

WATER MAIN EASEMENT

Bedford Square Apartments, Limited Partnership, a Michigan limited partnership, of 1685 Bedford Square Drive, Rochester Hills, Michigan 48306

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 as:

Parcel ID #15-03-451-014

See Attached Exhibits A and B

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 17th day of January, ~~2019~~ 2020

Bedford Square Apartments, Limited Partnership

Signature: Richard Noel

Print or type name: Richard NOEL

Title: Pres.

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 17th day of January, ~~2019~~ 2020,
by Richard Noel, who is the President
of Bedford Square Apartments, Limited Partnership, a Michigan limited partnership on behalf of the Partnership.

TINA M DUCKWORTH
Notary Public, State of Michigan
County of Wayne
My Commission Expires 11-14-2024, Notary Public
Acting in the County of Oakland County, Michigan
My Commission Expires:

Drafted by:
Adele Swann
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

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

John Staran
Approved 2/5/20



EXHIBIT A

LEGAL DESCRIPTION: PARCEL

Part of the Southwest 1/4 of the Southeast 1/4 of Section 3, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan, described as follows:

Beginning at the South 1/4 corner of said Section 3; thence S89°10'00"E 116.00 feet along the South line of Section 3; thence N00°43'30"E 217.80 feet; thence S89°10'00"E 214.00 feet; thence N00°43'30"E 345.95 feet; thence S79°00'00"W 25.00 feet; thence N01°50'00"E 534.50 feet; thence N75°00'00"W 93.50 feet; thence N18°42'10"E 110.72 feet; thence N01°50'00"E 94.00 feet; thence N89°10'00"W to the North and South 1/4 line of Section 3; thence Southerly along the North and South 1/4 line of Section 3 to the Point of Beginning, EXCEPT the South 60 feet in Road.

City of Rochester Hills

Department of Public Services
1000 Rochester Hills Drive
Rochester Hills, MI 48309
Ph: 248.656.4640

Sheet Title

LEGAL
DESCRIPTIONS

City File #

E19-006

Project

TIENKEN CT/BEDFORD SQ

Date

5/17/2019

Scale

NOT TO SCALE

Sheet

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EXHIBIT A

LEGAL DESCRIPTION: WATER MAIN

The centerline of a 20 ft. wide water main easement is described as follows: Commencing at the South 1/4 corner of Section 3, T.3N., R.11E., City of Rochester Hills, Oakland County, Michigan; thence S89°10'00"E 116.00 feet along the South line of Section 3; thence N00°43'30"E 60.00 feet; thence N89°10'00"W 53.84 feet to the Point of Beginning; thence N01°30'44"W 6.56 feet; thence N62°34'56"W 23.38 feet; thence N01°01'25"E 313.44 feet to Point 'A', thence continuing N01°01'25"E 63.15 feet; thence N19°45'14"E 118.54 feet to Point 'B'; thence continuing N19°45'14"E 43.84 feet to Point 'C'; thence N51°41'13"W 65.96 feet; thence N01°26'40"E 202.29 feet to Point 'D'; thence continuing N01°26'40"E 195.05 feet to Point 'E'; thence continuing N01°26'40"E 33.50 feet; thence N40°35'59"E 95.79 feet; thence S88°15'29"E 53.33 feet to Point 'F'; thence continuing S88°15'29"E 72.44 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'A'; thence S88°58'35"E 26.85 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'B'; thence N70°14'46"W 34.72 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'C'; thence S51°41'13"E 74.80 feet; thence S87°51'53"E 111.78 feet to Point 'G'; thence continuing S87°51'53"E 63.08 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'D'; thence S88°33'20"E 50.88 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'E'; thence N88°02'01"W 44.26 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'F'; thence S01°44'31"W 26.35 feet to the Point of Ending of said centerline.

Also, the centerline of a 20 ft. wide water main easement is described as follows: Beginning at Point 'G'; thence S02°08'07"W 35.38 feet to the Point of Ending of said centerline.

