

WATER MAIN EASEMENT

Road  
1575 E Hamlin Rd, LLC a Michigan limited liability  
company of 4015 4<sup>th</sup> St Detroit MI 48201

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 & B (Legal Descriptions & Drawing)

Parcel ID#15-24-401-006

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 11<sup>th</sup> day  
of March, 20 25.

Road  
1575 E Hamlin Rd, LLC  
[Signature]  
\_\_\_\_\_  
Signature  
Stephen Osborne  
\_\_\_\_\_  
(Print Name)  
Owner  
\_\_\_\_\_  
Title

STATE OF ~~MICHIGAN~~ IL  
COUNTY OF Mchenry

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of March, 20 25,  
by Stephen Osborne who is a member of ~~owner~~ 1575 E Hamlin Road, LLC  
a Michigan limited liability company, on behalf of the company.



[Signature]  
03/30/2027, Notary Public  
My Commission Expires: County, Michigan Mchenry

Drafted by:  
Fenn and Associates, Inc. Land Surveying and Civil Engineering  
Jeff Rizzo  
14933 Commercial Dr  
Shelby Township MI 48315

P. Dan Christ  
Approved 3/19/25

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

# EXHIBIT A

## DESCRIPTIONS

PID: 15-24-401-006  
Land situated in the City of Rochester Hills, County of Oakland, State of Michigan

A parcel of land located in and being a part of the Southeast 1/4 of Section 24, Town 3 North, Range 11 East, more fully described as follows: Commencing at the South 1/4 corner of said Section 24 and proceeding thence N89°34'00"E 200.00 feet to the Point of Beginning; thence N00°47'50"W 368.69 feet; thence N89°34'00"E 273.55 feet; thence S00°47'50"E 368.69 feet; thence S89°34'00"W 273.55 feet to the Point of Beginning.

WATERMAIN EASEMENT #1

A parcel of land located in and being a part of the Southeast 1/4 of Section 24, Town 3 North, Range 11 East, more fully described as follows: Commencing at the South 1/4 corner of said Section 24 and proceeding thence N89°34'00"E 200.00 feet; thence N00°47'50"W 60.00 feet; thence N89°34'00"E 58.47 feet to the Point of Beginning; thence N00°47'50"W 285.42 feet; thence N44°21'24"E 15.37 feet; thence N89°33'40"E 160.86 feet; thence N01°20'32"W 12.35 feet; thence N89°34'00"E 20.10 feet; thence S00°47'50"E 22.36 feet; thence S43°39'28"W 13.89 feet; thence S89°33'40"W 137.06 feet; thence S00°26'20"E 13.79 feet; thence S89°33'40"W 20.00 feet; thence N00°26'20"W 13.79 feet; thence S89°33'40"W 4.95 feet; thence S00°47'50"E 270.88 feet; thence S45°45'27"E 7.75 feet; thence S89°34'00"W 25.48 feet to the Point of Beginning.

WATERMAIN EASEMENT #2

A parcel of land located in and being a part of the Southeast 1/4 of Section 24, Town 3 North, Range 11 East, more fully described as follows: Commencing at the South 1/4 corner of said Section 24 and proceeding thence N89°34'00"E 473.55 feet; thence N00°47'50"W 60.00 feet; thence S89°34'00"W 39.80 feet to the Point of Beginning; thence S89°34'00"W 46.24 feet; thence N63°56'30"E 44.91 feet; thence S26°03'30"E 20.00 feet; thence S63°56'30"W 3.21 feet to the Point of Beginning.

