

WATERMAIN EASEMENT

Avon/Rochester, LLC, a Michigan limited liability company, of 850 Stephenson Highway Suite 200, Troy, MI 48083 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:

Sidwell #15-15-476-004

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 Tax under MCLA 207.526(a)

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 9th day of March, 2005.

IN THE PRESENCE OF:

Signature Anna M. Bauer
Print or type name: Anna M. Bauer

Signature Christian W. Petersen
Print or type name: Christian W. Petersen

Signature Anna M. Bauer
Print or type name: Anna M. Bauer

Signature Christian W. Petersen
Print or type name: Christian W. Petersen

Avon/Rochester, LLC
By: Midwest Self Storage
of Rochester Hills
Its: Manager

Michael G. Damone
Signature

Michael G. Damone
(Print Name)

Member

Title

Michael J. Damone
Signature

Michael J. Damone
(Print Name)

Member

Title

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 9th day of March, 2005, by MICHAEL G. DAMONE + MICHAEL J. DAMONE who is ~~is the~~ ARE MEMBERS, of AVON ROCHESTER LLC, a MICHIGAN LLC corporation, on behalf of the corporation. LLC.

Drafted by:

OK 3-16-05
J. S. FORAN

Constance M. Walby
Notary Public

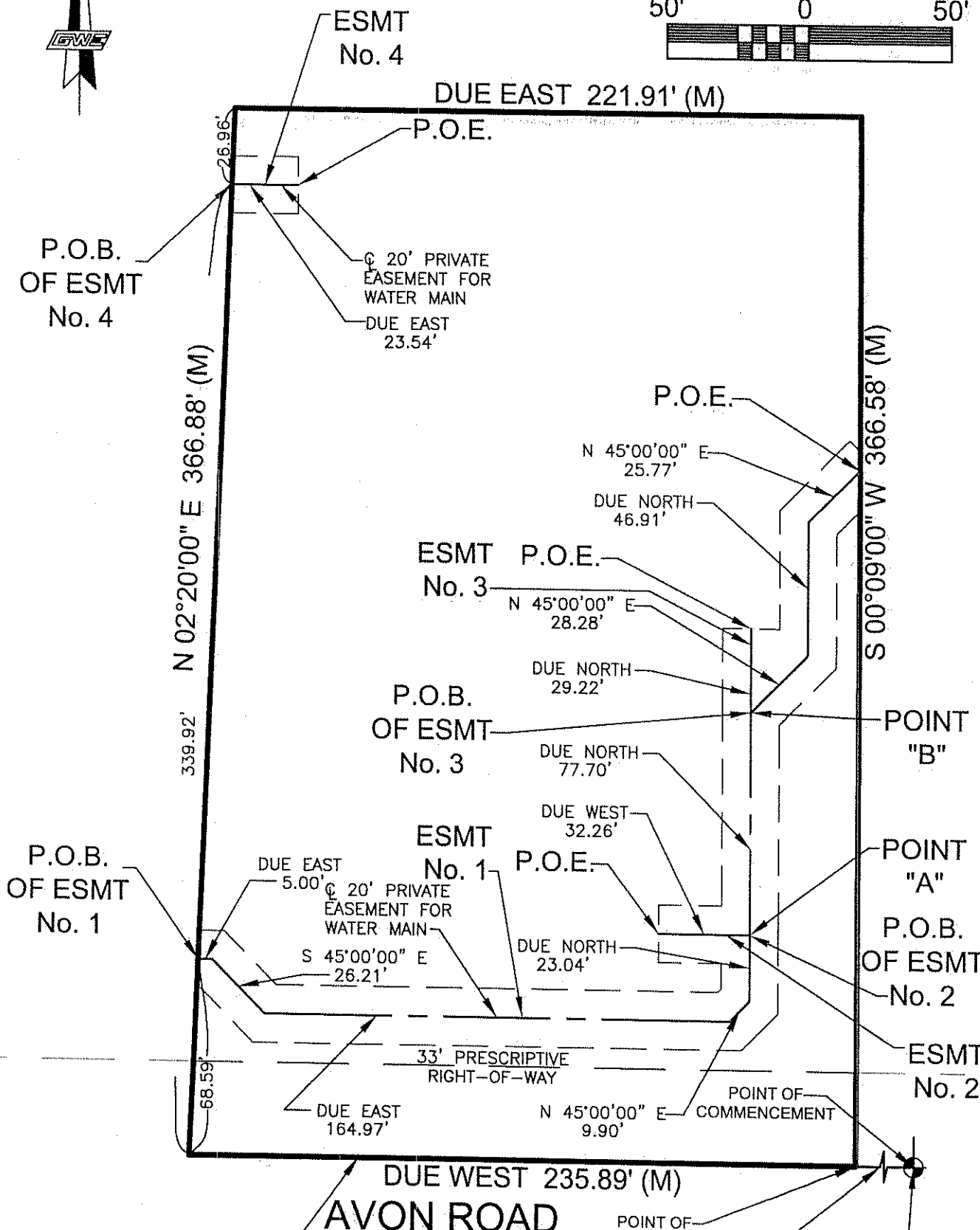
When recorded, return to:

City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

County, Michigan
My Commission Expires: NOV. 3, 2007
CONSTANCE M. WALBY
NOTARY PUBLIC, MACOMB COUNTY, MI
ACTING IN OAKLAND COUNTY, MI



SCALE: 1"=50'



LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.E. POINT OF ENDING
- (R) RECORD
- (M) MEASURED
- ⊕ CENTERLINE

APPROVED *DESC*
M. T. [Signature]
ROCHESTER HILLS
ENGINEERING DEPT
03-11-05

SOUTHEAST CORNER-
SECTION 15
T-3-N., R-11-E.,
CITY OF ROCHESTER HILLS
OAKLAND COUNTY
FOUND MONUMENT

**SKETCH OF
WATER MAIN EASEMENT**

A PART OF THE SOUTHEAST 1/4 SECTION 15

T-3-N.,R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



Giffels-Webster Engineers, Inc.

ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
407 E. FORT STREET SUITE 600 DETROIT, MI 48226
(313) 962.4442 (313) 962.5068 fax

DATE:	09.24.04	CK'D. BY:	DATE	SCALE: 1"=50'
DRAWN:	G.S.	A.W.	10/04	SHEET: 1 OF 3
DESIGN:	G.S.			JOB No: 16615
SECTION:	15	T-3-N R-11-E		

written consent of Giffels-Webster Engineers, Inc.

PROPERTY DESCRIPTION

A PART OF THE SOUTHEAST 1/4 OF SECTION 15, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS; COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE DUE WEST 766.23 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 (AVON ROAD 66 FEET WIDE) TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SECTION 15 SOUTH LINE DUE WEST 235.89 FEET; THENCE N 02°20'00" E, 366.88 FEET; THENCE DUE EAST 221.91 FEET; THENCE S 00°09'00" W, 366.58 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.926 ACRES.

SUBJECT TO THE RIGHTS OF THE PUBLIC IN AVON ROAD.

NOTE: TITLE COMMITMENT NO. CM-467869 LISTS NO DEED OF RECORD FOR AVON ROAD RIGHT OF WAY.

**EASEMENT No.1
DESCRIPTION
OF A 20-FOOT WIDE PRIVATE
EASEMENT FOR WATER MAIN**

THE CENTERLINE OF A 20 FOOT WIDE PRIVATE EASEMENT FOR WATER MAIN IS DESCRIBED AS BEING A PART OF SECTION 15, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTH EAST CORNER OF SAID SECTION 15; THENCE DUE WEST 1002.12 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 (AVON ROAD, 66 FT WIDE); THENCE N 02°20'00" E, 68.59 FEET TO THE POINT OF BEGINNING #1; THENCE ALONG SAID CENTERLINE DUE EAST, 5.00 FEET; THENCE S 45°00'00" E, 26.21 FEET; THENCE DUE EAST, 164.97 FEET; THENCE N 45°00'00" E, 9.90 FEET; THENCE DUE NORTH, 23.04 FEET TO POINT "A"; THENCE CONTINUING DUE NORTH, 77.70 FEET TO POINT "B"; THENCE N 45°00'00" E, 28.28 FEET; THENCE DUE NORTH, 46.91 FEET; THENCE N 45°00'00" E, 25.77 FEET TO THE POINT OF ENDING ON THE EAST LINE OF SAID PARCEL;

**EASEMENT No.2
DESCRIPTION
OF A 20-FOOT WIDE PRIVATE
EASEMENT FOR WATER MAIN**

THE CENTERLINE OF A 20 FOOT WIDE PRIVATE EASEMENT FOR WATER MAIN DESCRIBED AS BEING A PART OF SECTION 15, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE ABOVE DESCRIBED POINT "A"; THENCE DUE WEST, 32.26 FEET TO THE POINT OF ENDING;

**EASEMENT No.3
DESCRIPTION
OF A 20-FOOT WIDE PRIVATE
EASEMENT FOR WATER MAIN**

THE CENTERLINE OF A 20 FOOT WIDE PRIVATE EASEMENT FOR WATER MAIN DESCRIBED AS BEING PART OF SECTION 15, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS BEGINNING AT THE ABOVE DESCRIBED POINT "B"; THENCE DUE NORTH, 29.22 FEET TO THE POINT OF ENDING;

APPROVED *DESC*

M. Tauri
ROCHESTER HILLS
ENGINEERING DEPT.
03-11-05

**DESCRIPTION OF
WATER MAIN EASEMENT**

A PART OF THE SOUTHEAST 1/4 SECTION 15
T-3-N.,R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



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ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
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DATE:	09.24.04	CK'D. BY:	DATE:	SCALE:	1"=50'
DRAWN:	G.S.	A.W.	10/04	SHEET: 2 OF 3	
DESIGN:	G.S.			JOB No: 16615	
SECTION:	15	T-3 -N R-11-E			

No reproduction shall be made without the prior written consent of Giffels-Webster Engineers, Inc.

EASEMENT No.4
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OF A 20-FOOT WIDE PRIVATE
EASEMENT FOR WATER MAIN

THE CENTERLINE OF A 20 FOOT WIDE PRIVATE EASEMENT FOR WATER MAIN IS DESCRIBED AS BEING A PART OF SECTION 15, T-3-N., R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE DUE WEST 1003.63 FEET ALONG THE SOUTH LINE OF SAID SECTION 15 (AVON ROAD, 66 FT WIDE); THENCE N 02°20'00" E, 339.92 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE DUE EAST, 23.54 FEET TO THE POINT OF ENDING.

APPROVED *DESC*
M. Taut
ROCHESTER HILLS
ENGINEERING DEPT.
03-11-2005

DESCRIPTION OF
WATER MAIN EASEMENT

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T-3-N.,R-11-E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN



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