

WATERMAIN EASEMENT

SE Michigan Land Holding LLC a Michigan limited liability company of
13001 23 mile rd. Shelby Twp MI 48315

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:

See attached Exhibit A

¹⁰¹ Sidwell # 70-15-27-101-010, ²⁷ 70-15-27-101-011, 70-15-27-101-009, 70-15-27-101-039, 70-15-27-101-040, 70-15-27-041, 70-15-27-101-006, 70-15-27-101-007, 70-15-27-101-008, 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

8th day of May, 2019.

SE Michigan Land Holding LLC

Signature
Anthony Lombardo
(Print Name)
Authorized Agent
Title

Signature

(Print Name)

Title

STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 8th day of May, 2019, by Anthony Lombardo who is a member of SE Michigan Land Holding LLC, a Michigan limited liability company, on behalf of the company.

Drafted by: Cosimo Lombardo
Lombardo Homes
13001 23 mile Rd
Shelby Twp, MI 48315

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

John Staran
Approved 6/6/19

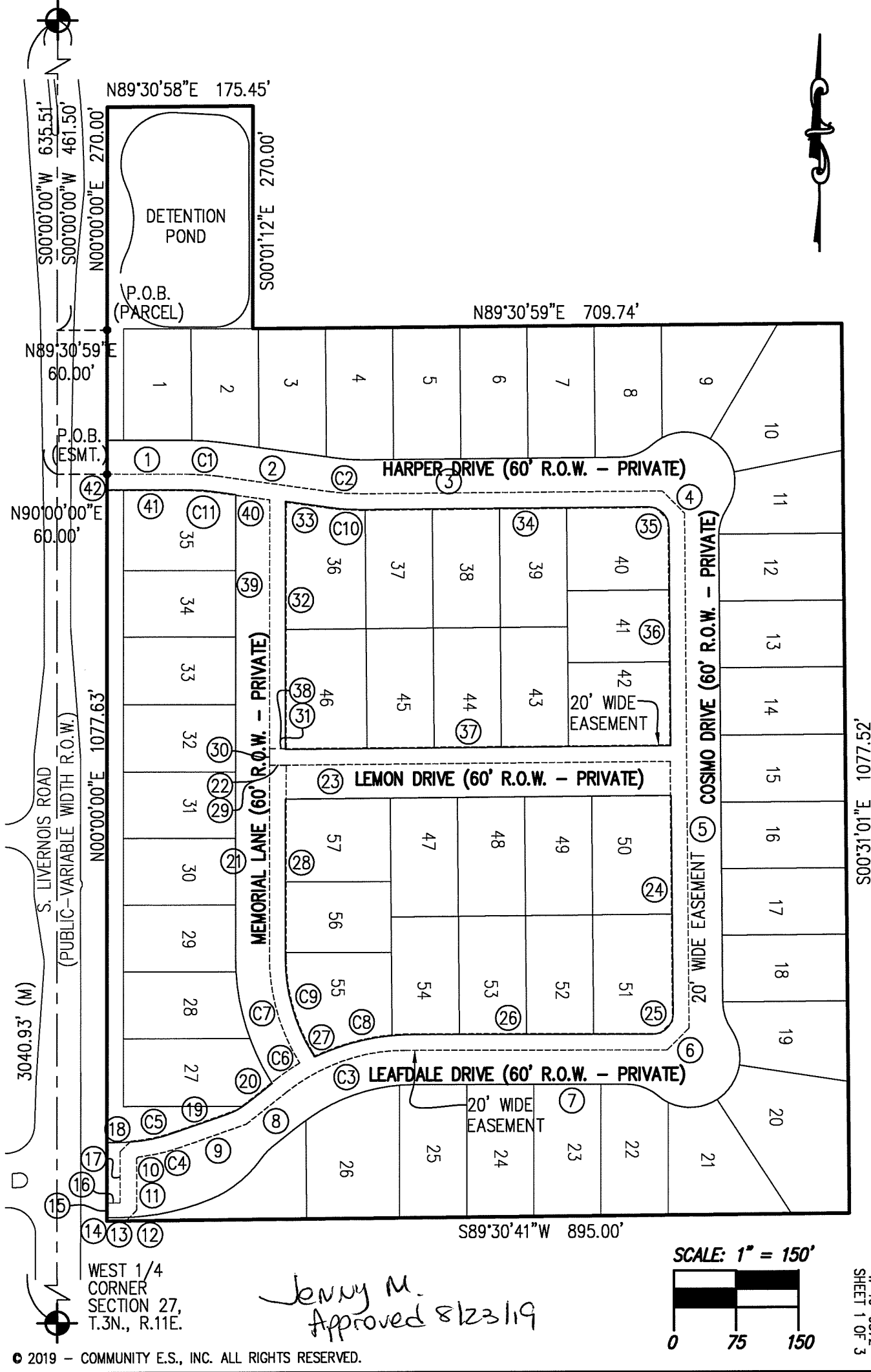
Heidi L Verellen

, Notary Public
County, Michigan
My Commission Expires:

HEIDI L. VERELLEN
NOTARY PUBLIC - STATE OF MICHIGAN
COUNTY OF MACOMB
My Commission Expires April 9, 2021
Acting in the County of Macomb

NORTHWEST
CORNER
SECTION 27,
T.3N., R.11E.

EXHIBIT A WATER MAIN EASEMENT



