

WATERMAIN EASEMENT

Campus Corners Associates, a Michigan limited partnership of 1334 Maple Lawn Drive, Troy, MI 48084 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:

Sidwell #15-15-101-024

See Attached Exhibit A

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 22ND day of September 2015.

CAMPUS CORNERS ASSOCIATES,
A Michigan limited partnership

BY: D and K Company, a Michigan limited partnership, its General Partner

Signature: _____

Print or type name: _____

Title: _____

Stuart R. Frankel

Stuart R. Frankel

General Partner

STATE OF MICHIGAN
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 22ND day of SEPTEMBER, 2015, by Stuart R. Frankel, who is the General Partner of D and K Company, Managing Partner of Campus Corners Associates, a Michigan limited partnership, on behalf of the partnership.

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

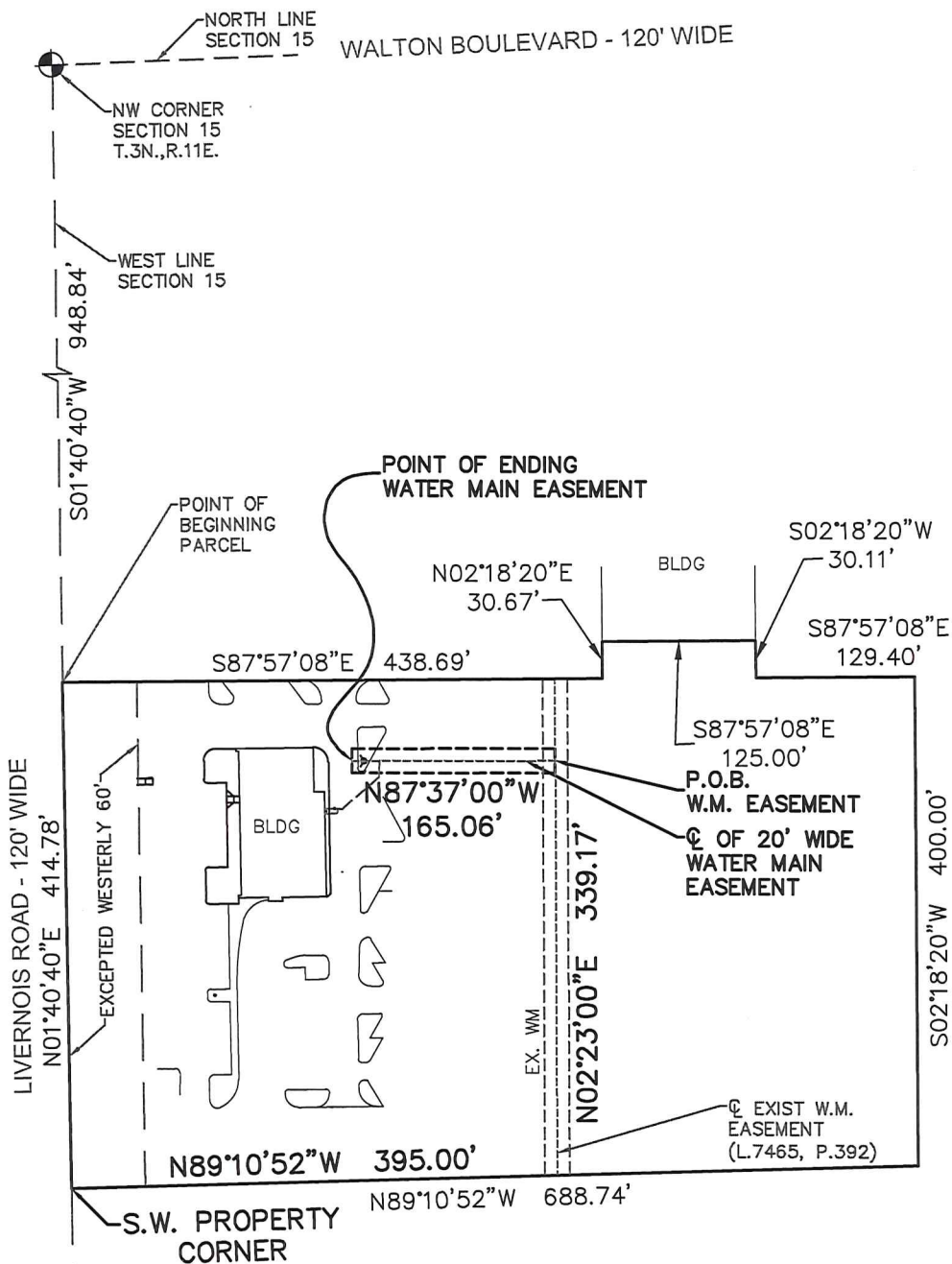
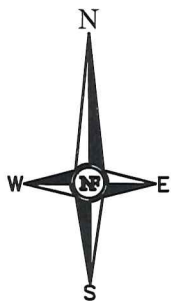
When recorded, return to:
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

