

WATERMAIN EASEMENT

Santia Family-Crooks Corner, LLC, a Michigan limited liability company of 17477 Iris Circle, Clinton Township, Michigan 48036 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:

See attached Exhibit 'A'

Sidwell # 15-29-228-004

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.

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 May, 2014.

Albert M. Santia
Signature
Albert M. Santia
(Print Name)
Member
Title

STATE OF MICHIGAN
COUNTY OF Macomb

The foregoing instrument was acknowledged before me this 9th day of May, 2014, by Albert M. Santia who is a member of Santia Family-Crooks Corner, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:
Thomas F. Kibbey, Esq.
4150 Tuiler Rd., Ste. #236
Dublin, OH 43017
When recorded, return to:

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

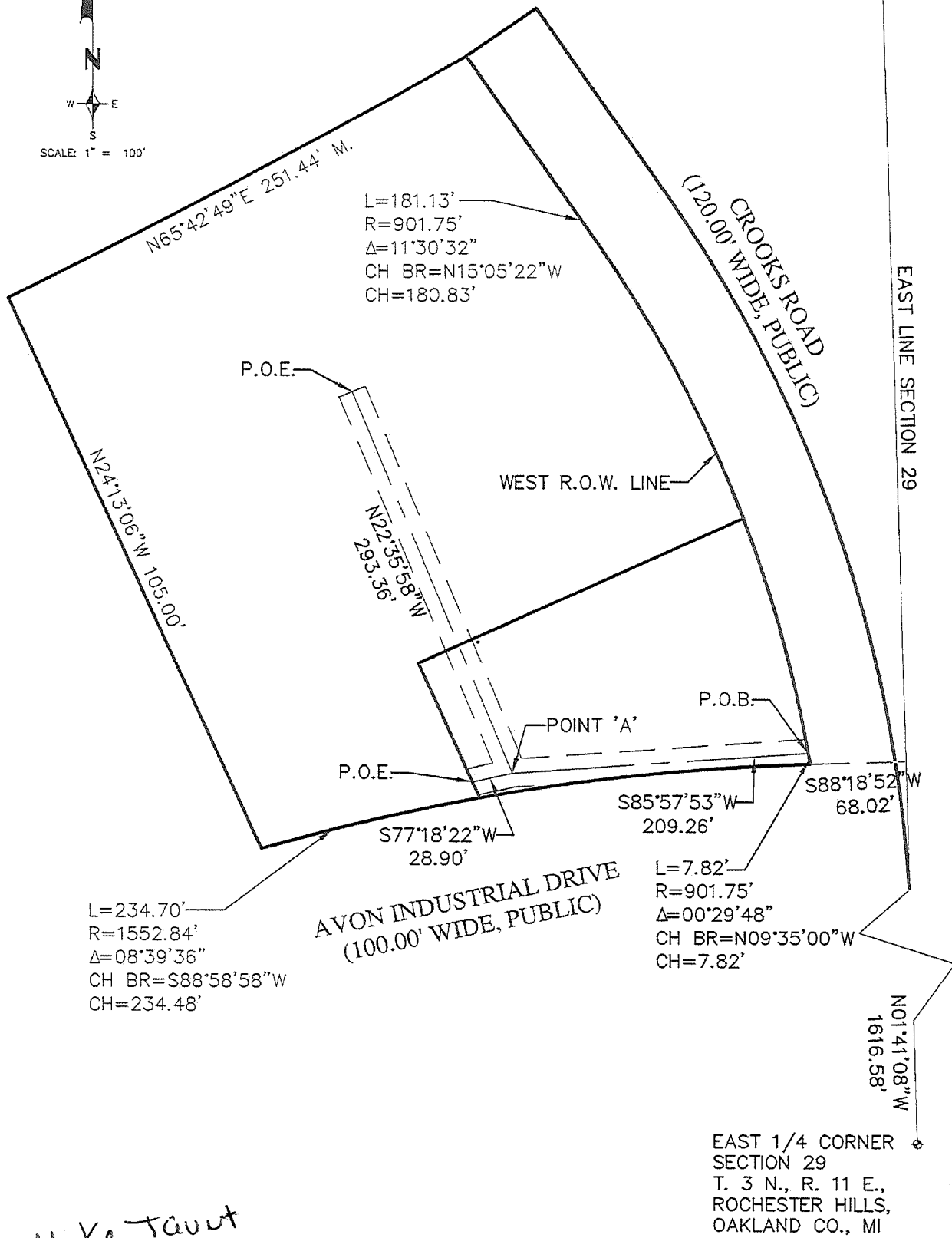
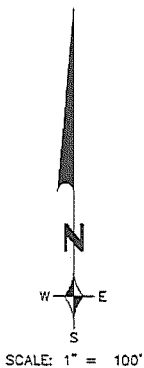
Rachel Rutan

