

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 #15-09-451-002 (west 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

10<sup>th</sup> 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 10<sup>th</sup> 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.

Drafted By:  
Anthony W. Randazzo  
2617 Beacon Hill Dr  
Auburn Hills, MI 48326  
When Recorded Return To:  
City of Rochester Hills / Clerks Dept.  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

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

ANNA MARIA FERRO  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF OAKLAND  
My Commission Expires Nov. 19, 2022  
Acting in the County of Oakland

**BEARING BASIS:**

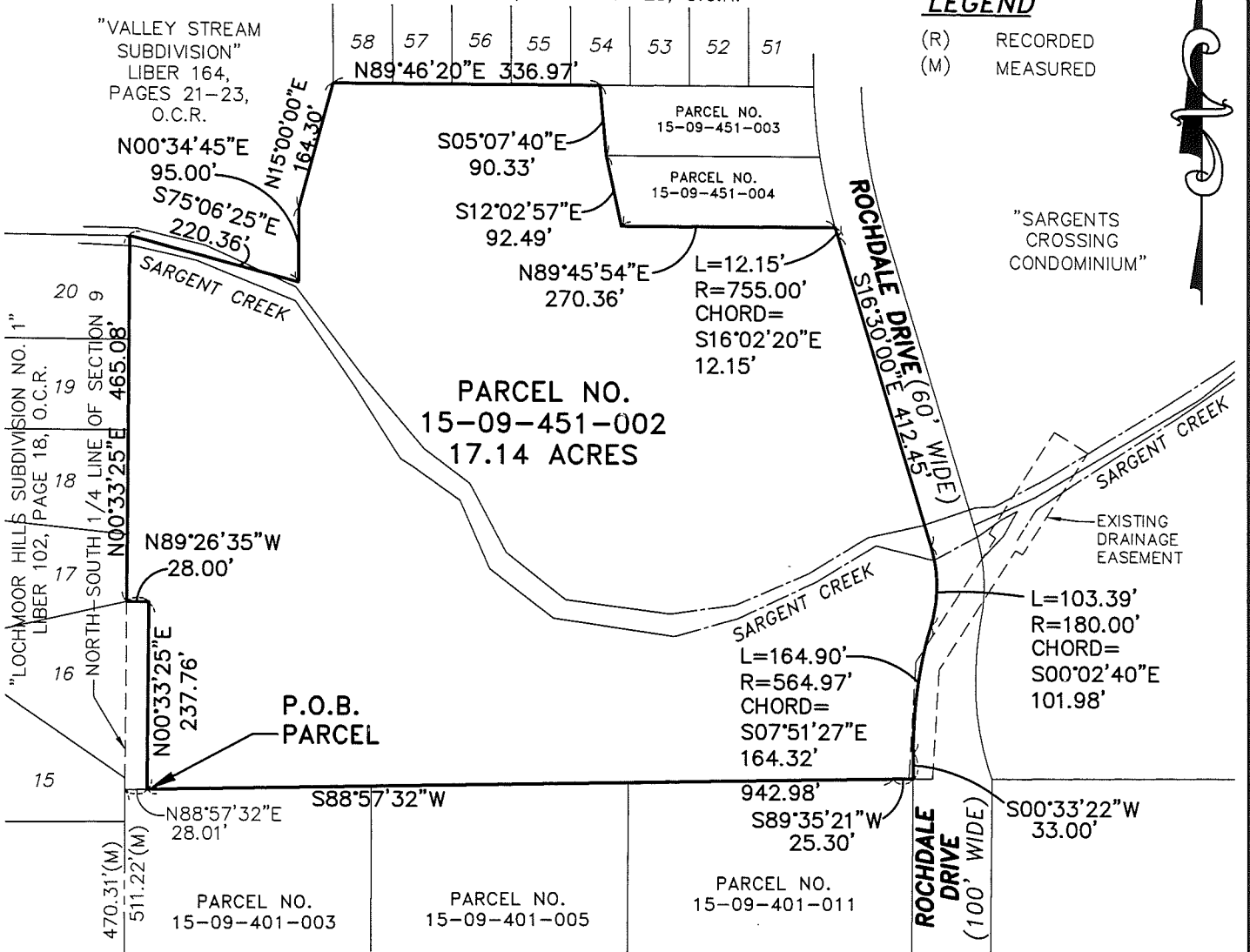
BEARINGS BASED ON THE WEST LINE OF ROCHDALE DRIVE AND SOUTH LINE OF "VALLEY STREAM", LIBER 164, PG. 21-23, O.C.R.

**EXHIBIT A**

"VALLEY STREAM SUBDIVISION"  
LIBER 164, PAGES 21-23, O.C.R.