Sandra R. Pisching

SANDRA R. PISCHING
Notary Public, State of Michigan
County of Macomb
My Commission Expires 09-19-2019
Acting in the County of Oakland
Notary Public
County, Michigan
My Commission Expires: 9-19-19

John Staran
Approved 9/23/15

WATER MAIN EASEMENT EXHIBIT A



APPROVED

JRB 8-27-15



NOWAK & FRAUS ENGINEERS
 CIVIL ENGINEERS • LAND SURVEYORS • LAND PLANNERS
 46777 WOODWARD AVENUE
 PONTIAC, MICHIGAN 48342
 TEL: (248) 332-7931 FAX: (248) 332-8257
 EMAIL: rfraus@nowakfraus.com

SCALE	DATE	DRAWN	JOB NO.	SHEET
1" = 150'	Aug. 21, 2015	JN/RJF	3553-01	1 of 2

WATER MAIN EASEMENT EXHIBIT A

PROPERTY DESCRIPTION

LAND IN THE TOWNSHIP OF AVON, OAKLAND COUNTY, MICHIGAN, BEING PART OF THE NORTHWEST 1/4 OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT DISTANT SOUTH 01 DEGREE 40 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 15, 948.84 FEET, FROM THE NORTHWEST CORNER OF SAID SECTION 15; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 438.69 FEET; THENCE NORTH 02 DEGREES 18 MINUTES 20 SECONDS EAST, 30.67 FEET TO THE SOUTHWEST CORNER OF AN EXISTING BUILDING; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, ALONG THE SOUTH FACE OF SAID BUILDING, 125.00 FEET, MORE OR LESS TO THE SOUTHEAST CORNER OF SAID BUILDING; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST, 30.11 FEET; THENCE SOUTH 87 DEGREES 57 MINUTES 08 SECONDS EAST, 129.40 FEET; THENCE SOUTH 02 DEGREES 18 MINUTES 20 SECONDS WEST, 400.00 FEET; THENCE NORTH 89 DEGREES 10 MINUTES 52 SECONDS WEST, 688.74 FEET TO THE WEST LINE OF SAID SECTION 15 AND THE CENTERLINE OF LIVERNOIS ROAD; THENCE ALONG SAID LINE NORTH 01 DEGREE 40 MINUTES 40 SECONDS EAST, 414.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.55 ACRES, MORE OR LESS.

SAVING AND EXCEPTING THE WESTERLY 60.00 FEET OF THE ABOVE DESCRIBED PARCEL FOR ROADWAY PURPOSES.

WATER MAIN EASEMENT

THE CENTERLINE OF A 20 FOOT WIDE WATER MAIN EASEMENT IS BEING DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT LOCATED, 395 FEET EASTERLY & NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST, 339.17 FEET FROM THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY, SAID POINT OF BEGINNING ALSO BEING SOUTH 01 DEGREES 40 MINUTES 40 SECONDS WEST, 948.84 FEET & NORTH 89 DEGREES 10 MINUTES 52 SECONDS WEST, 395.00 FEET & NORTH 02 DEGREES 23 MINUTES 00 SECONDS EAST, 339.17 FEET FROM THE NORTHWEST CORNER OF SECTION 15, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN; THENCE NORTH 02 DEGREES 23 MINUTES EAST, 339.17 FEET; THENCE NORTH 87 DEGREES 37 MINUTES WEST, 165.06 FEET TO THE POINT OF ENDING.

APPROVED
JRB 8-27-15



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