

WATER MAIN EASEMENT

Rochester Hills Marketplace, LLC, a Michigan limited liability company of 251 E. Merrill, Suite 205, Birmingham, Michigan 48009, 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# 70-15-10-226-041

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 23RD day of August, 2024.

Rochester Hills Marketplace, LLC, a Michigan limited liability company

By: *Doraid Markus*
Doraid Markus
Its: Manager

STATE OF MICHIGAN

COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 23RD day of August, 2024, by Doraid Markus, who is the Manager of Rochester Hills Marketplace, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:
Bradley F. Scobel, Esq.
SK Detroit Law Partners, P.C.
2000 Town Center, Ste. 1500
Southfield, Michigan 48098

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

R. Dan Christ
Approved 9/18/24

Natasha Ouro, Notary Public
OAKLAND County, Michigan
My Commission Expires: April 18, 2030



NATASHA OURO
My Commission Expires
April 18, 2030
County of Oakland
Acting in the County of OAKLAND

Approved
SB
City of Rochester Hills
09/30/2024

EXHIBIT A

LEGAL DESCRIPTIONS

PARENT PARCEL

(Per Amrock, LLC Commitment Order No.C000124785, Commitment Date September 22, 2021)

Land situated in the City of Rochester Hills in the County of Oakland in the State of Michigan

Part of Lot 1 of NORTH HILL SUBDIVISION, as recorded in Liber 78, Page 36 of Plats, Oakland County Records, and part of the Northeast 1/4 of Section 10, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as: Beginning at the Northwest corner of said Lot 1; thence along the Northerly lot line and the Southerly line of Tienken Road, 120 feet wide, South 89 degrees 10 minutes East 475.00 feet; thence South 1 degree 00 minutes West 135.00 feet; thence South 89 degrees 10 minutes East 125.00 feet; thence along the Easterly line of said Lot 1, also being the Westerly line of Rochester Road, 120.00 feet wide, South 1 degree 00 minutes West 630.40 feet; thence along the Southerly line of said Lot 1 and its extension Easterly North 89 degrees 10 minutes West 600.00 feet; thence along the Westerly line of said Lot 1, North 1 degree 00 minutes East 765.40 feet to the point of beginning.

