

**WATERMAIN EASEMENT**

LRH Development, LLC a Michigan limited liability company of Signature Square II, Suite 300, 25101 Chagrin Blvd. Beachwood, OH 44122 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 Exhibits A, B, and C

Sidwell # 15-29-101-022

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, which consent will not be unreasonably withheld, conditioned or delayed.

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 1st day of October 2019.

LRH Development, LLC

  
\_\_\_\_\_  
Signature  
Eric Bell  
\_\_\_\_\_  
(Print Name)  
Manager  
\_\_\_\_\_  
Title


STATE OF OHIO  
COUNTY OF CUYAHOGA

The foregoing instrument was acknowledged before me this 1st day of October, 2019, by Eric Bell who is a manager of LRH Development, LLC.

\_\_\_\_\_, a Michigan limited liability company, on behalf of the company.

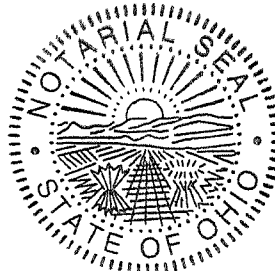
Drafted by:

Emil Bunek  
PEA, Inc.  
2430 Rochester Ct., Suite 100  
Troy, MI 48083

  
\_\_\_\_\_  
Peter Nintcheff, Notary Public  
Cuyahoga County, Ohio  
My Commission Expires:

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

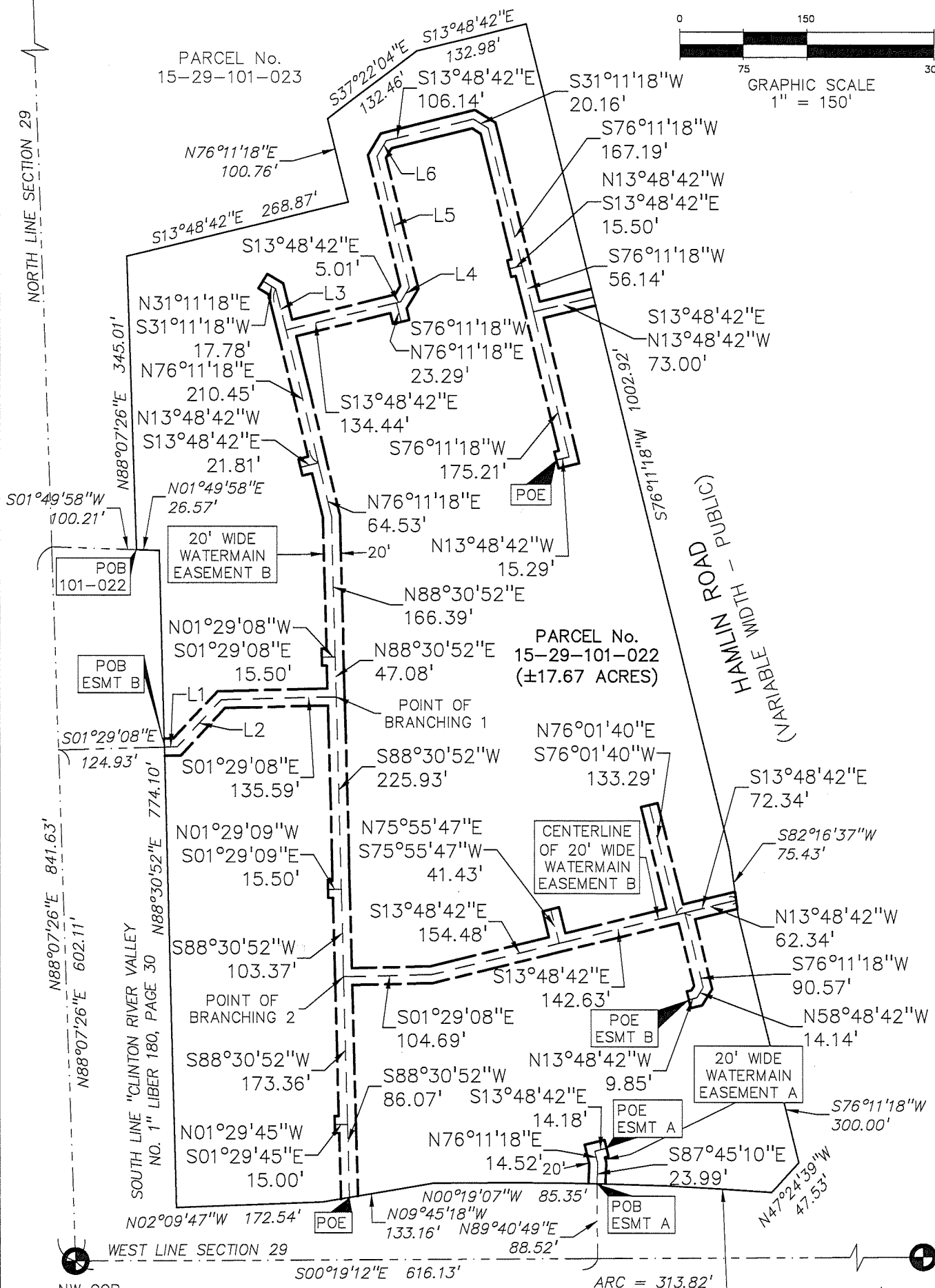
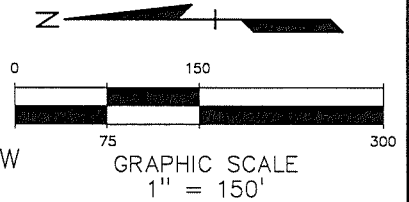
*John Staraw*  
Approved  
10/10/19



