

WATER MAIN EASEMENT

Lake Michigan Credit Union, a State Chartered Credit Union, whose address is PO Box 2848, Grand Rapids, Michigan, 49501, ("Developer"), 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:

Parcel ID# 70-15-03-451-029

See Attached Exhibit A (Legal Descriptions & Drawing)

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 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 2<sup>nd</sup> day of June, 2020.

Lake Michigan Credit Union

Signature: *Steven J. Compeau*

Print or type name: STEVEN J. COMPEAU

Title: V.P. of Real Estate

STATE OF MICHIGAN  
COUNTY OF Kent

The foregoing instrument was acknowledged before me this 2 day of June, 2020, by Steven J Compeau, who is the VP of Real Estate of Lake Michigan Credit Union, a State Chartered Credit Union, on behalf of the corporation.

*Kaylee B Raffa*  
\_\_\_\_\_  
Notary Public  
County, Michigan

My Commission Expires: 6-7-2022

Drafted by:  
Steve Compeau  
Lake Michigan Credit Union  
PO Box 2848  
Grand Rapids, MI 49501



KAYLEE B RAFFA  
Notary Public, State of Michigan  
County of Kent  
My Commission Expires 06-07-2022  
Acting in the County of Kent

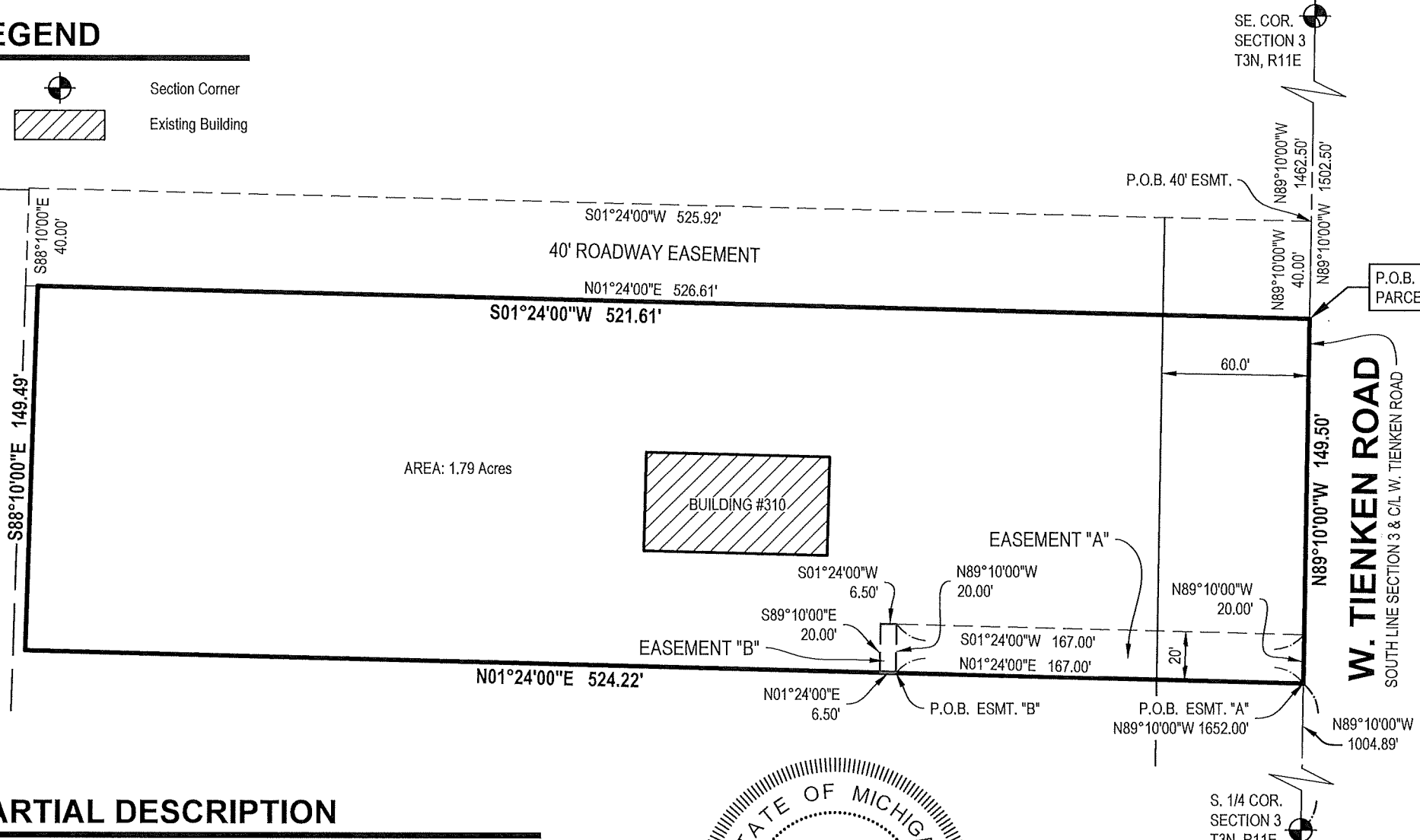
When recorded, return to:  
Clerks Dept.  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

*John Staran*  
Approved 6/24/20

# EXHIBIT "A"

## LEGEND

-  Section Corner
-  Existing Building



*Jenny M. Approved 6/30/20*

## PARTIAL DESCRIPTION

Part of the Southeast 1/4 of Section 3, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan.