#15-10-226-041

MARKUS MANAGEMENT GROUP, LLC
251 EAST MERRILL STREET
BIRMINGHAM, MI 48009

SHEET 1 OF 1
SEPTEMBER 24, 2024
21-0512.02

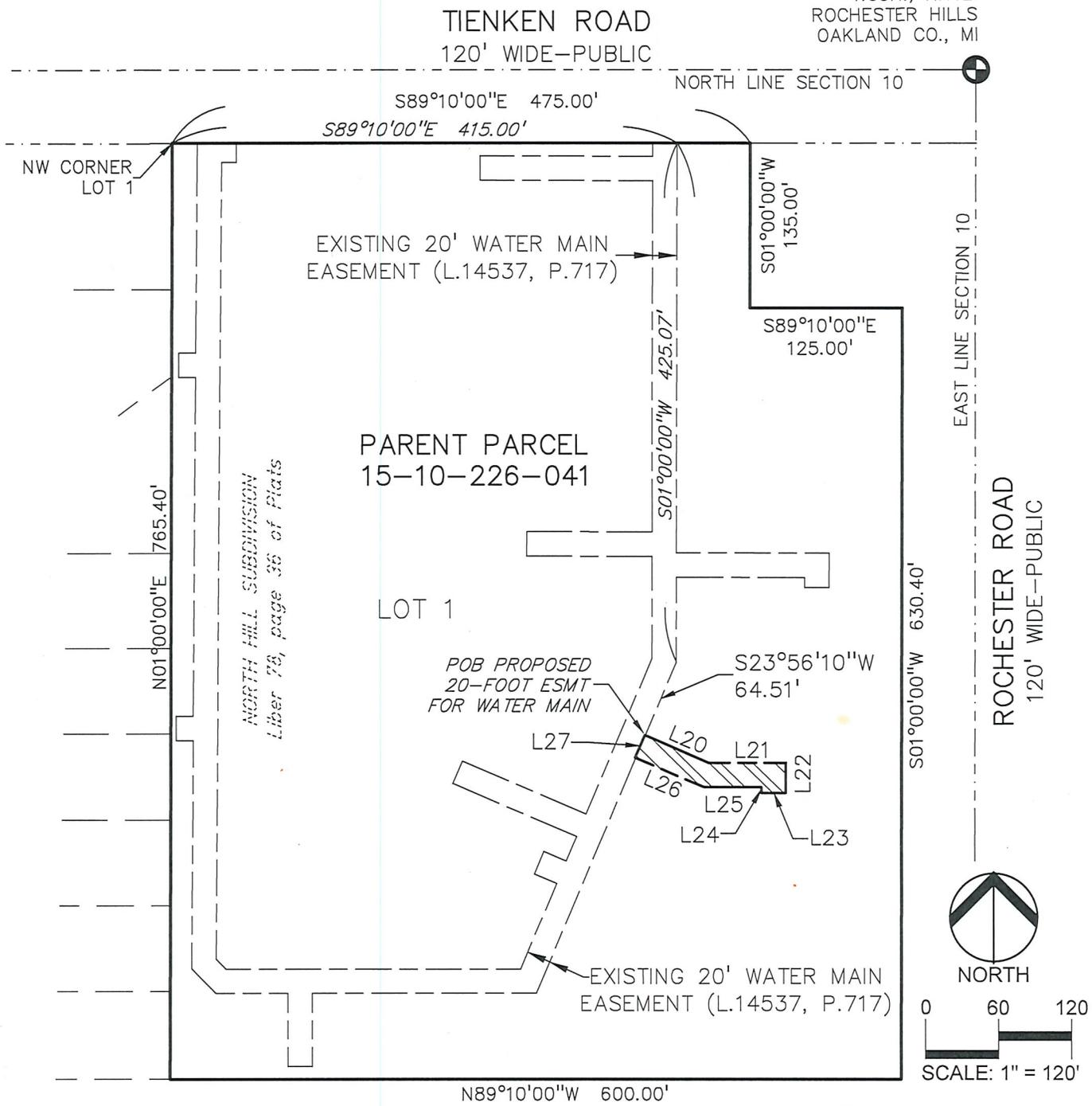
PEA
GROUP

t: 844.813.2949
www.peagroup.com

Approved
 SB
 City of Rochester Hills
 09/30/2024

**EXHIBIT B
 WATER MAIN EASEMENT**

NE CORNER
 SECTION 10
 T.03N., R.11E.
 ROCHESTER HILLS
 OAKLAND CO., MI



LEGEND

 PROPOSED 20-FOOT EASEMENT FOR WATER MAIN

SEE SHEET 2 OF 2 FOR
 BEARINGS AND DISTANCES

MARKUS MANAGEMENT GROUP, LLC
 251 EAST MERRILL STREET
 BIRMINGHAM, MI 48009

SHEET 1 OF 2
 SEPTEMBER 24, 2024
 21-0512.02

**PEA
 GROUP**

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**EXHIBIT B
WATER MAIN EASEMENT**

LEGAL DESCRIPTION

PROPOSED 20-FOOT WIDE WATER MAIN EASEMENT

An 20-foot wide easement for water main in a part of Lot 1 of "NORTH HILL SUBDIVISION", as recorded in Liber 78, Page 36 of Plats, Oakland County Records, Northeast 1/4 of Section 10, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, more particularly described as:

Beginning at the Northwest corner of said Lot 1, thence along SAID Northerly lot line and the Southerly line of Tienken Road, 120 feet wide, South 89°10'00"E, 415.00 feet to the east line of a 20-foot wide easement for water main (recorded in L.14537, P.717 OCR); thence along said east line S01°00'00"W, 425.07 feet and S23°56'10"W, 64.51 feet to the POINT OF BEGINNING of a 20-foot wide easement for water main: thence S66°03'50"E, 57.08 feet; thence S89°00'00"E, 63.25 feet; thence S01°00'00"W, 24.53 feet; thence N89°00'00"W, 20.00 feet; thence N01°00'00"E, 4.53 feet; thence N89°00'00"W, 47.31 feet; thence N66°03'50"W, 61.14 feet to the east line of said recorded water main easement; thence along said east line N23°56'10"E, 20.00 feet to the POINT OF BEGINNING of this 20-foot wide easement for water main.

BEARINGS AND DISTANCES
FOR EASEMENTS

Line Table		
Line #	Direction	Length
L20	S66°03'50"E	57.08'
L21	S89°00'00"E	63.25'
L22	S01°00'00"W	24.53'
L23	N89°00'00"W	20.00'
L24	N01°00'00"E	4.53'
L25	N89°00'00"W	47.31'
L26	N66°03'50"W	61.14'
L27	N23°56'10"E	20.00'