

WATER MAIN EASEMENT

OYK Rochester, LLC a Michigan limited liability company of 1888 W Tahquamenon Bloomfield Hills, MI 48302

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# 15-27-351-009

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 23 day of March, 2020.

OYK Rochester, LLC

Signature
Fred Hadid

(Print Name)
Member

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 23 day of March, 2020, by Fred Hadid who is a member of OYK Rochester, LLC, a Michigan limited liability company, on behalf of the company.

Mohamad M. Kaakarli

Mohamad Kaakarli, Notary Public
Oakland County, Michigan
My Commission Expires:
01/15/2026

Drafted by:
Motaz Kaakarli
30700 Telegraph Rd Ste 2665
Bingham Farms, MI 48025

MOHAMAD M KAAKARLI
NOTARY PUBLIC - MICHIGAN
OAKLAND COUNTY
ACTING IN THE COUNTY OF Oakland
MY COMMISSION EXPIRES 01/15/2026

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

John Staran
Approved 4/16/20

EXHIBIT A

PROPERTY DESCRIPTION:
SEE SHEET 2 OF 2

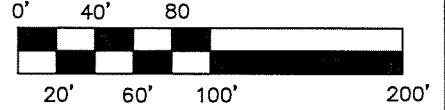
S02°11'58"E 275.00'

248.00'

SOUTH 1/4
CORNER OF
SECTION 27,
TOWN 3 NORTH,
RANGE 11 EAST,
L.27660, P.556



SCALE: 1"=100'



CENTERLINE
OF 20' WIDE
WATER MAIN
EASEMENT #2

POINT
OF ENDING

N47°17'12"W
36.40'

POINT OF
BEGINNING
CENTERLINE
OF 20' WIDE
WATER MAIN
EASEMENT #2

N87°40'42"E
51.21'

N42°42'45"E
6.81'

N01°55'29"W
150.29'

PARCEL ID:
15-27-351-009

W. AUBURN RD.
66' PUBLIC RIGHT OF WAY

N87°48'02"E 602.56'

713.67'
S87°48'02"W

S44°42'11"E
9.81'

N88°01'50"E
25.32'

CENTERLINE
OF 20' WIDE
WATER MAIN
EASEMENT #1

N87°48'02"E
300.00'

S87°48'02"W
150.00'

N01°53'23"W
125.00'

S88°03'39"W
160.94'

S41°26'31"W
11.28'

S02°07'52"E
18.36'

S01°55'29"E
278.03'

N01°53'23"W
308.00'

N87°48'02"E
233.38'

200.00'

N87°48'02"E 33.00'

60.00'

POB PART OF
PARCEL ID:
15-27-351-009
PART 2

POINT OF
COMMENCEMENT
SOUTHWEST
CORNER OF
SECTION 27,
TOWN 3 NORTH,
RANGE 11 EAST,
L.14992, P.86

WEST LINE OF
SECTION 27 &
CENTERLINE OF S.
LIVERNOIS RD.

N01°53'23"W
30.00'

N87°48'02"E
33.00'

60.00'

N01°53'23"W
308.00'

N01°53'23"W 275.00'

308.00'

N01°53'23"W

33.00'

N01°53'23"W
33.00'

S. LIVERNOIS RD.

POB 66' PUBLIC RIGHT OF WAY
PARCEL ID:
15-27-351-009
PART 1

REVISED JUNE 03, 2020 - PER REVIEW COMMENTS

Jenny M.
Approved 6/9/20



KEM-TEC

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PREPARED FOR: DESIGNHAUS

FIELD SURVEY: N/A

DATE: FEBRUARY 21, 2020

DRAWN BY: JDM

SHEET: 1 OF 2

SCALE: 1" = 100'

JOB NO.: 19-03014

EXHIBIT B

PROPERTY DESCRIPTION:

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

PART OF THE SOUTHWEST 1/4 OF SECTION 27, T.3N, R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT ALONG THE WEST LINE OF SECTION 27, ALSO ALONG THE CENTERLINE OF LIVERNOIS ROAD N.01°53'23"W., 308.00 FEET ALONG SAID CENTERLINE AND N.87°48'02"E., 33.00 FEET TO THE EAST LINE OF LIVERNOIS ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE FROM SAID POINT OF BEGINNING N.01°53'23"W., 30.00 FEET; THENCE N.87°48'02"E., 300.00 FEET; THENCE S.01°53'23"E., 30.00 FEET; THENCE N.87°48'02"E., 612.18 FEET; THENCE S.02°11'58"E., 275.00 FEET; THENCE S.87°48'02"W., 713.67 FEET; THENCE N.01°53'23"W., 150.00 FEET; THENCE S.87°48'02"W., 50.00 FEET; THENCE N.01°53'23"W., 125.00 FEET; THENCE S.87°48'02"W., 150.00 FEET TO THE POINT OF BEGINNING, ALSO PART OF THE SOUTHWEST 1/4 OF SAID SECTION 27, T.3N, R.11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT DISTANT ALONG THE WEST LINE OF SECTION 27, ALSO ALONG THE CENTERLINE OF LIVERNOIS ROAD N.00°11'32"E., 33.00 FEET AND N.89°48'02"E., 33.00 FEET TO THE EAST LINE OF LIVERNOIS ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE FROM SAID POINT OF BEGINNING N.00°11'32"E., 275.00 FEET; THENCE N.89°48'02"E., 150.00 FEET; THENCE S.00°11'32"W., 125.00 FEET; THENCE N.89°48'02"E., 50.00 FEET; THENCE S.00°11'32"W., 150.00 FEET; THENCE S.89°48'02"W., 200.00 FEET TO THE POINT OF BEGINNING EXCEPT THAT PART TAKEN FOR ROADS. CONTAINING 5.74 ACRES. TAX ITEM NO. 15-27-351-009

WATER MAIN EASEMENT #1:

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, T.3N., R.11E.; THENCE N.01°53'23"W., 60.00 FEET; THENCE N.87°48'02"E., 233.38 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF 20 FOOT WIDE WATER MAIN EASEMENT; THENCE N.01°43'16"W., 233.34 FEET TO POINT "A"; THENCE S.88°03'39"W., 160.94 FEET; THENCE S.41°26'31"W., 11.28 FEET; THENCE S.02°07'52"E., 18.36 FEET TO THE POINT OF ENDING; THENCE FROM SAID POINT "A" N.88°01'50"E., 25.32 FEET; THENCE S.44°42'11"E., 9.81 FEET; THENCE S.02°26'27"E., 12.96 FEET TO THE POINT OF ENDING.

WATER MAIN EASEMENT #2:

LAND SITUATED IN THE CITY OF ROCHESTER HILLS, COUNTY OF OAKLAND, STATE OF MICHIGAN, IS DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 27, T.3N., R.11E.; THENCE N.01°53'23"W., 60.00 FEET; THENCE N.87°48'02"E., 602.56 FEET TO THE POINT OF BEGINNING OF CENTERLINE OF 20 FOOT WIDE WATER MAIN EASEMENT; THENCE N.47°17'12"W., 36.40 FEET; THENCE N.01°55'29"W., 150.29 FEET; THENCE N.42°42'45"E., 6.81 FEET; THENCE N.87°40'42"E., 51.21 FEET TO THE POINT OF ENDING.



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PREPARED FOR: DESIGNHAUS

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