© 2019 - COMMUNITY E.S., INC. ALL RIGHTS RESERVED.

CLIENT: LOMBARDO HOMES
PROJECT: CUMBERLAND VILLAGE, N.W. 1/4 SEC. 27 ROCHESTER HILLS
DATE: 04/29/19, 8/6/19 REV PER CITY., 8/15/19 REV. STREET NAMES

5805 24 MILE RD. SUITE B
SHELBY TWP, MI 48316
T (586) 677 - 4081

COMMUNITY
CIVIL ENGINEERING & SURVEYING

25.7101 E.10.15.005
W-19-0572
SHEET 1 OF 3

EXHIBIT A WATER MAIN EASEMENT

NO.	BEARING	DISTANCE
1	S90°00'00"E	100.00'
2	S82°04'27"E	138.65'
3	N89°30'59"E	361.02'
4	S45°00'00"E	37.95'
5	S00°31'01"E	623.94'
6	S45°00'00"W	37.35'
7	N90°00'00"W	316.22'
8	S51°40'11"W	62.60'
9	S70°42'55"W	84.99'
10	S45°00'00"W	2.62'
11	S00°00'00"W	62.39'
12	S44°30'48"W	16.25'
13	N90°00'00"W	22.83'
14	S47°49'44"W	2.40'
15	N00°00'00"E	21.61'
16	S90°00'00"E	16.00'
17	N00°00'00"E	62.26'
18	N45°00'00"E	18.12'
19	N70°42'55"E	81.64'
20	N51°40'11"E	59.24'
21	N00°00'00"E	234.31'
22	S90°00'00"E	20.00'
23	N89°30'59"E	463.03'
24	S00°31'01"E	315.62'
25	S45°00'00"W	20.68'
26	N90°00'00"W	297.16'
27	N31°27'02"W	5.05'
28	N00°00'00"E	234.31'
29	N90°00'00"W	20.00'
30	N00°00'00"E	20.00'
31	S90°00'00"E	20.00'
32	N00°00'00"E	297.64'
33	S82°04'27"E	52.02'
34	N89°30'59"E	352.63'
35	S45°00'00"E	21.39'
36	S00°31'01"E	271.75'
37	S89°30'59"W	462.85'
38	N90°00'00"W	20.00'
39	N00°00'00"E	300.42'
40	N82°04'27"W	66.44'
41	N90°00'00"W	100.00'
42	N00°00'00"E	20.00'

