

WATER MAIN EASEMENT

EROP LLC, an Illinois limited liability company whose address is 3130 N Kandy Lane, Ste A, Decatur, IL 62526

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 and B (*Legal Descriptions & Drawing*)

Parcel ID# 15-30-302-031

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 13th day of March 2024.

EROP LLC

By: Jeffrey A Justice, Assistant Manager

**CALIFORNIA ALL-PURPOSE
CERTIFICATE OF ACKNOWLEDGMENT**

A Notary Public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Diego

On the 13th day of March 2024 before me, Patricia Rosales, Notary Public, personally appeared Jeffrey A Justice who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity and that by his on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature of Notary Public



Drafted by:

Jeff Justice (EROP LLC)
3130 N Kandy Lane Decatur, IL 62526

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

*P. Daw Christ
Approved 3/26/24*

EXHIBIT A

PROPERTY DESCRIPTION:

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI, DESCRIBED AS FOLLOWS:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 (AS REMONUMENTED); THENCE SOUTH 85 DEGREES 49 MINUTES 02 SECONDS WEST, 1.93 FEET ALONG THE WESTERLY EXTENSION OF THE EAST AND WEST 1/4 LINE OF SECTION 30 TO A PROPERTY CONTROLLING CORNER (FORMERLY DESCRIBED AS THE WEST 1/4 CORNER OF SECTION 30); THENCE PROCEEDING ALONG THE WEST PROPERTY CONTROLLING LINE OF SAID SECTION 30 (AS MONUMENTED) FORMERLY DESCRIBED AS THE WEST LINE OF SAID SECTION 30 ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: 1) SOUTH 01 DEGREE 30 MINUTES 03 SECONDS EAST, 385.17 FEET AND 2) SOUTH 02 DEGREES 03 MINUTES 12 SECONDS EAST, 632.96 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 28 SECONDS EAST, 271.46 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ADAMS ROAD (VARIABLE WIDTH), SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING THE FOLLOWING TWO (2) COURSES ALONG SAID SOUTHERLY RIGHT OF WAY: 1) 753.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 760.00 FEET, CENTRAL ANGLE 56 DEGREES 46 MINUTES 43 SECONDS, AND A CHORD THAT BEARS NORTH 70 DEGREES 06 MINUTES 42 SECONDS EAST, 722.70 FEET AND 2) SOUTH 81 DEGREES 29 MINUTES 57 SECONDS EAST, 337.76 FEET; THENCE SOUTH 03 DEGREES 10 MINUTES 24 SECONDS EAST, 118.34 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 28 SECONDS WEST, 1023.15 FEET TO THE POINT OF BEGINNING.

EASEMENT DESCRIPTION:

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A PARCEL OF LAND LOCATED IN THE SOUTHWEST 1/4 OF SECTION 30, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE WEST 1/4 CORNER OF SAID SECTION 30 (AS REMONUMENTED); THENCE SOUTH 85 DEGREES 49 MINUTES 02 SECONDS WEST, 1.93 FEET ALONG THE WESTERLY EXTENSION OF THE EAST AND WEST 1/4 LINE OF SECTION 30 TO A PROPERTY CONTROLLING CORNER (FORMERLY DESCRIBED AS THE WEST 1/4 CORNER OF SECTION 30); THENCE PROCEEDING ALONG THE WEST PROPERTY CONTROLLING LINE OF SAID SECTION 30 (AS MONUMENTED) FORMERLY DESCRIBED AS THE WEST LINE OF SAID SECTION 30 ALSO BEING THE CENTERLINE OF ADAMS ROAD (VARIABLE WIDTH) THE FOLLOWING TWO (2) COURSES: 1) SOUTH 01 DEGREE 30 MINUTES 03 SECONDS EAST, 385.17 FEET AND 2) SOUTH 02 DEGREES 03 MINUTES 12 SECONDS EAST, 632.96 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 28 SECONDS EAST, 644.04 FEET TO THE POINT OF BEGINNING OF A 20 FOOT WIDE WATER MAIN EASEMENT; THENCE NORTH 04 DEGREES 21 MINUTES 32 SECONDS WEST 129.04 FEET; THENCE NORTH 15 DEGREES 36 MINUTES 32 SECONDS WEST 66.10 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY OF ADAMS ROAD (VARIABLE WIDTH); THENCE ALONG SAID SOUTHERLY RIGHT OF WAY NORTH 73 DEGREES 39 MINUTES 53 SECONDS EAST 20.00 FEET; THENCE SOUTH 15 DEGREES 36 MINUTES 32 SECONDS EAST 68.33 FEET; THENCE SOUTH 04 DEGREES 21 MINUTES 32 SECONDS EAST 131.01 FEET; THENCE SOUTH 85 DEGREES 38 MINUTES 28 SECONDS WEST 20.00 FEET TO THE POINT OF BEGINNING.

Approved

SB

City of Rochester Hills
04/25/2024



Anthony T. Sycko, Jr.

