

WATERMAIN EASEMENT

Andover Woods Development LLC, a Michigan limited liability company of, 2617 Beacon Hill Drive, Auburn Hills, Michigan 48326, 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 on Exhibit B, which is a part of the property shown on Exhibit A.

Sidwell #15-09-476-035 (east side of Rochdale)

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 Taxes under MCL 207.505(a) and 207.526(a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this

10th day of April, 2017.

Andover Woods Development LLC

Signature
Anthony F. Randazzo
Authorized Representative

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 10th day of April, 2017, by Anthony F. Randazzo, who is authorized representative of Andover Woods Development LLC, a Michigan limited liability company, on behalf of the company.

Anna Maria Ferro, Notary Public
Oakland County, Michigan
My Commission Expires:
11/19/2022

When Recorded, Return to:

City of Rochester Hills - Clerks Dept.
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Drafted By:

Anthony W. Randazzo
2617 Beacon Hill Dr.
Auburn Hills, MI 48326



John Staran
Approved 5/30/17

LEGEND

(R) RECORDED
(M) MEASURED

EXHIBIT A

EAST 1/4
CORNER
SECTION 9
T.3N., R.11E.
(WITNESSES
SHEET 2
OF 2)

NORTH LINE "HEARTPEACE HILLS
NO. 2" L. 129, PG. 7, O.C.R.
WEST LINE "HEARTPEACE HILLS
NO. 2" L. 129, PG. 7, O.C.R.

PARCEL NO.
15-09-427-024
"VALLEY STREAM SUBDIVISION"
LIBER 164, PAGES 21-23,
O.C.R.
VALLEY STREAM
PARK

N88°49'04"W
669.92'(R)
S00°30'37"W
650.00'(R)

PARCEL NO.
15-09-476-012

PARCEL NO.
15-09-451-002

"SARGENTS
CROSSING
CONDOMINIUM"

N89°30'00"E
50.00'

N40°30'00"E
63.00'

S80°30'00"E
137.00'

N51°00'00"E
54.00'

N58°30'00"E
244.00'

N52°00'00"E
94.00'

S83°20'00"E
165.00'

P.O.B.
PARCEL
5

N16°30'00"W
10.93'

PARCEL
NO.
15-09-
476-035
9.38
ACRES



N65°14'44"E
86.22'
EXISTING
DRAINAGE
EASEMENT

"HEARTPEACE HILLS"
LIBER 113, PAGES 39 & 40, O.C.R.

PARCEL NO.
15-09-401-011

S89°39'14"W

PARCEL NO.
15-09-476-003

BEARING BASIS:

BEARINGS BASED ON THE WEST LINE OF ROCHDALE
DRIVE AND SOUTH LINE OF "VALLEY STREAM",
LIBER 164, PAGES 21-23, O.C.R.

SOUTHEAST
CORNER
SECTION 9
T.3N., R.11E.
(WITNESSES
SHEET 2 OF 2)

ROCHDALE
DRIVE
(100' WIDE)

ROCHDALE DRIVE (60' WIDE)

SARGENT CREEK

SARGENT CREEK

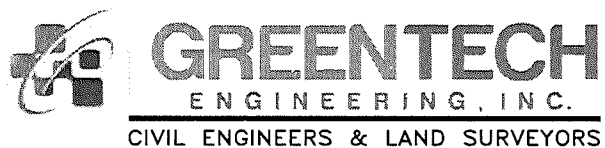
EAST LINE OF SECTION 9, T.3N., R.11E. CITY OF ROCHESTER HILLS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	121.68'	366.84'	19°02'17"	N09°50'58"W 121.12'
C2	85.44'	473.19'	10°20'44"	N04°49'38"E 85.32'
C3	111.00'	240.00'	26°29'57"	N03°15'00"W 110.01'

LEGAL DESCRIPTION - PARCEL NO. 15-09-476-035 (BY OTHERS):