PETER C. NINTCHEFF  
Attorney At Law  
NOTARY PUBLIC  
STATE OF OHIO  
My Commission Has  
No Expiration Date  
Section 147.03 O.R.C.

N 1/4 COR  
SEC 29  
T03N, R11E

### EXHIBIT A SKETCH OF 20' WIDE WATERMAIN EASEMENTS



NW COR  
SEC 29  
T03N, R11E

ADAMS ROAD  
(VARIABLE WIDTH - PUBLIC)

W 1/4 COR  
SEC 29  
T03N, R11E

*Jenny M.  
Approved 10/22/19*

ARC = 313.82'  
RADIUS = 3,909.72'  
DELTA = 4°35'56"  
CHORD = 313.74'  
CH. BRG. = N1°58'51"E

CLIENT:  
**Goldberg Companies, INC.**  
25101 Chagrin Boulevard  
Beachwood, Ohio 44122

SCALE: 1" = 150'  
DATE: 10-21-19

JOB No: 2017-037  
DWG. No: 1 of 3

**PEA, Inc.**  
2430 Rochester Ct, Ste 100  
Troy, MI 48063-1872  
t: 248.689.9090  
f: 248.689.1044  
www.peainc.com

**EXHIBIT B  
LEGAL DESCRIPTION**

**LEGAL DESCRIPTION:**

(Per Vanguard Title Company, File No. VG204608, Effective May 4, 2018)

Parcel No. 15-29-101-022

Land situated in the City of Rochester Hills, County of Oakland, State of Michigan, more particularly described as:

Part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, and also more particularly described as: Commencing at the Northwest corner of said Section 29; thence along the North line of said Section 29, as monumented, N88°07'26"E, 841.63 feet to a point on the Easterly line of "Clinton River Valley No. 1", as recorded in Liber 180 of plats, Page 30, Oakland County Records; thence along said Easterly line, S01°49'58"W, 100.21 feet to the Point of Beginning; thence N88°07'26"E, 345.01 feet; thence S13°48'42"E, 268.87 feet; thence N76°11'18"E, 100.76 feet; thence S37°22'04"E, 132.46 feet; thence S13°48'42"E, 132.98 feet to the North line of Hamlin Road (variable width), as recorded in Liber 15473, Page 434 (on page 436), Oakland County Records; thence along said North line the following four (4) courses: 1) S76°11'18"W, 1,002.92 feet; 2) S82°16'37"W, 75.43 feet; 3) S76°11'18"W, 300.00 feet AND 4) N47°24'39"W, 47.53 feet to the east line of Adams Road (variable width), as recorded in Liber 15473, Page 434 (on page 436), Oakland County Records; thence along said East line the following (4) courses: 1) 313.82 feet along an arc of a curve to the left, having a radius of 3909.72 feet and a chord bearing N01°58'51"E, 313.74 feet; 2) N00°19'07"W, 85.35 feet; 3) N09°45'18"W, 133.16 feet AND 4) N02°09'47"W, 172.54 feet to the South line of the aforementioned "Clinton River Valley No. 1"; thence along said South line, N88°30'52"E, 774.10 feet to the Southeasterly corner of said "Clinton River Valley No. 1"; thence along the aforementioned Easterly line of said "Clinton River Valley No. 1", N01°49'58"E, 26.57 feet to the Point of Beginning.

