

WATER MAIN EASEMENT

CRESTWYK ESTATES, LLC, a Michigan limited liability company of 14955 Technology Dr., Shelby Township, Michigan, 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 water main on, under through and across land more particularly described as:

See Attached Exhibits A and B

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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.

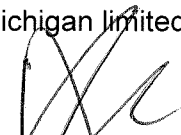
The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

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).

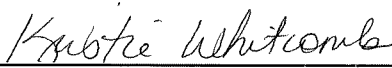
IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 21st day of May, 2020.

CRESTWYK ESTATES, LLC
a Michigan limited liability company

By: 
Demetrios J. Polyzois
Its: Managing Member

STATE OF MICHIGAN
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 21st day of May, 2020, by Demetrios J. Polyzois who is the Managing Member of CRESTWYK ESTATES, LLC, a Michigan limited liability company, on behalf of the company.



Notary Public
Macomb County, Michigan
My commission Expires: 10-17-21

John Staran
Approved 6/5/20

Drafted by:
Demetrios J. Polyzois
14955 Technology Dr.
Shelby Township, MI 48315

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

KRISTIE WHITCOMB
Notary Public, State of Michigan
County of Macomb
My Commission Expires 10-17-2021
Acting in the County of Macomb

Exhibit A

1571 John R Rd, Rochester Hills, MI 48307
70-15-24-301-077

Legal:

T3N, R11E, SEC 24 FERRYVIEW HOMELANDS PART OF LOT 7 BEG AT PT
DIST N 89-41-00 W 430 FT FROM NE COR OF SD LOT 7, TH S 00-10-00 E 89
FT, TH N 89-41-00 W 300 FT, TH N 00-10-00 W 89 FT, TH S 89-41-00 E 300 FT
TO BEG 4-27-10 FR 056

1593 John R Rd, Rochester Hills, MI 48307
70-15-24-301-078

Legal:

T3N, R11E, SEC 24 FERRYVIEW HOMELANDS PART OF LOT 7 BEG AT PT
DIST N 89-41-00 W 430 FT & S 00-10-00 E 89 FT FROM NE COR OF SD LOT
7, TH S 00-10-00 E 89 FT, TH N 89-41-00 W 300 FT, TH N 00-10-00 W 89 FT,
TH S 89-41-00 E 300 FT TO BEG 4-27-10 FR 056

1615 John R Rd, Rochester Hills, MI 48307
70-15-24-301-079

Legal:

T3N, R11E, SEC 24 FERRYVIEW HOMELANDS PART OF LOT 7 BEG AT PT
DIST N 89-41-00 W 430 FT & S 00-10-00 E 178 FT FROM NE COR OF SD LOT
7, TH S 00-10-00 E 89 FT, TH N 89-41-00 W 300 FT, TH N 00-10-00 W 89 FT,
TH S 89-41-00 E 300 FT TO BEG 4-27-10 FR 056

1570 Gravel Ridge Dr, Rochester Hills, MI 48307
70-15-24-301-080

Legal:

T3N, R11E, SEC 24 FERRYVIEW HOMELANDS PART OF LOT 7 BEG AT NE
COR OF SD LOT 7, TH S 00-10-00 E 267 FT, TH N 89-41-00 W 430 FT, TH N
00-10-00 W 267 FT, TH S 89-41-00 E 430 FT TO BEG 4-27-10 FR 056