A PART OF THE SOUTHEAST 1/4 OF SECTION 9, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN AND BEING DESCRIBED AS BEGINNING AT A POINT BEING S00°00'11"E 657.93 FEET ALONG THE EAST LINE OF SAID SECTION 9, AND N88°49'04"W 669.92 FEET ALONG THE NORTH LINE OF "HEARTPEACE HILLS NO. 2," AS RECORDED IN LIBER 129, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS, AND S00°30'37"W 650.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION FROM THE EAST 1/4 CORNER OF SECTION 9; THENCE S00°30'37"W 582.09 FEET; THENCE S89°39'14"W 764.25 FEET (REC. S89°39'17"W 764.24 FEET) TO A POINT ON THE EAST LINE OF NORTH ROCHDALE DRIVE 60 FT. WIDE AND POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 121.68 FEET (REC. 121.67 FEET), A RADIUS OF 366.84 FEET (REC. 366.70 FEET), AND A CHORD OF N09°50'58"W 121.12 FEET (REC. N09°51'02"W 121.11 FEET); THENCE ALONG A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 85.44 FEET, A RADIUS OF 473.19 FEET, AND A CHORD OF N04°49'38"E 85.32 FEET; THENCE ALONG A CURVE TO THE LEFT WITH AN ARC LENGTH OF 111.00 FEET, A RADIUS OF 240.00 FEET, AND A CHORD OF N03°15'00"W 110.01 FEET; THENCE N16°30'00"W 10.93 FEET; THENCE N65°14'44"E 86.22 FEET; THENCE N58°30'00"E 244.00 FEET; THENCE N51°00'00"E 54.00 FEET; THENCE N52°00'00"E 94.00 FEET; THENCE N40°30'00"E 63.00 FEET; THENCE N89°30'00"E 50.00 FEET; THENCE S80°30'00"E 137.00 FEET; THENCE S83°20'00"E 165.00 FEET TO THE POINT OF BEGINNING. CONTAINING 9.38 ACRES.



CIVIL ENGINEERS & LAND SURVEYORS

Mike Taunt
Approved
5/3/17
51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-13-2017
PARCEL SKETCH	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-476-035 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	SCALE HOR 1"=200FT. VER 1"= -- FT.
	12-120
	FBK: -- CHF: --

