

WATERMAIN EASEMENT

Grand/Sakwa Adams Parcel I LLC, a limited liability company ~~corporation~~, of
28470 13 Mile Rd., Ste 220, Farmington Hills, MI 48334

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"~~ "B"
Sidwell # 15-30-276-003

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.

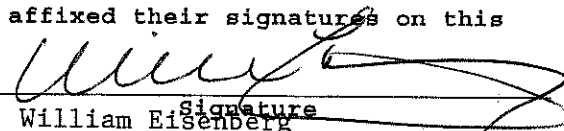
All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the watermain shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use 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 10th day of July, 2006.



William Eisenberg

(Print Name)
Authorized Representative

Title

Signature

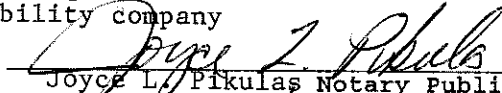
(Print Name)

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10 day of July, 2006, by William Eisenberg who is the Authorized Representative, of Grand/Sakwa Adams Parcel I LLC, a limited liability company ~~corporation~~, on behalf of the corporation.

Drafted by: Suzanne Lindsay
Atwell-Hicks
500 Avis Dr., Ste 100
Ann Arbor, MI 48108



Joyce L. Pikulas Notary Public
Oakland County, Michigan
My Commission Expires: 2-11-2007

When recorded, return to:

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

*OK per J. Starum
8-6-06*

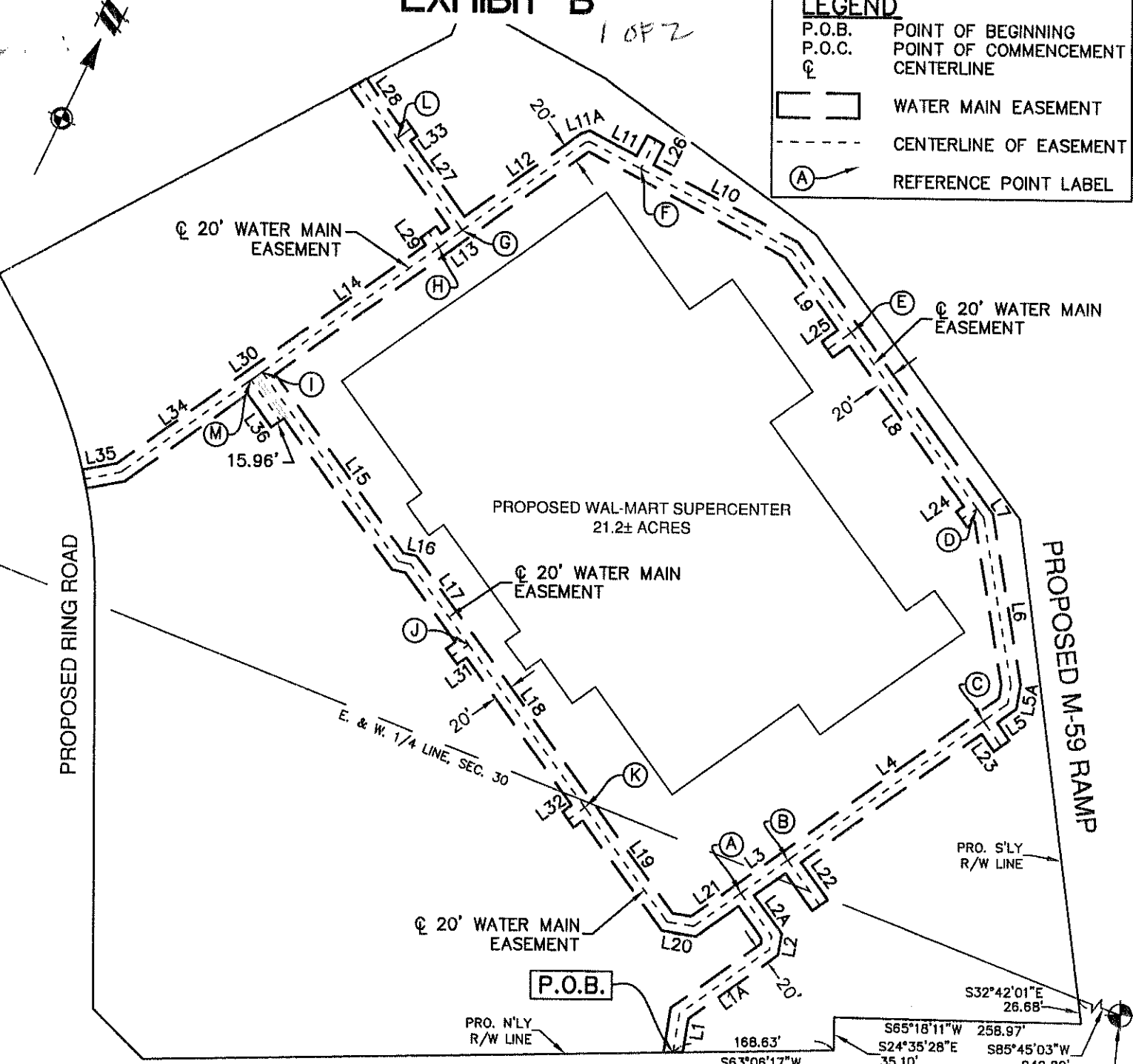
I:\Eng\EASEMENT\Forms and WATERMAIN EASEMENT.doc
JOYCE L. PIKULAS
NOTARY PUBLIC, STATE OF MI
COUNTY OF OAKLAND
MY COMMISSION EXPIRES Feb 11, 2007
ACTING IN COUNTY OF Oakland