(See sheet 2 of 2 for complete descriptions.)

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.



SCALE: 1" = 60'

NEWCO Design Build, LLC Chris VanDoeselaar 4131 Roger B Chaffee Memorial Dr SE Grand Rapids, MI 49548		PRJ #: 19500016EXH-A-WM.1
Lake Michigan CU-Rochester Hills		
DRAWN BY: RP	DATE: 05.29.20	1 OF 2
REV. BY: RP	REV. DATE: 06.24.20	
REV.: Revisions per comments		



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### PARCEL DESCRIPTION

The land referred to in this Commitment is described as follows:

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, to wit:

Part of the Southeast 1/4 of Section 3, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as: Beginning at a point that is North 89 degrees 10 minutes 00 seconds West along the South line of said Section 3 and the centerline of Tienken Road 1502.50 feet from the Southeast corner of said Section 3; thence North 89 degrees 10 minutes 00 seconds West 149.50 feet along the South line of Section 3; thence North 01 degrees 24 minutes 00 seconds East 524.22 feet; thence South 88 degrees 10 minutes 00 seconds East 149.49 feet; thence South 01 degrees 24 minutes 00 seconds West 521.61 feet to the Point of Beginning and excepting the rights of the public over the Southerly 60.00 feet for Tienken Road.

TOGETHER WITH AN UNDIVIDED ONE-HALF (1/2) INTEREST IN A ROADWAY 40.00 FEET IN WIDTH DESCRIBED AS FOLLOWS:

Part of the Southeast 1/4 of Section 3, Town 3 North, Range 11 East, Avon Township (now City of Rochester Hills), Oakland County, Michigan, described as: Beginning at a point that is North 89 degrees 10 minutes 00 seconds West along the South line of said Section 3 and the centerline of Tienken Road 1462.50 feet from the Southeast corner of said Section 3; thence North 89 degrees 10 minutes 00 seconds West 40.00 feet along the South line of Section 3; thence North 01 degrees 24 minutes 00 seconds East 526.61 feet; thence South 88 degrees 10 minutes 00 seconds East 40.00 feet; thence South 01 degrees 24 minutes 00 seconds West 525.92 feet to the point of beginning, and excepting the rights of the public over the Southerly 60.00 feet for Tienken Road, as recorded in Liber 8005 on Page 694, Oakland County Records,.

(Campbell Title Agency of Michigan, LLC, File No. 18.0356, dated December 10, 2018.)

This sketch was made from the legal description shown above. The description should be compared with the Abstract of Title or Title Policy for accuracy, easements and exceptions.

### WATER MAIN EASEMENT "A"

A permanent easement for mutual Water Main and Fire Hydrant subject to the rights of Avon Township, Oakland County, Michigan for use and maintenance, described as follows:

Part of the SE 1/4 of Section 3 T3N, R11E, Avon Township, Oakland County, Michigan, described as beginning at a point that is N 89° 10'00" W along the South line of said Section 3 and the Centerline of Tienken Road 1652.00 feet from the SE corner of said Section 3 T3N, R11E, thence N 01° 24'00" E 167.00 feet thence S 89° 10'00" E 20.00 feet, thence S 01° 24'00" W 167.00 feet thence N 89° 10'00" W 20.00 feet to the point of beginning.

(Liber 8231 on Page 170, Oakland County Records.)

### WATER MAIN EASEMENT "B"

An easement for Water Main over part of the Southeast 1/4 of Section 3, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, described as: Commencing at the Southeast Corner of said Section; thence N89°10'00"W 1652.00 feet along the South line of said Section and the center line of Tienken Road; thence N01°24'00"E 167.00 feet to the Point of Beginning; thence continuing N01°24'00"E 6.50; thence S89°10'00"E 20.00 feet; thence S01°24'00"W 6.50 feet; thence N89°10'00"W 20.00 feet to the Point of Beginning.



NO SCALE



NEWCO Design Build, LLC Chris VanDoeselaar 4131 Roger B Chaffee Memorial Dr SE Grand Rapids, MI 49548		 www.nederveld.com • 800.222.1868 Grand Rapids 217 Grandville Ave., Suite 302 Grand Rapids, MI 49503 Ann Arbor, Chicago, Columbus, Holland, Indianapolis, St. Louis
Lake Michigan CU-Rochester Hills		
DRAWN BY: RP REV. BY: RP REV.: Revisions per comments	DATE: 05.29.20 REV. DATE: 06.24.20	PRJ #: 19500016EXH-A-WM.I 2 OF 2