

WATER MAIN EASEMENT

Paul G. Karas, of 3540 Walton Blvd, Rochester Hills, Michigan 48309, 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 (Legal Descriptions & Drawing)

Parcel ID#70-15-07-376-039

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 9th day of July, 2024.

Paul G. Karas
Paul G. Karas

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 9th day of July, 2024, By Paul G. Karas.

Drafted by:
Bruce Michael
14496 North Sheldon Road, Suite 230
Plymouth, Michigan 48170

Sharrel Lee
Sharrel Lee, Notary Public
Oakland County, Michigan
My Commission Expires: 01/02/2029

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

Sharrel Lee
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF OAKLAND
My Commission Expires 01/02/2029
Acting in the County of Oakland

*P. Daw Christ
Approved 7/23/24*

**EXHIBIT A
LEGAL DESCRIPTION
Parcel #15-07-376-039**

CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.01 FT. ALONG THE SOUTH LINE OF SECTION 7, (WEST BOUNDS WALTON BOULEVARD) TO THE POINT OF BEGINNING; THENCE S.88°36'01"W., 150.00 FT. TO THE SOUTHEAST CORNER OF "BROOKEDALE WEST" AS RECORDED IN L.164, P.30-32 OF PLATS, OAKLAND COUNTY RECORDS; THENCE N.00°26'58"W., 428.00 FT. ALONG THE EASTERLY LINE OF SAID SUBDIVISION.; THENCE N.88°36'01"E., 150.00 FT.; THENCE S.00°26'58"E., 428.00 FT. TO THE POINT OF BEGINNING.

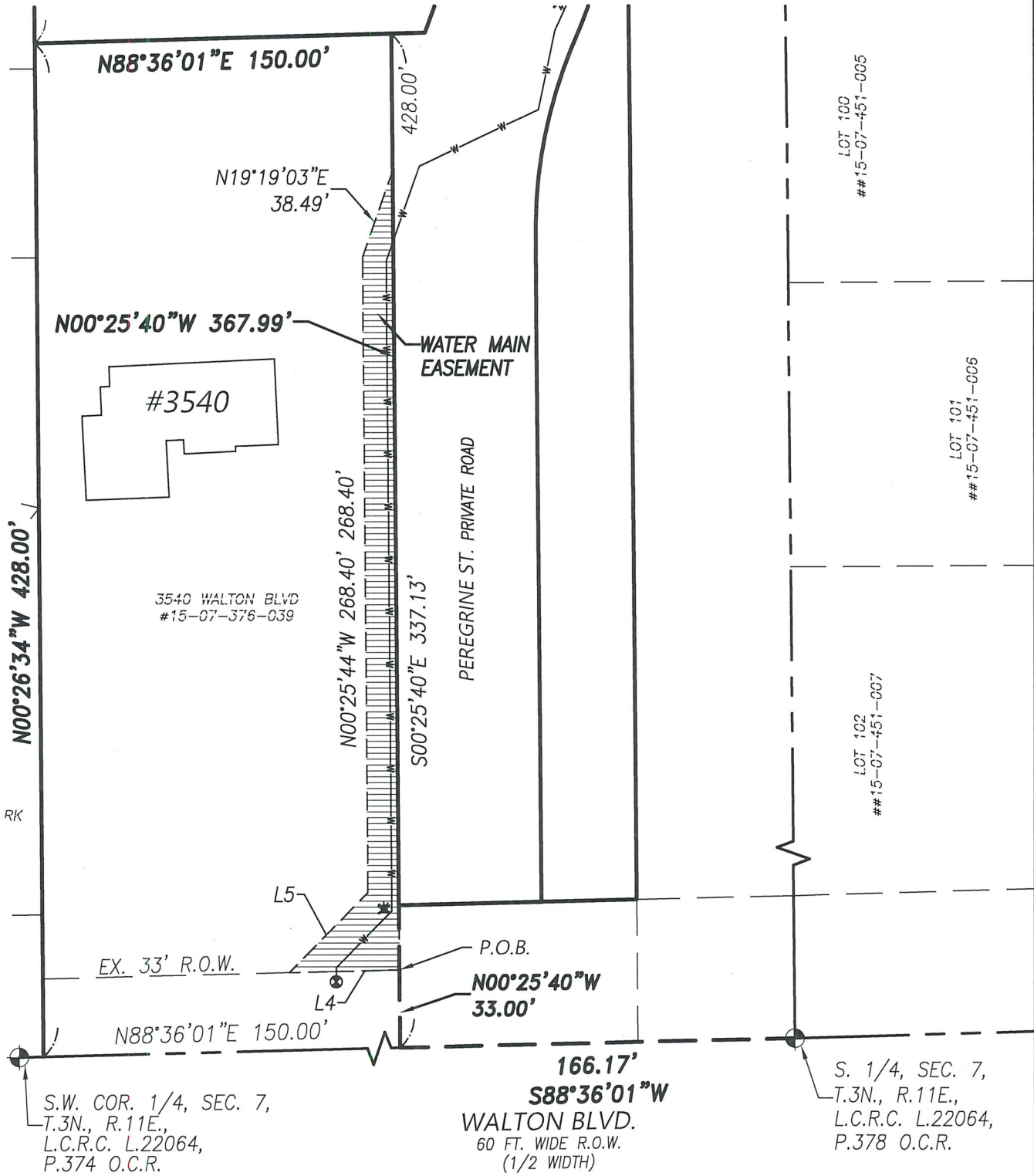
SUBJECT TO THE RIGHTS OF THE PUBLIC OVER WALTON BLVD. AND ANY OTHER EASEMENTS, RESTRICTIONS, AND RIGHT OF WAYS OF RECORD, IF ANY. CONTAINING 1.473 ACRES OF LAND.