EXHIBIT "B"

1 OF 2

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- ☉ CENTERLINE
- [] WATER MAIN EASEMENT
- - - CENTERLINE OF EASEMENT
- (A) REFERENCE POINT LABEL



PROPOSED ADAMS ROAD

LINE TABLE					
Line	Bearing	Length	Line	Bearing	Length
L1	N16°31'03"W	42.08	L21	N28°28'57"E	60.70
L2	N16°31'03"W	14.14	L22	S61°16'59"E	58.73
L3	N28°28'57"E	60.73	L23	S61°31'03"E	32.38
L4	N28°28'57"E	252.84	L24	S28°28'57"W	20.00
L5	N28°28'57"E	31.63	L25	S28°28'57"W	31.17
L6	N34°57'09"W	179.75	L26	N01°55'03"E	34.20
L7	N61°31'03"W	11.86	L27	N61°31'03"W	117.64
L8	N61°31'03"W	226.69	L28	N61°31'03"W	70.33
L9	N61°31'03"W	106.97	L29	N61°31'03"W	18.96
L10	N88°04'57"W	179.77	L30	S28°28'57"W	14.31
L11	N88°04'57"W	61.27	L31	S28°24'13"W	21.88
L12	S28°28'57"W	159.60	L32	S28°24'13"W	21.83
L13	S28°28'57"W	30.23	L33	N28°28'57"E	18.96
L14	S28°28'57"W	228.89	L34	S28°28'57"W	168.40
L15	S61°35'47"E	244.42	L35	S52°55'12"W	38.92
L16	N78°32'17"E	14.01	L36	S61°31'03"E	52.67
L17	S61°35'47"E	104.06	L1A	N28°28'57"E	116.21
L18	S61°35'47"E	210.06	L2A	N61°31'03"W	55.71
L19	S61°35'47"E	148.16	L5A	N16°31'03"W	19.64
L20	N73°28'35"E	28.30	L11A	S46°55'03"W	4.24

P.O.C.
E. 1/4 COR.,
SEC. 30, T3N, R11E
CITY OF ROCHESTER

*DGSC
M. T. T. T.
09-07-2007*

REVISED: 7/21/06

SEE SHEET 2 FOR EASEMENT LEGAL DESCRIPTION.

CLIENT **WAL-MART STORES, INC.**

EXHIBIT "B"
20' WIDE WATER MAIN EASEMENT

SECTION 30 TOWN 3 NORTH, RANGE 11 EAST
CITY OF ROCHESTER HILLS
OAKLAND COUNTY

SCALE: 1 INCH = 150 FEET

JOB: 100637.12 CAD 100837EA01

DR. TJR CH. OW

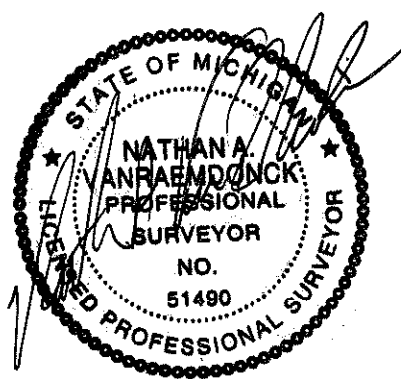
BOOK PG.