Approved  
  
SB  
City of Rochester Hills  
04/17/2025

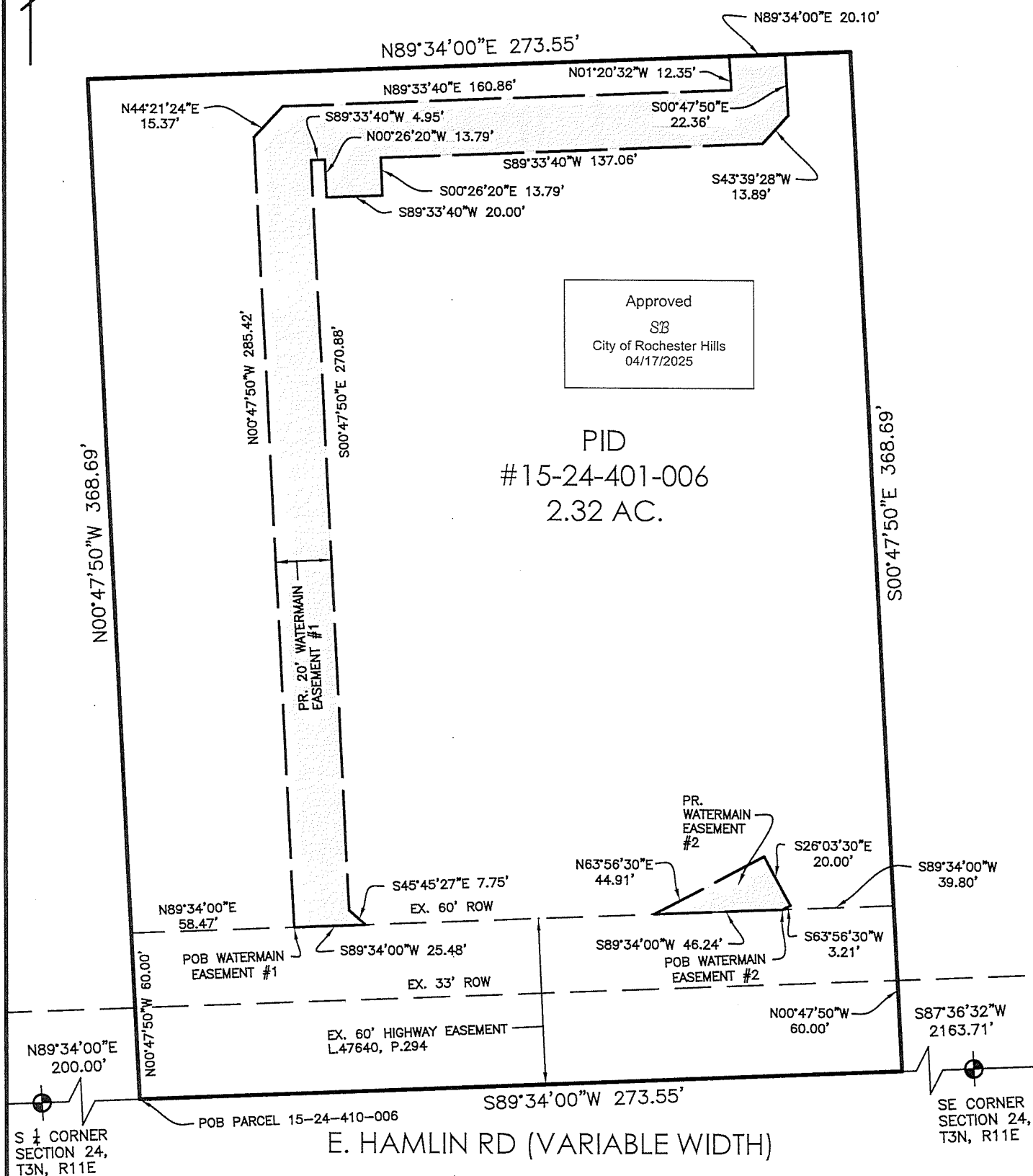
REVISED 4/2/25



Fenn & Associates, Inc. Land Surveying and Civil Engineering  
14933 Commercial Drive, Shelby Township, MI 48315  
Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

ADDRESS: 1575 E HAMLIN RD	PID: 15-24-401-006	CLIENT: CDK DEVELOPMENT LLC
PART OF THE SE 1/4 OF SECTION 24, T3N, R11E	DATE 02/11/25	JOB NO. C22-049.16X
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN	DRAWN EJO, PE	SCALE N/A
	CHECK JSR, PE	SHEET SIZE 8.5 X 14 SHEET 1 OF 1

# EXHIBIT B WATERMAIN EASEMENT



REVISED 4/2/25



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Phone: 586-254-9577 Fax: 586-254-9020 www.fennsurveying.com

ADDRESS: 1575 E HAMLIN RD

PID: 15-24-401-006

CLIENT: CDK DEVELOPMENT LLC

DATE 02/11/25

JOB NO. C22-049.146X

PART OF THE SE 1/4 OF SECTION 24, T3N, R11E  
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

DRAWN EJO, PE  
CHECK JSR, PE

SCALE 1" = 50'  
SHEET SIZE 8.5 X 14 SHEET 1 OF 1