NO.	BEARING	DISTANCE	CHORD	RADIUS
C1	S86°02'14"E	33.06'	33.03'	239.00'
C2	S86°16'44"E	38.31'	38.27'	261.00'
C3	S70°50'06"W	153.87'	151.01'	230.00'
C4	S77°13'59"W	50.85'	50.74'	223.50'
C5	N78°12'11"E	53.19'	53.04'	203.50'
C6	N55°34'16"E	34.05'	34.02'	250.00'
C7	N16°00'03"W	133.49'	131.76'	239.00'
C8	S77°26'30"W	123.18'	122.20'	281.00'
C9	N15°43'31"W	120.21'	118.71'	219.00'
C10	S86°16'44"E	41.24'	41.21'	281.00'
C11	N86°02'14"W	30.29'	30.27'	219.00'

W-19-0572
SHEET 2 OF 3

© 2019 - COMMUNITY E.S., INC. ALL RIGHTS RESERVED.

CLIENT: LOMBARDO HOMES
 PROJECT: CUMBERLAND VILLAGE, N.W. 1/4 SEC. 27 ROCHESTER HILLS
 DATE: 04/29/19, 8/6/19 REV PER CITY., 8/15/19 REV. STREET NAMES



5805 24 MILE RD. SUITE B
 SHELBY TWP, MI 48316
 T (586) 677 - 4081

EXHIBIT A WATER MAIN EASEMENT

LEGAL DESCRIPTION:

THE SOUTH 270 FEET OF LOT 1, AND ALL OF THE LOTS 5 THROUGH 9, BOTH INCLUSIVE, OF "STARR ESTATES", BEING A SUBDIVISION IN A PART OF THE NORTHWEST ¼ OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT RECORDED IN LIBER 64 OF PLATS, PAGE 35, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SOUTH 00°00' 00" WEST 461.50 FEET AND NORTH 89°30'59" EAST 60.00 FEET, AS CALCULATED AND MEASURED, FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF LOT 1, NORTH 00°00' 00" EAST 270.00 FEET; THENCE NORTH 89°30'58" EAST 175.45 FEET, AS CALCULATED AND MEASURED, TO A POINT ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, SOUTH 00°01'12" EAST 270.00 FEET, AS CALCULATED AND MEASURED, TO THE SOUTHEAST CORNER OF LOT 1 AND A POINT ON THE NORTH LINE OF LOT 5; THENCE ALONG THE NORTH LINE OF LOT 5, NORTH 89°30'59" EAST 709.74 FEET, AS CALCULATED AND MEASURED (RECORDED AS 709.23 FEET), TO THE NORTHEAST CORNER OF LOT 5; THENCE ALONG THE EAST LINE OF LOTS 5 THROUGH 9, AND IN PART ALONG THE WEST LINE OF "HAMLIN ESTATES SUBDIVISION" (LIBER 74, PAGE 16) AND IN PART ALONG THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" (LIBER 167, PAGES 40-43), SOUTH 00°31'01" EAST 1077.52 FEET, AS CALCULATED AND MEASURED (RECORDED AS 1077.64 FEET), TO THE SOUTHEAST CORNER OF LOT 9; THENCE ALONG THE SOUTH LINE OF LOT 9 AND IN PART ALONG THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3", SOUTH 89°30'41" WEST 895.00 FEET, AS CALCULATED AND MEASURED (RECORDED AS 896.30 FEET), TO THE SOUTHWEST CORNER OF LOT 9; THENCE ALONG THE WEST LINE OF LOTS 5 THROUGH 9, NORTH 00°00' 00" EAST 1077.63 FEET, AS CALCULATED AND MEASURED (RECORDED AS 1077.64 FEET), BACK TO THE POINT OF BEGINNING AND CONTAINING 23.1073 ACRES OF LAND AS SURVEYED AND CALCULATED.