**LEGEND**

(R) RECORDED  
(M) MEASURED



**LEGAL DESCRIPTION PARCEL NO. 15-09-451-002:**

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:  
COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 9; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 28.01 FEET TO THE POINT OF BEGINNING; THENCE N00°33'25"E 237.76 FEET; THENCE N89°26'35"W 28.00 FEET TO THE EAST LINE OF "LOCHMOOR HILLS SUBDIVISION NO. 1," AS RECORDED IN LIBER 102, PAGE 18 OF PLATS, OAKLAND COUNTY RECORDS, SAID LINE ALSO BEING THE NORTH-SOUTH 1/4 LINE OF SAID SECTION 9; THENCE N00°33'25"E 465.08 FEET ALONG SAID LINE TO THE SOUTHERLY LINE OF SAID "VALLEY STREAM SUBDIVISION"; THENCE THE FOLLOWING FOUR COURSES ALONG SAID LINE (1) S75°06'25"E 220.36 FEET (REC. 220.86 FEET), (2) N00°34'45"E 95.00 FEET, (3) N15°00'00"E 164.30 FEET, AND (4) N89°46'20"E 337.15 FEET (REC. 336.97 FEET); THENCE S05°07'40"E 90.33 FEET; THENCE S12°02'57"E 92.49 FEET (REC. 91.95 FEET); THENCE N89°45'54"E 270.36 FEET TO A POINT ON THE WESTERLY LINE OF ROCHDALE DRIVE (60 FEET WIDE) AS RECORDED IN SAID "VALLEY STREAM SUBDIVISION"; THENCE ALONG SAID WESTERLY LINE THE FOLLOWING 5 COURSES, (1) 12.15 FEET (REC. 12.73 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 755.00 FEET, A DELTA ANGLE OF 00°55'19" AND A CHORD BEARING S16°02'20"E 12.15 FEET (REC. 12.73 FEET), (2) S16°30'00"E 412.45 FEET, (3) 103.39 ALONG A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 180.00 FEET, A DELTA ANGLE OF 32°54'39" AND A CHORD BEARING S00°02'40"E 101.98 FEET, (4) 164.90 FEET (REC. 164.97 FEET) ALONG A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 564.97 FEET, A DELTA ANGLE OF 16°43'23" AND A CHORD BEARING S07°51'27"W 164.32 FEET (REC. 164.38 FEET) AND (5) S00°33'22"W 33.00; THENCE S89°39'17"W 25.13 FEET; THENCE S88°57'32"W 942.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 17.14 ACRES OF LAND, AND SUBJECT TO ANY EASEMENTS, OR RESTRICTIONS OF RECORD, IF ANY.



CIVIL ENGINEERS & LAND SURVEYORS  
Mike Tavit Approved 5/31/17  
51111 W. Pontiac Trail  
Wixom, MI 48393  
Phone: (248) 668-0700  
Fax: (248) 668-0701

CLIENT: <b>ANDOVER WOODS, LLC.</b>	DATE: 2-09-2017
<b>PARCEL SKETCH</b>	DRAWN BY: PWK
	CHECKED BY: DJL
<b>PARCEL NO. 15-09-451-002</b> SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	0 100 200
	FBK: -- 1/1 12-120
	CHF: --
SCALE HOR 1"=200FT. VER 1"= -- FT.	