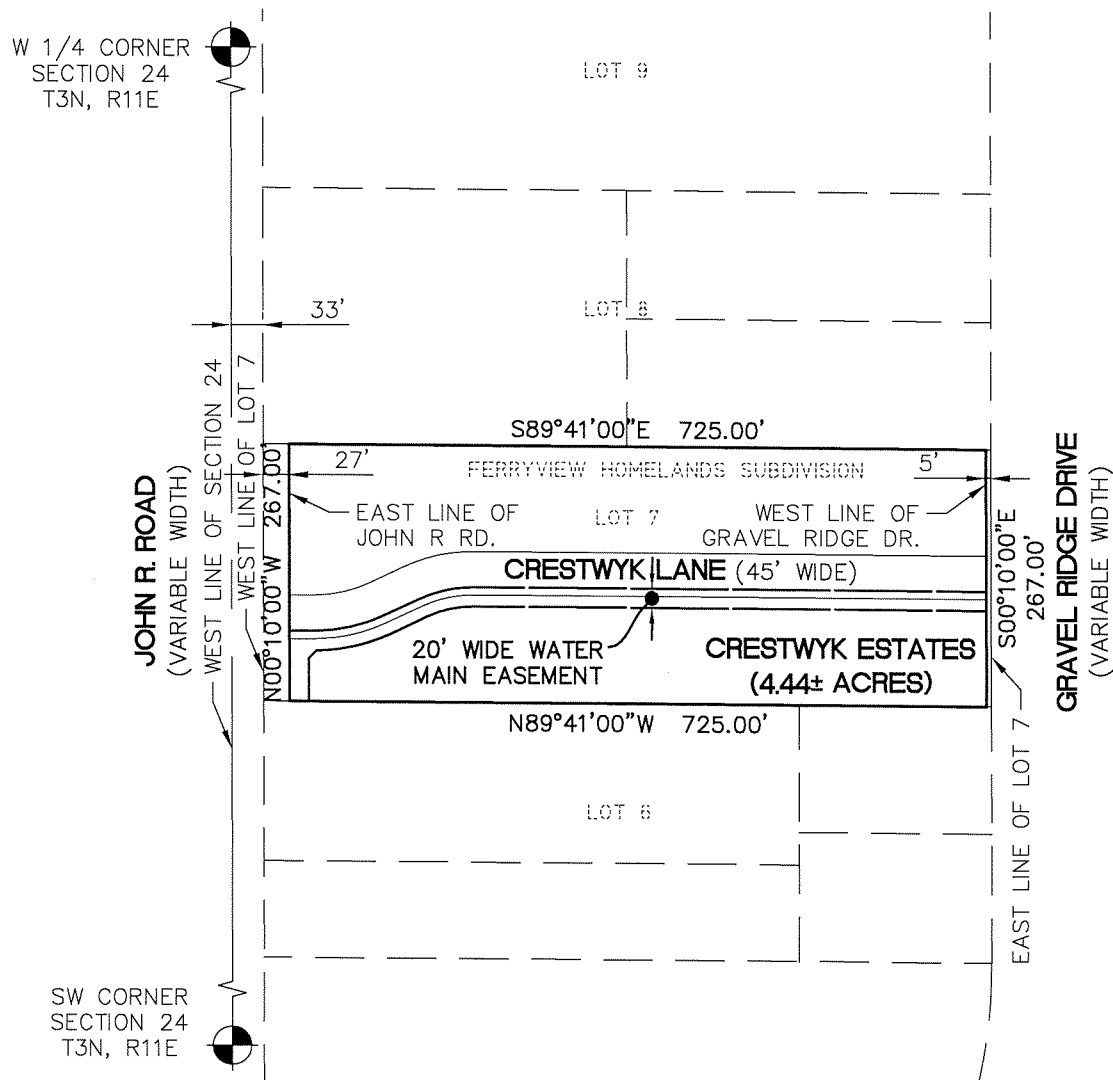
Jenny M.
Approved 6/11/20

EXHIBIT B

CRESTWYK ESTATES

DESCRIPTION OF A 4.44 ACRE PARCEL OF LAND LOCATED IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 24, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Lot 7, except the West 27 feet and except the East 5 feet of "Ferryview Homelands" as recorded in Liber 27 of Plats, Page 22, Oakland County Records.



*Jenny M.
Approved 6/11/20*

TAX PARCEL NO.: 15-24-301-010

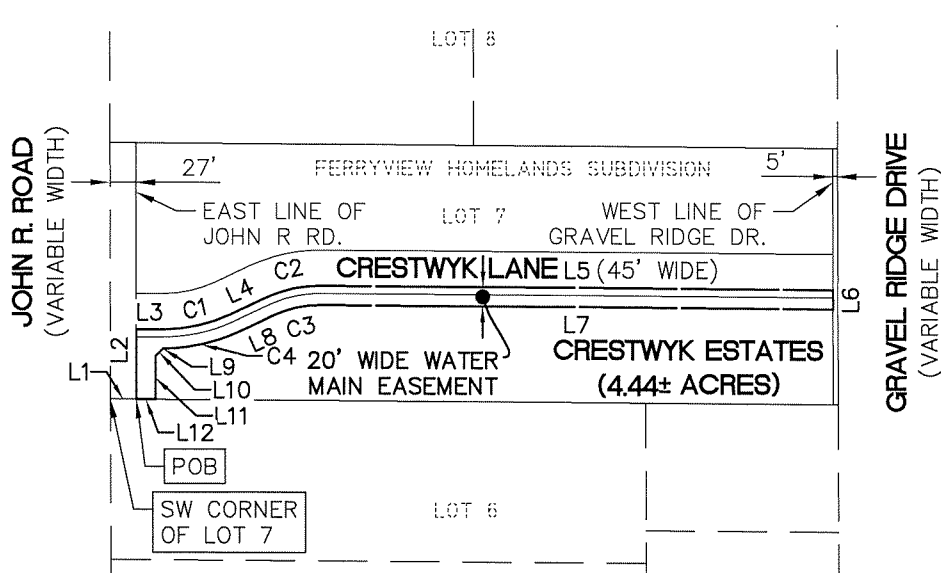
MEASURED BEARINGS ARE BASED ON THE WEST LINE OF SECTION 24, BEING N00°10'00"W PER "FERRYVIEW HOMELANDS" SUBDIVISION, ACCORDING TO THE PLAT THEROF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS.

