

WATER MAIN EASEMENT

Campus Corners Associates, a Michigan limited partnership of 1334 Maplelawn, Troy, Michigan 48084

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 Exhibit A

Parcel ID#15-15-101-014

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 9TH day of April, 2020.

Campus Corners Associates, a Michigan Limited Partnership
By: D & K Company, a Michigan Limited Partnership

[Signature]
Signature

(Stuart Frankel)

General Partner
Title

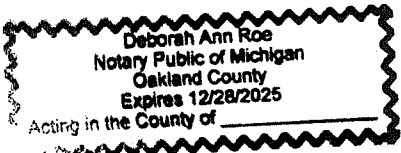
STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 9th day of April, 2020, by Stuart Frankel who is a general partner of D & K Company a Michigan limited partnership, on behalf of the partnership.

[Signature]
Notary Public

County, Michigan

My Commission Expires:



Drafted by:
Stuart Frankel
1334 Maplelawn Dr
Troy MI 48084

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

John Staraw
Approved 5/29/20

WATER MAIN EASEMENT EXHIBIT A

LEGAL DESCRIPTION PARCEL 15-15-101-014

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

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 15, 625.84 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 220.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 283.00 FEET; THENCE NORTH 87 DEGREES 57 MINUTES 08 SECONDS WEST, 220.00 FEET TO THE WEST LINE OF SAID SECTION 15; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST, ALONG SAID LINE, 283.00 FEET TO THE POINT OF BEGINNING, EXCEPT THE WEST 60.00 FEET THEREOF CONVEYED TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 6248, PAGE 573, OAKLAND COUNTY RECORDS, ALSO EXCEPT THAT PART DESCRIBED AS: BEGINNING AT A POINT DISTANT SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 625.84 FEET ALONG THE WEST LINE OF SAID SECTION 15; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 60.00 FEET FROM THE NORTHWEST CORNER OF SAID SECTION 15 TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 10.00 FEET; THENCE SOUTH 11 DEGREES 38 MINUTES 21 SECONDS WEST, 57.81 FEET; THENCE NORTH 01 DEGREES 40 MINUTES 40 SECONDS EAST, 57.00 FEET ALONG A LINE 60.00 FEET EAST OF, MEASURED AT RIGHT ANGLES TO AND PARALLEL WITH THE WEST LINE OF SAID SECTION 15, TO THE POINT OF BEGINNING, CONVEYED TO THE BOARD OF COUNTY ROAD COMMISSIONERS OF THE COUNTY OF OAKLAND, AS DISCLOSED BY INSTRUMENT RECORDED IN LIBER 15627, PAGE 525, OAKLAND COUNTY RECORDS.

TAX ID: 15-15-101-014

LEGAL DESCRIPTION WATER MAIN EASEMENT

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

PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 15, 625.84 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 220.00 FEET; THENCE SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 5.74 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE CONTINUING SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 20.00 FEET; THENCE NORTH 87 DEGREES 24' MINUTES 21 SECONDS WEST, 7.31 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 22 SECONDS EAST, 20.00 FEET; THENCE SOUTH 87 DEGREES 24 MINUTES 21 SECONDS EAST 7.01 FEET TO THE POINT OF BEGINNING.