, Notary Public
County, Michigan
My Commission Expires:

RACHEL RUTAN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF WAYNE
MY COMMISSION EXPIRES 01/07/2015
Acting in the County of Macomb

John Starow Approved 6/24/14

EXHIBIT 'A'



*Mike Taut
Approved 5/14/14*

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REVISIONS			WATERMAIN EASEMENT TIM HORTONS ROCHESTER HILLS, MICHIGAN	DATE 4/10/14	SCALE HOR: 1" = 100'	
ITEM	DATE	BY			FIELD BOOK NO.	
			ZEIMET WOZNAK & ASSOCIATES Civil Engineers & Land Surveyors 55800 GRAND RIVER AVE, SUITE 100 NEW HUDSON, MICHIGAN 48165 P: (248) 437-5099 F: (248) 437-5222 www.zeimetwozniak.com	DESIGNED BY SRB	JOB NO. 13160	© COPYRIGHT 2007
				DRAWN BY SRB	SHEET NO. 1/2	

EXHIBIT 'A'

PARCEL DESCRIPTION (AS SURVEYED)

A PARCEL OF LAND LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, AND PROCEEDING N. 01°41'08" W. 1616.58 FEET ALONG THE EAST LINE OF SAID SECTION 29; THENCE S. 88°18'52" W. 68.02 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE NORTH RIGHT OF WAY OF AVON INDUSTRIAL DRIVE (100 FEET WIDE) 234.70 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 1552.84 FEET, CENTRAL ANGLE 08°39'37" AND A CHORD THAT BEARS S. 83°58'58" W. 234.48 FEET; THENCE N. 24°13'06" W. 105.00 FEET; THENCE N. 65°42'49" E. 251.44 FEET TO THE WEST RIGHT OF WAY LINE OF CROOKS ROAD (120.00 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE 181.14 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, RADIUS 901.75 FEET, CENTRAL ANGLE 11°30'34" AND A CHORD THAT BEARS S. 15°05'22" E. 180.83 FEET TO THE POINT OF BEGINNING.

#15-29-228.004

EASEMENT DESCRIPTION

DESCRIPTION FOR A CENTERLINE OF A 20-FOOT WIDE WATERMAIN EASEMENT LOCATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 29, AND PROCEEDING N. 01°41'08" W. 1616.58 FEET ALONG THE EAST LINE OF SAID SECTION 29; THENCE S. 88°18'52" W. 68.02 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF CROOKS ROAD (120.00 FEET WIDE); THENCE ALONG SAID RIGHT OF WAY LINE 7.82 FEET ALONG THE ARC OF A CURVE TO THE LEFT, RADIUS 901.75 FEET, CENTRAL ANGLE 00°29'48", AND A CHORD THAT BEARS N. 09°35'00" W. 7.82 FEET TO THE POINT OF BEGINNING; THENCE ALONG SAID CENTERLINE OF EASEMENT S. 85°57'53" W. 209.26 FEET TO A POINT 'A'; THENCE S. 77°18'22" W. 28.90 FEET TO THE POINT OF ENDING; THENCE FROM SAID POINT 'A' N. 22°35'58" W. 293.36 FEET TO THE POINT OF ENDING.

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<p align="center">REVISIONS</p> <table border="1"> <thead> <tr> <th>ITEM</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			ITEM	DATE	BY																															<p align="center">WATERMAIN EASEMENT TIM HORTONS ROCHESTER HILLS, MICHIGAN</p>		<p>DATE 4/10/14</p>	<p align="center">SCALE HOR: 1" = 100'</p>
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			<p>DRAWN BY SRB</p>	<p>SHEET NO. 2/2</p>																																			