W., 0.71 feet; thence S. 46° 00' 00" W., 49.88 feet; thence N. 89° 00' 00" W., 29.26 feet; thence N. 01° 00' 00" E., 20.00 feet; thence S. 89° 00' 00" E., 20.97 feet; thence N. 46° 00' 00" E., 54.01 feet; thence N. 01° 00' 00" E., 26.41 feet to the point of ending.



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SCALE	DATE	DRAWN	JOB NO.	SHEET
	09-11-2018	D.K.M.	J580	2 of 2