REVISED 4/16/24 – PER REVIEW COMMENTS
REVISED 2/2/24 – ADJUSTED WM EASEMENT



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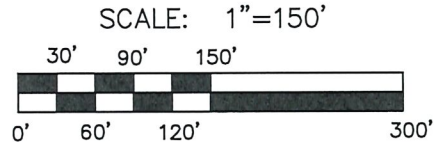
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PREPARED TO: STONEFIELD ENGINEERING AND DESIGN	
FIELD SURVEY: N/A	DATE: OCTOBER 05, 2023
DRAWN BY: JDM	SHEET: 1 OF 1
SCALE: N/A	JOB NO.: 23-03454

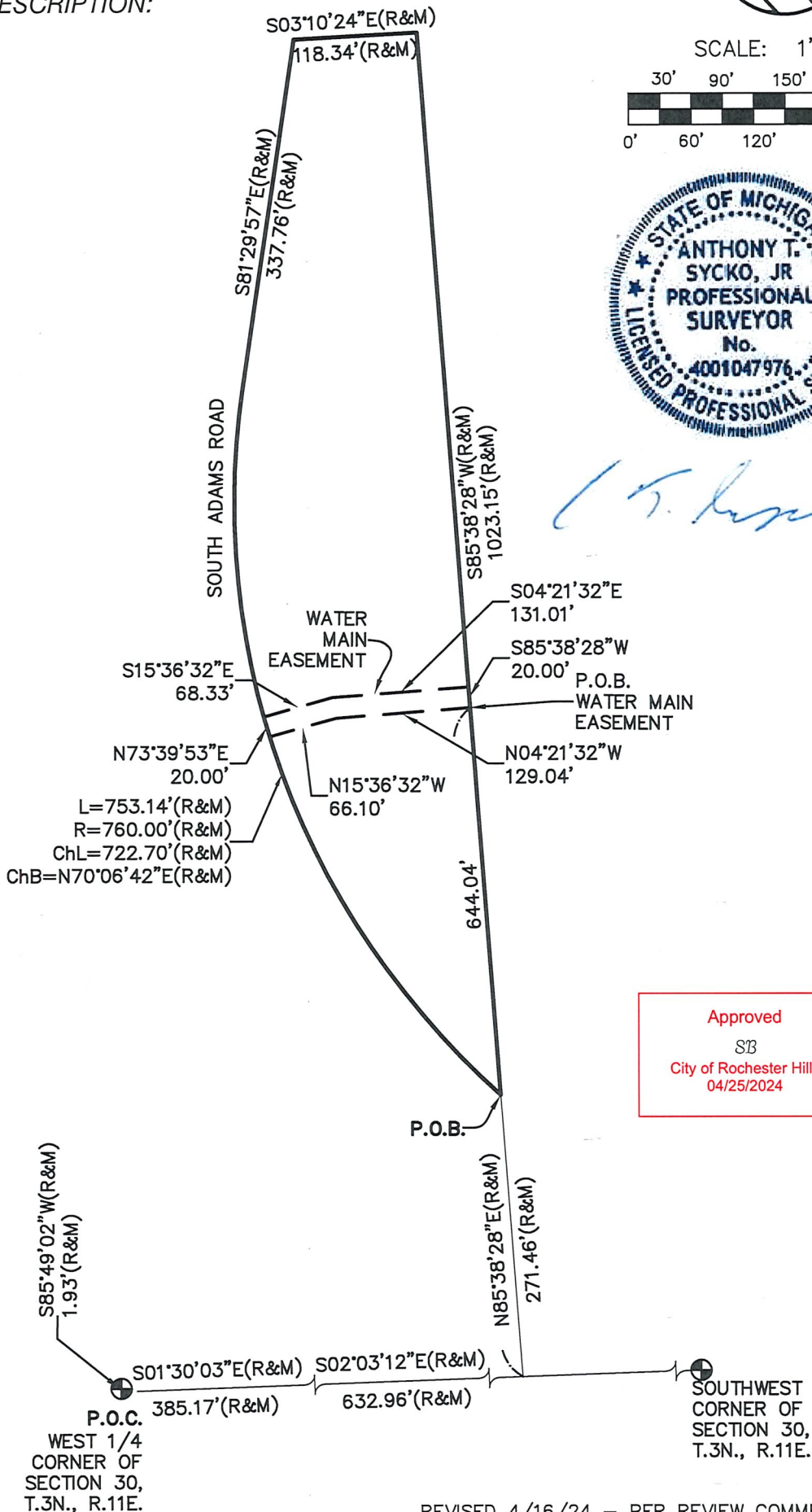
EXHIBIT B

PROPERTY DESCRIPTION:
SEE EXHIBIT A

EASEMENT DESCRIPTION:
SEE EXHIBIT A



Anthony T. Sycko, Jr.



REVISED 4/16/24 - PER REVIEW COMMENTS
REVISED 2/2/24 - ADJUSTED WM EASEMENT

LEGEND

- FOUND MONUMENT (AS NOTED)
- (M) MEASURED DIMENSION
- (R) RECORD DIMENSION

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PREPARED TO: STONEFIELD ENGINEERING AND DESIGN			
FIELD SURVEY: N/A	DATE: OCTOBER 05, 2023		
DRAWN BY: JDM	SHEET: 1 OF 1		
SCALE: 1" = 150'	JOB NO.: 23-03454		