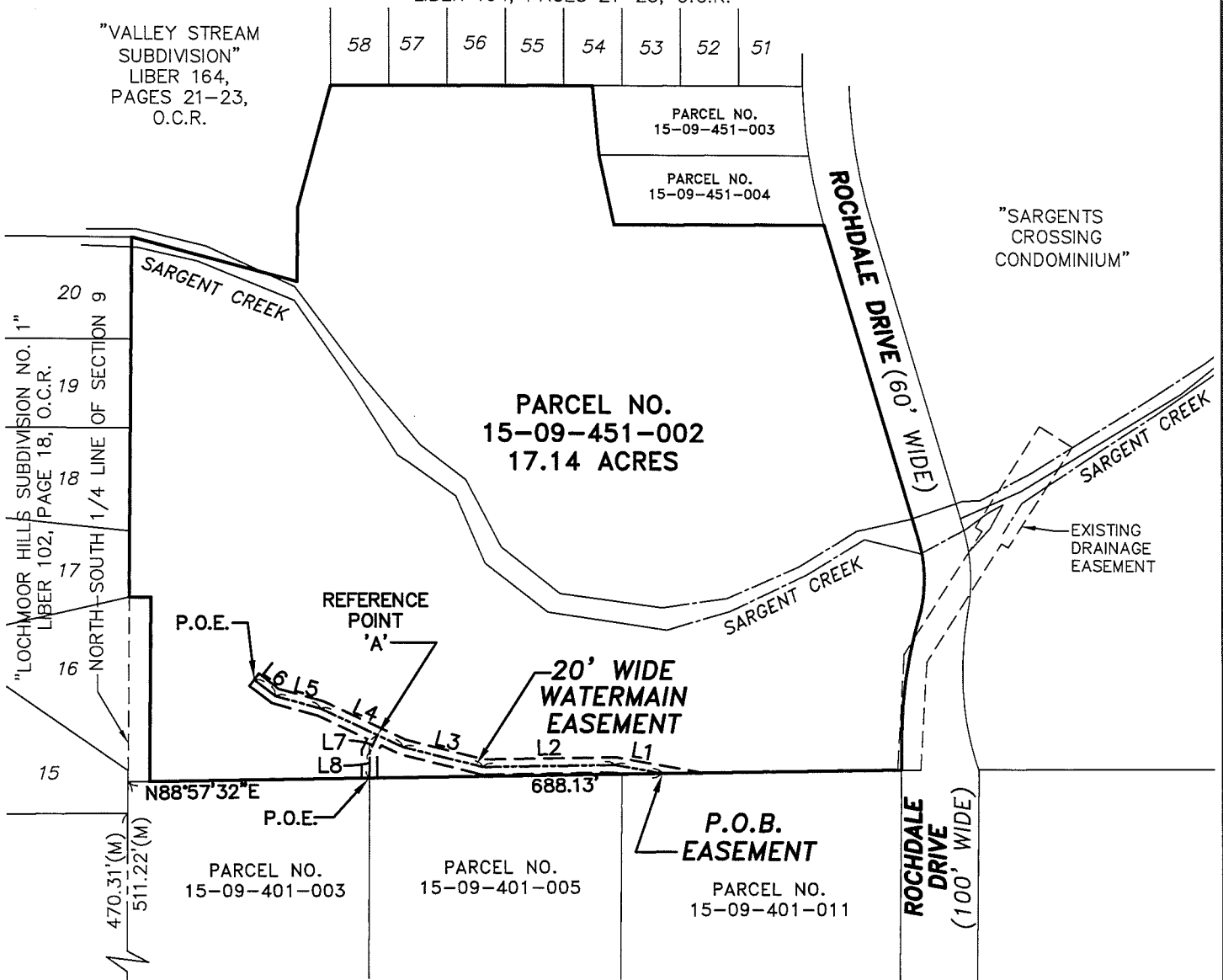
**LEGEND**

- (R) RECORDED
- (M) MEASURED

**EXHIBIT B**

"VALLEY STREAM SUBDIVISION"  
LIBER 164, PAGES 21-23, O.C.R.

"VALLEY STREAM SUBDIVISION"  
LIBER 164,  
PAGES 21-23,  
O.C.R.



"LOCHMOOR HILLS SUBDIVISION NO. 1"  
LIBER 102, PAGE 18, O.C.R.  
NORTH-SOUTH 1/4 LINE OF SECTION 9

470.31'(M)  
511.22(M)  
N00°33'25"E

SOUTH 1/4 CORNER SECTION 9 T.3N., R.11E. CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MI.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°56'36"W	62.06'
L2	S88°57'32"W	169.55'
L3	N76°06'33"W	105.99'
L4	N64°51'33"W	117.07'
L5	N74°32'02"W	60.32'
L6	N52°30'57"W	34.29'
L7	S25°08'27"W	24.02'
L8	S00°26'51"W	33.80'



**BEARING BASIS:**

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

**CENTERLINE OF A 20' WIDE WATERMAIN EASEMENT:**

CENTERLINE OF A 20 FOOT WIDE WATERMAIN EASEMENT DESCRIBED AS: COMMENCING AT THE SOUTH 1/4 CORNER OF SECTION 9, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE N00°33'25"E 511.22 FEET ALONG THE NORTH-SOUTH 1/4 LINE OF SAID SECTION; THENCE N88°57'32"E 688.13 FEET TO THE POINT OF BEGINNING; THENCE N79°56'36"W 62.06 FEET; THENCE S88°57'32"W 169.55 FEET; THENCE N76°06'33"W 105.99 FEET TO REFERENCE POINT 'A'; THENCE N64°51'33"W 117.07 FEET; THENCE N74°32'02"W 60.32 FEET; THENCE N52°30'57"W 34.29 FEET TO THE POINT OF ENDING. ALSO, BEGINNING AT SAID REFERENCE POINT 'A'; THENCE S25°08'27"W 24.02 FEET; THENCE S00°26'51"W 33.80 FEET TO THE POINT OF ENDING. ALL BEING PART OF THE SOUTHEAST 1/4 OF SAID SECTION 9.

REV. 6-12-17



CIVIL ENGINEERS & LAND SURVEYORS

Mike Taunt Approved 8/17/17  
51111 W. Pontiac Trail  
Wixom, MI 48393  
Phone: (248) 668-0700  
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CLIENT: <b>ANDOVER WOODS, LLC.</b>	DATE: 2-09-2017
<b>WATERMAIN EASEMENT</b>	DRAWN BY: PWK
	CHECKED BY: DJL
PARCEL NO. 15-09-451-002 SECTION: 9 TOWNSHIP: 3N. RANGE: 11E. CITY OF ROCHESTER HILLS OAKLAND COUNTY MICHIGAN	0 100 200 FBK: --- CHF: --- SCALE HOR 1"=200FT. VER 1"=--- FT.
	1/1
	12-120