SHEET 1 OF 2 DATE: 3/8/06

FILE NO. 543-294

ATWELL-HICKS
Engineering • Surveying • Planning
Environmental • Water/Wastewater

866 850 4200
www.atwell-hicks.com
MICHIGAN ILLINOIS OHIO FLORIDA



LEGAL DESCRIPTION OF WATER MAIN EASEMENT

A 20.00 foot wide water main easement being part of the East 1/2 of Section 30, T3N, R11E, City of Rochester Hills, Oakland County, Michigan, whose centerline is described as follows:

Commencing at the East 1/4 corner of said Section 30; thence S85°45'03"W 942.80 feet along the East - West 1/4 line of said Section 30; thence S32°42'01"E 26.68 feet along the proposed Southerly right-of-way line of M-59 Highway; thence S65°18'11"W 258.97 feet; thence S24°35'28"E 35.10 feet; thence S63°06'17"W 168.63 feet along the Northerly right-of-way line of proposed Adams Road (150 feet wide) for a **PLACE OF BEGINNING**; thence N16°31'03"W 42.08 feet; thence N28°28'57"E 116.21 feet; thence N16°31'03"W 14.14 feet; thence N61°31'03"W 55.71 feet to Reference Point "A"; thence N28°28'57"E 60.73 feet to Reference Point "B"; thence continuing N28°28'57"E 252.84 feet to Reference Point "C"; thence continuing N28°28'57"E 31.63 feet; thence N16°31'03"W 19.64 feet; thence N34°57'09"W 179.75 feet; thence N61°31'03"W 11.86 feet to Reference Point "D"; thence N61°31'03"W 226.69 feet to Reference Point "E"; thence N61°31'03"W 106.97 feet; thence N88°04'57"W 179.77 feet to Reference Point "F"; thence N88°04'57"W 61.27 feet; thence S46°55'03"W 4.24 feet; thence S28°28'57"W 159.60 feet to Reference Point "G"; thence S28°28'57"W 30.23 feet to Reference Point "H"; thence continuing S28°28'57"W 228.89 feet to Reference Point "I"; thence S61°35'47"E 244.42 feet; thence N76°32'17"E 14.01 feet; thence S61°35'47"E 104.06 feet to Reference Point "J"; thence S61°35'47"E 210.06 feet to Reference Point "K"; thence S61°35'47"E 148.16 feet; thence N73°26'35"E 28.30 feet; thence N28°28'57"E 60.70 feet to said Reference Point "A" and the **PLACE OF ENDING**;

- Also, **BEGINNING** at Reference Point "B"; thence S61°16'59"E 58.73 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "C"; thence S61°31'03"E 32.38 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "D"; thence S28°28'57"W 20.00 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "E"; thence S28°28'57"W 31.17 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "F"; thence N01°55'03"E 34.20 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "G"; thence N61°31'03"W 117.64 feet to Reference Point "L"; thence N61°31'03"W 70.33 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "H"; thence N61°31'03"W 18.96 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "I"; thence S28°28'57"W 14.31 feet to Reference Point "M"; thence S61°31'03"E 52.67 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "J"; thence S28°24'13"W 21.88 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "K"; thence S28°24'13"W 21.83 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "L"; thence N28°28'57"E 18.96 feet to the **PLACE OF ENDING**;
- Also, **BEGINNING** at Reference Point "M"; thence S28°28'57"W 168.40 feet; thence S52°55'12"W 38.92 feet to the **PLACE OF ENDING**.

REVISED: 7/21/06

CLIENT WAL-MART STORES, INC. EXHIBIT "B" 20' WIDE WATER MAIN EASEMENT	JOB: 100637.12 DR. TJR BOOK SHEET 2 OF 2 FILE NO. 543-294A	CAD 100637EA01 CH. OW PG. DATE: 3/8/06
	SECTION 30 TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY	
	SCALE: 0 75 150 1 INCH = 150 FEET	
	ATWELL-HICKS Engineering • Surveying • Planning Environmental • Water/Wastewater 866 850 4200 www.atwell-hicks.com MICHIGAN ILLINOIS OHIO FLORIDA	

Handwritten: PG see M Taw 09-07-2007