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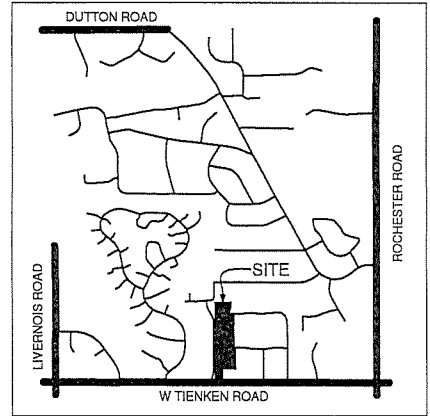
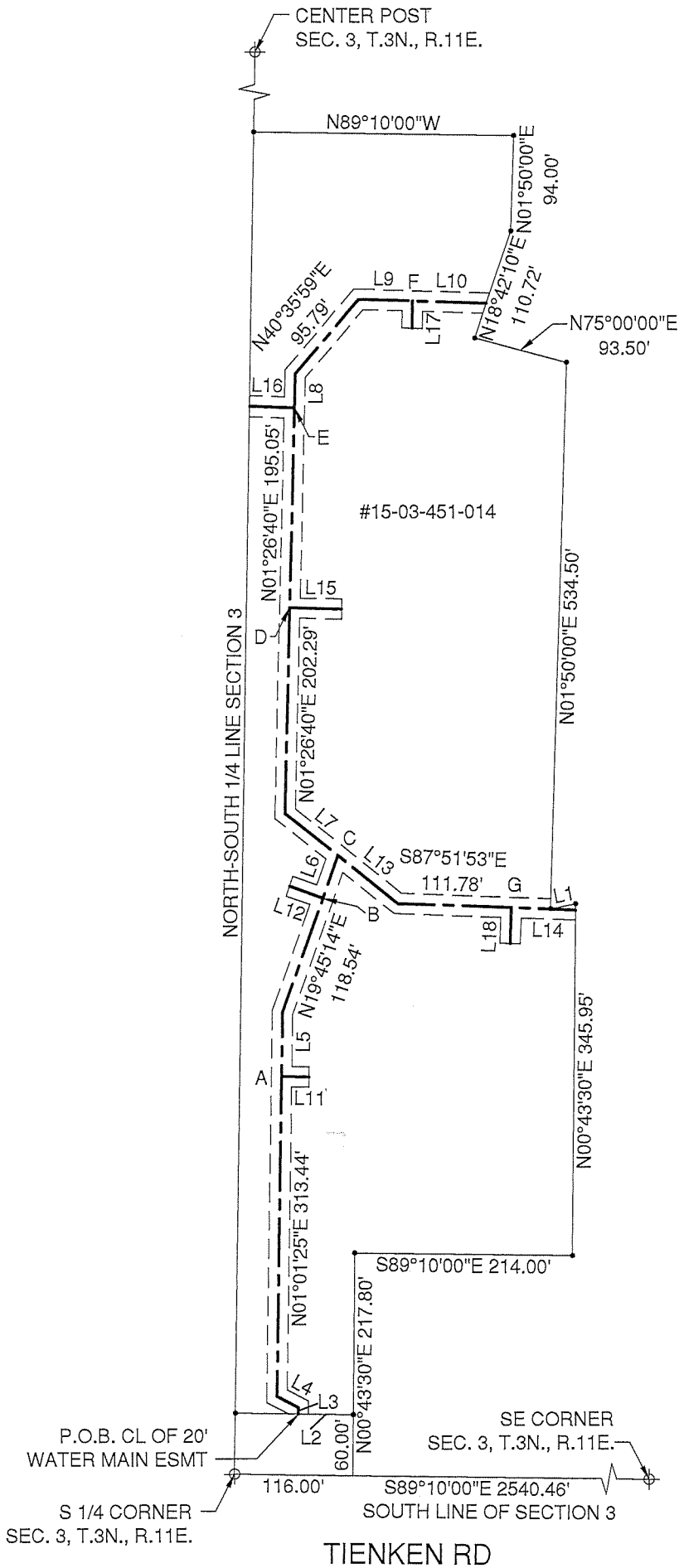
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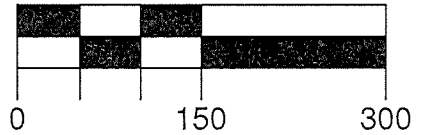
EXHIBIT B



LOCATION MAP

NOT TO SCALE

SCALE: 1" = 150'



LINE TABLE		
NO.	BEARING	DISTANCE
1	S79°00'00"W	25.00'
2	N89°10'00"W	53.84'
3	N01°30'44"W	6.56'
4	N62°34'56"W	23.38'
5	N01°01'25"E	63.15'
6	N19°45'14"E	43.84'
7	N51°41'13"W	65.96'
8	N01°26'40"E	33.50'
9	S88°15'29"E	53.33'
10	S88°15'29"E	72.44'
11	S88°58'35"E	26.85'
12	N70°14'46"W	34.72'
13	S51°41'13"E	74.80'
14	S87°51'53"E	63.08'
15	S88°33'20"E	50.88'
16	N88°02'01"W	44.26'
17	S01°44'31"W	26.35'
18	S02°08'07"W	35.38'

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