CLIENT M2J1, LLC	JOB: 17000274	CAD EA-02
	DR. SW	CH. LMD
SKETCH & DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN	BOOK NA	PG. NA
	SHEET 1 OF 2	DATE: 09/23/2019
SECTION 24 TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	FILE CODE: EA-02 WM	
SCALE: 1 INCH = 200 FEET		
	<p>ATWELL 866.850.4200 www.atwell-group.com TWO TOWNE SQUARE, SUITE 700 SOUTHFIELD, MI 48076 248.447.2000</p>	

EXHIBIT B

DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN THE WEST 1/2 OF THE SOUTHWEST QUARTER OF SECTION 24, T3N, R11E, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Commencing at the Southwest corner of Lot 7 of "Ferryview Homelands" as recorded in Liber 27 of Plats, Page 22, Oakland County Records; thence S89°41'00"E 27.00 feet along the South line of said Lot 7 for a PLACE OF BEGINNING; thence N00°10'00"W 72.56 feet along the East line of John R Road (60 foot half-width); thence N89°50'00"E 28.50 feet; thence 71.28 feet along the arc of a 164.50 foot radius curve to the left, having a chord bearing N77°25'11"E 70.72 feet; thence N65°00'23"E 40.68 feet; thence 59.86 feet along the arc of a 135.50 foot radius curve to the right, having a chord bearing N77°39'47"E 59.38 feet; thence S89°41'00"E 532.46 feet; thence S00°10'00"E 20.00 feet along the West line of Gravel Ridge Drive (variable width); thence N89°41'00"W 532.63 feet; thence 51.03 feet along the arc of a 115.50 foot radius curve to the left, having a chord bearing S77°39'47"W 50.61 feet; thence S65°00'23"W 40.68 feet; thence 79.95 feet along the arc of a 184.50 foot radius curve to the right, having a chord bearing S77°25'11"W 79.32 feet; thence S89°50'00"W 0.54 feet; thence S44°50'00"W 11.25 feet; thence S00°10'00"E 44.77 feet; thence N89°41'00"W 20.00 feet along the South line of said Lot 7 to the Place of Beginning.





LINE TABLE		
LINE #	BEARING	LENGTH
L1	S89°41'00"E	27.00'
L2	N00°10'00"W	72.56'
L3	N89°50'00"E	28.50'
L4	N65°00'23"E	40.68'
L5	S89°41'00"E	532.46'
L6	S00°10'00"E	20.00'
L7	N89°41'00"W	532.63'
L8	S65°00'23"W	40.68'
L9	S89°50'00"W	0.54'
L10	S44°50'00"W	11.25'
L11	S00°10'00"E	44.77'
L12	N89°41'00"W	20.00'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD
C1	71.28'	164.50'	24°49'37"	N77°25'11"E	70.72'
C2	59.86'	135.50'	25°18'49"	N77°39'47"E	59.38'
C3	51.03'	115.50'	25°18'49"	S77°39'47"W	50.61'
C4	79.95'	184.50'	24°49'37"	S77°25'11"W	79.32'

LEGEND
POB PLACE OF BEGINNING

TAX PARCEL NO.: 15-24-301-010

MEASURED BEARINGS ARE BASED ON THE WEST LINE OF SECTION 24, BEING N00°10'00"W PER "FERRYVIEW HOMELANDS" SUBDIVISION, ACCORDING TO THE PLAT THEROF, AS RECORDED IN LIBER 27 OF PLATS, PAGE 22, OAKLAND COUNTY RECORDS.

CLIENT M2J1, LLC	JOB: 17000274	CAD EA-02
	DR. SW	CH. LMD
SKETCH & DESCRIPTION OF A 20 FOOT WIDE WATER MAIN EASEMENT LOCATED IN	BOOK NA	PG. NA
	SHEET 2 OF 2	DATE: 09/23/2019
SECTION 24 TOWN 3 NORTH, RANGE 11 EAST CITY OF ROCHESTER HILLS OAKLAND COUNTY, MICHIGAN	FILE CODE: EA-02 WM	
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