Line Table		
Line #	Direction	Length
L1	S01°29'08"E	15.25'
L2	S46°29'08"E	75.62'
L3	S76°11'18"W	50.11'
L4	S58°48'42"E	20.00'
L5	N76°11'18"E	159.56'
L6	S58°48'42"E	21.21'

CLIENT:  
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**EXHIBIT C**  
**LEGAL DESCRIPTION – WATERMAIN EASEMENTS**

**LEGAL DESCRIPTION:**

(Per PEA Inc.)

**20 Foot Wide Watermain Easement A**

A 20 foot wide Watermain Easement over part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 29; thence S00°19'12"E, 616.13 feet along the West Line of said Section 29; thence N89°40'49"E 88.52 feet to the East line of Adams Road (variable width) and the POINT OF BEGINNING A; thence S87°45'10"E 23.99 feet; thence N76°11'18"E 14.52 feet; thence S13°48'42"E 14.18 to the POINT OF ENDING A. Containing 1,064 square feet more or less.

**LEGAL DESCRIPTION:**

(Per PEA Inc.)

**20 Foot Wide Watermain Easement B**

A 20 foot wide Watermain Easement over part of the Northwest 1/4 of Section 29, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, the centerline of said easement being more particularly described as:

Commencing at the Northwest corner of said Section 29, thence along the northerly line of said Section 29 N88°07'26"E, 602.11 feet; thence S01°29'08"E, 124.93 feet to the southerly line of "Clinton River Valley No. 1" as recorded in Liber 180, Page 30, Oakland County Records and the POINT OF BEGINNING B; thence continuing (L1) S01°29'08"E 15.25 feet; thence (L2) S46°29'08"E 75.62 feet; thence S01°29'08"E 135.59 feet to the POINT OF BRANCHING 1; thence N88°30'52"E 47.08 feet; thence N01°29'08"W 15.50 feet; thence S01°29'08"E 15.50 feet; thence N88°30'52"E 166.39 feet; thence N76°11'18"E 64.53 feet; thence N13°48'42"W 21.81 feet; thence S13°48'42"E 21.81 feet; thence N76°11'18"E 210.45 feet; thence N31°11'18"E 17.78 feet; thence S31°11'18"W 17.78 feet; thence (L3) S76°11'18"W 50.11 feet; thence S13°48'42"E 134.44 feet; thence S76°11'18"W 23.29 feet; thence N76°11'18"E 23.29 feet; thence S13°48'42"E 5.01 feet; thence (L4) S58°48'42"E 20.00 feet; thence (L5) N76°11'18"E 159.56 feet; thence (L6) S58°48'42"E 21.21 feet; thence S13°48'42"E 106.14 feet; thence S31°11'18"W 20.16 feet; thence S76°11'18"W 167.19 feet; thence N13°48'42"W 15.50 feet; thence S13°48'42"E 15.50 feet; thence S76°11'18"W 56.14 feet; thence S13°48'42"E 73.00 feet to the northerly right-of-way line of Hamlin Road (variable width); thence N13°48'42"W 73.00 feet; thence S76°11'18"W 175.21 feet; thence N13°48'42"W 15.29 feet to a POINT OF ENDING; thence continuing from said POINT OF BRANCHING 1, S88°30'52"W 225.93 feet; thence N01°29'09"W 15.50 feet; thence S01°29'09"E 15.50 feet; thence S88°30'52"W 103.37 feet to the POINT OF BRANCHING 2; thence continuing S88°30'52"W 173.36 feet; thence N01°29'45"W 15.00 feet; thence S01°29'45"E 15.00 feet; thence S88°30'52"W 86.07 feet to the easterly line of Adams Road (variable width) and a POINT OF ENDING; thence continuing from said POINT OF BRANCHING 2, S01°29'08"E 104.69 feet; thence S13°48'42"E 154.48 feet; thence N75°55'47"E 41.43 feet; thence S75°55'47"W 41.43 feet; thence S13°48'42"E 142.63 feet; thence N76°01'40"E 133.29 feet; thence S76°01'40"W 133.29 feet; thence S13°48'42"E 72.34 feet to the aforementioned northerly line of Hamlin Road; thence N13°48'42"W 62.34 feet; thence S76°11'18"W 90.57 feet; thence N58°48'42"W 14.14 feet; thence N13°48'42"W 9.85 feet to the POINT OF ENDING. Containing 1.38 acres more or less.

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