LEGEND

- (R) RECORDED
- (M) MEASURED

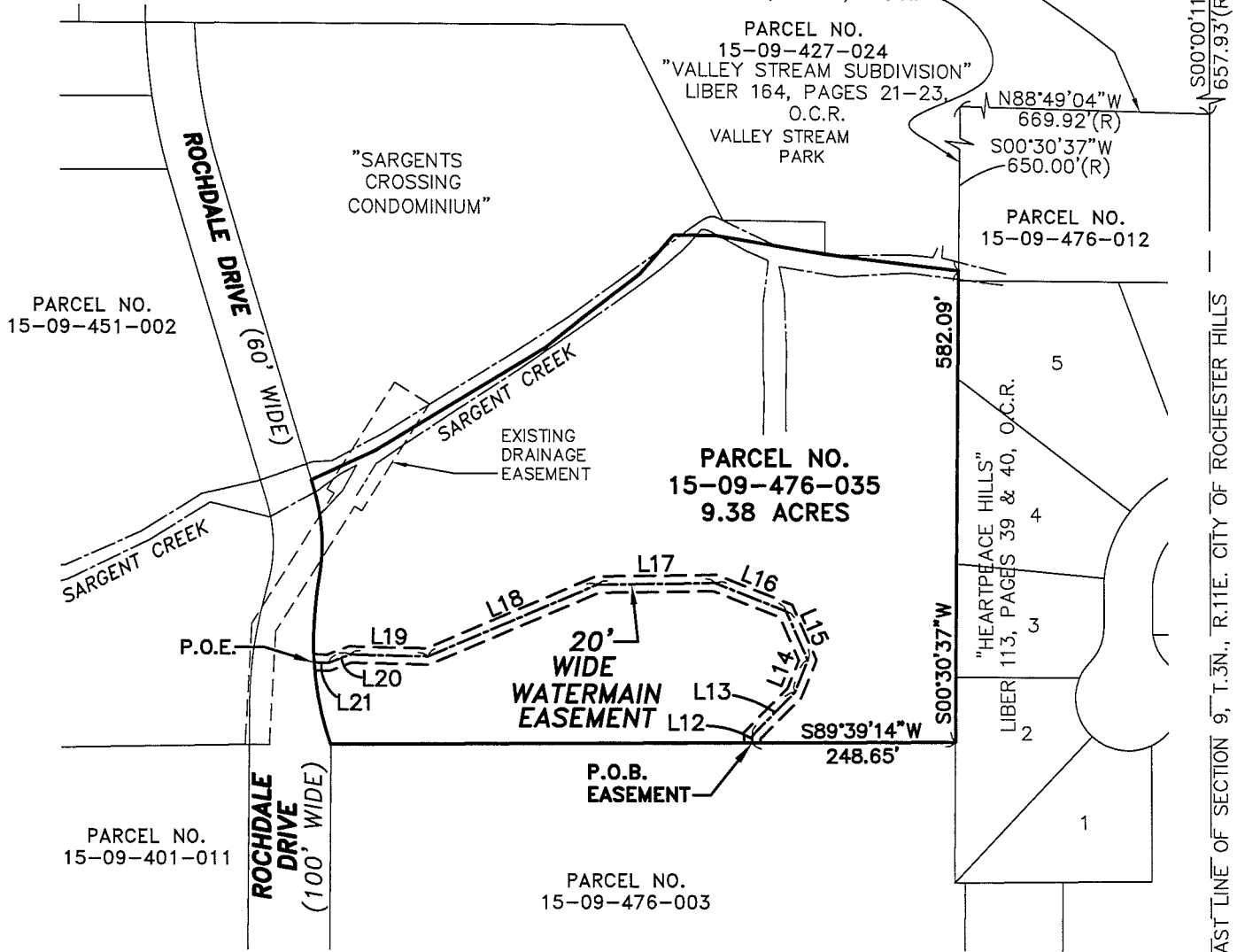
EXHIBIT B

BEARING BASIS:

BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PAGES 21-23, O.C.R.

NORTH LINE "HEARTPEACE HILLS NO. 2" L. 129, PG. 7, O.C.R.
WEST LINE "HEARTPEACE HILLS NO. 2" L. 129, PG. 7, O.C.R.

EAST 1/4 CORNER SECTION 9 T.3N., R.11E. (WITNESSES SHEET 2 OF 2)



CENTERLINE OF A 20' WIDE WATERMAIN EASEMENT:

CENTERLINE OF A 20 FOOT WIDE WATERMAIN EASEMENT DESCRIBED AS: COMMENCING AT THE EAST 1/4 CORNER OF SECTION 9; S00°00'11"E 657.93 FEET ALONG THE EAST LINE OF SAID SECTION 9; THENCE N88°49'04"W 669.92 FEET ALONG THE NORTH LINE OF "HEARTPEACE HILLS NO. 2," AS RECORDED IN LIBER 129, PAGE 7 OF PLATS, OAKLAND COUNTY RECORDS; THENCE S00°30'37"W 650.00 FEET ALONG THE WEST LINE OF SAID SUBDIVISION; THENCE CONTINUING S00°30'37"W 582.09 FEET ALONG THE WEST LINE OF "HEARTPEACE HILLS", AS RECORDED IN LIBER 113, PAGES 39-40, OAKLAND COUNTY RECORDS; THENCE S89°39'14"W 248.65 FEET TO THE POINT OF BEGINNING; THENCE N00°00'00"W 9.01 FEET; THENCE N44°20'13"E 74.41 FEET; THENCE N21°50'13"E 43.32 FEET; THENCE N23°28'57"W 65.98 FEET; THENCE N68°28'57"W 92.93 FEET; THENCE S89°01'03"W 144.51 FEET; THENCE S66°41'28"W 225.71 FEET; THENCE N88°42'45"W 94.98 FEET; THENCE S68°47'15"W 28.33 FEET; THENCE N88°42'45"W 17.76 FEET TO THE POINT OF ENDING. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.

LINE	BEARING	LENGTH
L12	N00°00'00"W	9.01'
L13	N44°20'13"E	74.41'
L14	N21°50'13"E	43.32'
L15	N23°28'57"W	65.98'
L16	N68°28'57"W	92.93'
L17	S89°01'03"W	144.51'
L18	S66°41'28"W	225.71'
L19	N88°42'45"W	94.98'
L20	S68°47'15"W	28.33'
L21	N88°42'45"W	17.76'

SOUTHEAST CORNER SECTION 9 T.3N., R.11E. (WITNESSES SHEET 2 OF 2)



REV. 6-12-17



CIVIL ENGINEERS & LAND SURVEYORS

Mike Tavant
Approved
8/17/17
51111 W. Pontiac Trail
Wixom, MI 48393
Phone: (248) 668-0700
Fax: (248) 668-0701

CLIENT: ANDOVER WOODS, LLC.	DATE: 2-13-2017
WATERMAIN EASEMENT	DRAWN BY: PWK
PARCEL NO. 15-09-476-035	CHECKED BY: DJL
SECTION: 9 TOWNSHIP: 3N. RANGE: 11E.	SCALE HOR 1" = 200 FT. VER 1" = -- FT.
CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	12-120