ADDRESS: 3540 WALTON BLVD., ROCHESTER HILLS, MI 48309

**Approved 8/6/24
ARS/City of RH**

EXHIBIT "B"

OFFSITE WATERMAIN EASEMENT



0 30 60
SCALE: 1" EQ. 60'

Approved
 SB
 City of Rochester Hills
 08/26/2024

PREPARED FOR:
 THREE OAKS COMMUNITIES, LLC
 P.O. BOX 8307
 ANN ARBOR, MI 48107
 (248) 703-4653

SHEET: 1 OF 2

BRADLEY G.. REICHERT P.S. #4001055923

Scale: 1"=60'
 Date: 3/4/24
 Job No. 21-001
 Drawn: B.G.R.



P 248.651.0592 F 248.656.7099
 Mail@ReichertSurveying.com
 140 Flumerfelt Lane - Rochester, MI 48306

Date:	Rev. By:
5/7/24	BGR
8/23/24	BGR

OFFSITE WATERMAIN EASEMENT

WATERMAIN EASEMENT OFFSITE LEGAL DESCRIPTION:

CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN AND DESCRIBED AS FOLLOWS: A PART OF THE SOUTHWEST 1/4 OF SECTION 7, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, MORE PARTICULARLY DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 7, S.88°36'01"W., 166.17 FT. AND N.00°25'40"W., 33.00 FT. TO THE POINT OF BEGINNING; THENCE (L4) S.88°36'01"W., 46.29 FT.; THENCE (L5) N.44°34'19"E., 47.07 FT.; THENCE N.0°25'44"W., 268.40 FT.; THENCE N.19°19'03"E., 38.49 FT.; THENCE S.00°25'40"E., 337.13 TO THE POINT OF BEGINNING.
CONTAINING 4,693.13 SQUARE FEET, MORE OR LESS

WATER LINE TABLE		
LINE #	LENGTH	BEARING
L4	46.29'	S88°36'01"W
L5	47.07'	N44°34'19"E

PREPARED FOR:
THREE OAKS COMMUNITIES, LLC
P.O. BOX 8307
ANN ARBOR, MI 48107
(248) 703-4653

SHEET: 2 OF 2

Scale: N.T.S.
Date: 3/4/24
Job No. 21-001
Drawn: B.G.R.



P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

DATE:	REV. BY:
5/7/24	BGR
8/23/24	BGR