Jenny M.
Approved 6/4/20

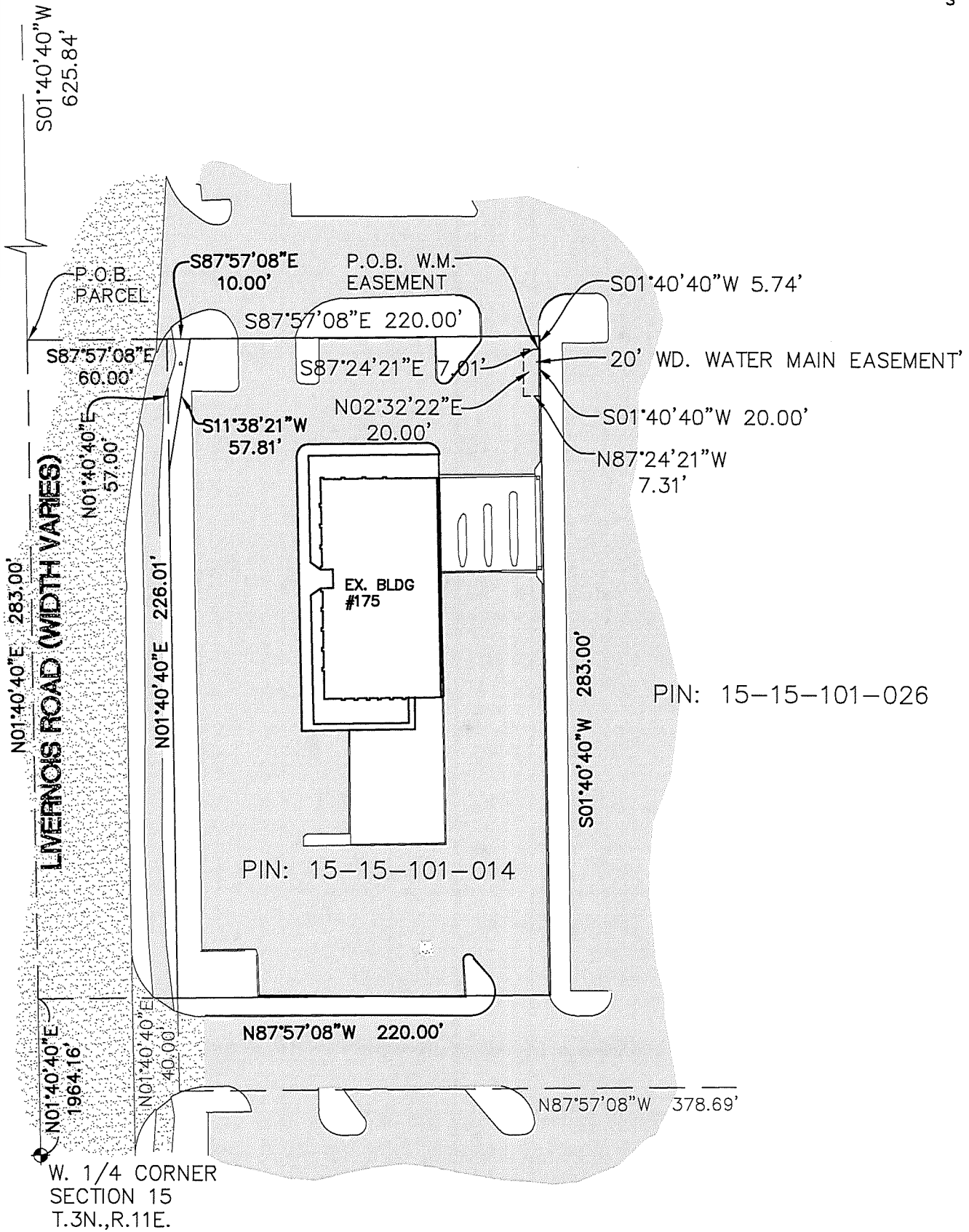
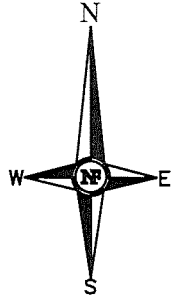


NOWAK & FRAUS ENGINEERS
CONSULTING ENGINEERS • LAND SURVEYORS • LAND PLANNERS
46777 WOODWARD AVENUE
PONTIAC, MICHIGAN 48342
TEL: (248) 332-7931 FAX: (248) 332-8257
EMAIL: rfraus@nfe-engr.com

SCALE	DATE	REVISED	DRAWN	JOB NO.	SHEET
1" = 60'	03-27-2020	05-29-2020	DMC/RJF	3553	2 of 2

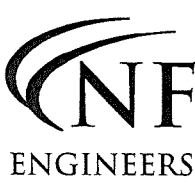
NW CORNER
SECTION 15
T.3N.,R.11E.

WATER MAIN EASEMENT EXHIBIT B



PIN: 15-15-101-026

PIN: 15-15-101-014



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