(LEGAL DESCRIPTION FROM A CERTIFICATE OF SURVEY BY RAYMOND J. DONNELLY, 7/9/2015)

#15-27-101-006 thru 011 & #15-27-101-039 thru 041

LEGAL DESCRIPTION: 20' WATER MAIN EASEMENT

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT WHICH IS SOUTH 635.51' ALONG THE WEST LINE OF SAID SECTION 27 AND THE CENTERLINE OF SOUTH LIVERNOIS ROAD AND EAST 60.00' FROM THE NORTHWEST 1/4 CORNER OF SAID SECTION 27; THENCE S90°00'00"E 100.00'; THENCE 33.06' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 239.00', LONG CHORD BEARS S86°02'14"E 33.03'); THENCE S82°04'27"E 138.65'; THENCE 38.31' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 261.00', LONG CHORD BEARS S86°16'44"E 38.27'); THENCE N89°30'59"E 361.02'; THENCE S45°00'00"E 37.95'; THENCE S00°31'01"E 623.94'; THENCE S45°00'00"W 37.35'; THENCE N90°00'00"W 316.22'; THENCE 153.87' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 230.00', LONG CHORD BEARS S70°50'06"W 151.01'); THENCE S51°40'11"W 62.60'; THENCE S70°42'55"W 84.99'; THENCE 50.85' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 223.50', LONG CHORD BEARS S77°13'59"W 50.74'); THENCE S45°00'00"W 2.62'; THENCE S00°00'00"W 62.39'; THENCE S44°30'48"W 16.25'; THENCE N90°00'00"W 22.83'; THENCE S47°49'44"W 2.40'; THENCE N00°00'00"E 21.61'; THENCE S90°00'00"E 16.00'; THENCE N00°00'00"E 62.26'; THENCE N45°00'00"E 18.12'; THENCE 53.19' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 203.50', LONG CHORD BEARS N78°12'11"E 53.04'); THENCE N70°42'55"E 81.64'; THENCE N51°40'11"E 59.24'; THENCE 34.05' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 250.00', LONG CHORD BEARS N55°34'16"E 34.02'); THENCE 133.49' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 239.00', LONG CHORD BEARS N16°00'03"W 131.76'); THENCE N00°00'00"E 234.31'; THENCE S90°00'00"E 20.00'; THENCE N89°30'59"E 463.03'; THENCE S00°31'01"E 315.62'; THENCE S45°00'00"W 20.68'; THENCE N90°00'00"W 297.16'; THENCE 123.18' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 281.00', LONG CHORD BEARS S77°26'30"W 122.20'); THENCE N31°27'02"W 5.05'; THENCE 120.21' ALONG THE ARC OF A CURVE TO THE RIGHT (RADIUS OF 219.00', LONG CHORD BEARS N15°43'31"W 118.71'); THENCE N00°00'00"E 234.31'; THENCE N90°00'00"W 20.00'; THENCE N00°00'00"E 20.00'; THENCE S90°00'00"E 20.00'; THENCE N00°00'00"E 297.64'; THENCE S82°04'27"E 52.02'; THENCE 41.24' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 281.00', LONG CHORD BEARS S86°16'44"E 41.21'); THENCE N89°30'59"E 352.63'; THENCE S45°00'00"E 21.39'; THENCE S00°31'01"E 271.75'; THENCE S89°30'59"W 462.85'; THENCE N90°00'00"W 20.00'; THENCE N00°00'00"E 300.42'; THENCE N82°04'27"W 66.44'; THENCE 30.29' ALONG THE ARC OF A CURVE TO THE LEFT (RADIUS OF 219.00', LONG CHORD BEARS N86°02'14"W 30.27'); THENCE N90°00'00"W 100.00'; THENCE N00°00'00"E 20.00' TO THE POINT OF BEGINNING.

© 2019 - COMMUNITY E.S., INC. ALL RIGHTS RESERVED.

W-19-0572
SHEET 3 OF 3

CLIENT: LOMBARDO HOMES
PROJECT: CUMBERLAND VILLAGE, N.W. 1/4 SEC. 27 ROCHESTER HILLS
DATE: 04/29/19, 8/6/19 REV PER CITY., 8/15/19 REV. STREET NAMES



5805 24 MILE RD. SUITE B
SHELBY TWP, MI 48316
T (586) 677 - 4081