

WATERMAIN EASEMENT

MANCHESTER HAMLIN, LLC a Michigan limited liability company of

45111 Market Street, 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 Exhibit: A

Sidwell #: 15-22-376-039

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 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

4th day of MAY, 2017.

Manchester Hamlin, LLC

Jim George  
Signature

Jim George  
(Print Name)

Member member  
Title

STATE OF MICHIGAN  
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 4th day of May, 2017, by JAMES GEORGE who is a member of MANCHESTER HAMLIN LLC, a Michigan limited liability company, on behalf of the company.

PATRICIA A BECHER  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires April 30, 2023

Patricia A Becher, Notary Public  
MACOMB County, Michigan  
My Commission Expires: 4/30/2023

Drafted by:

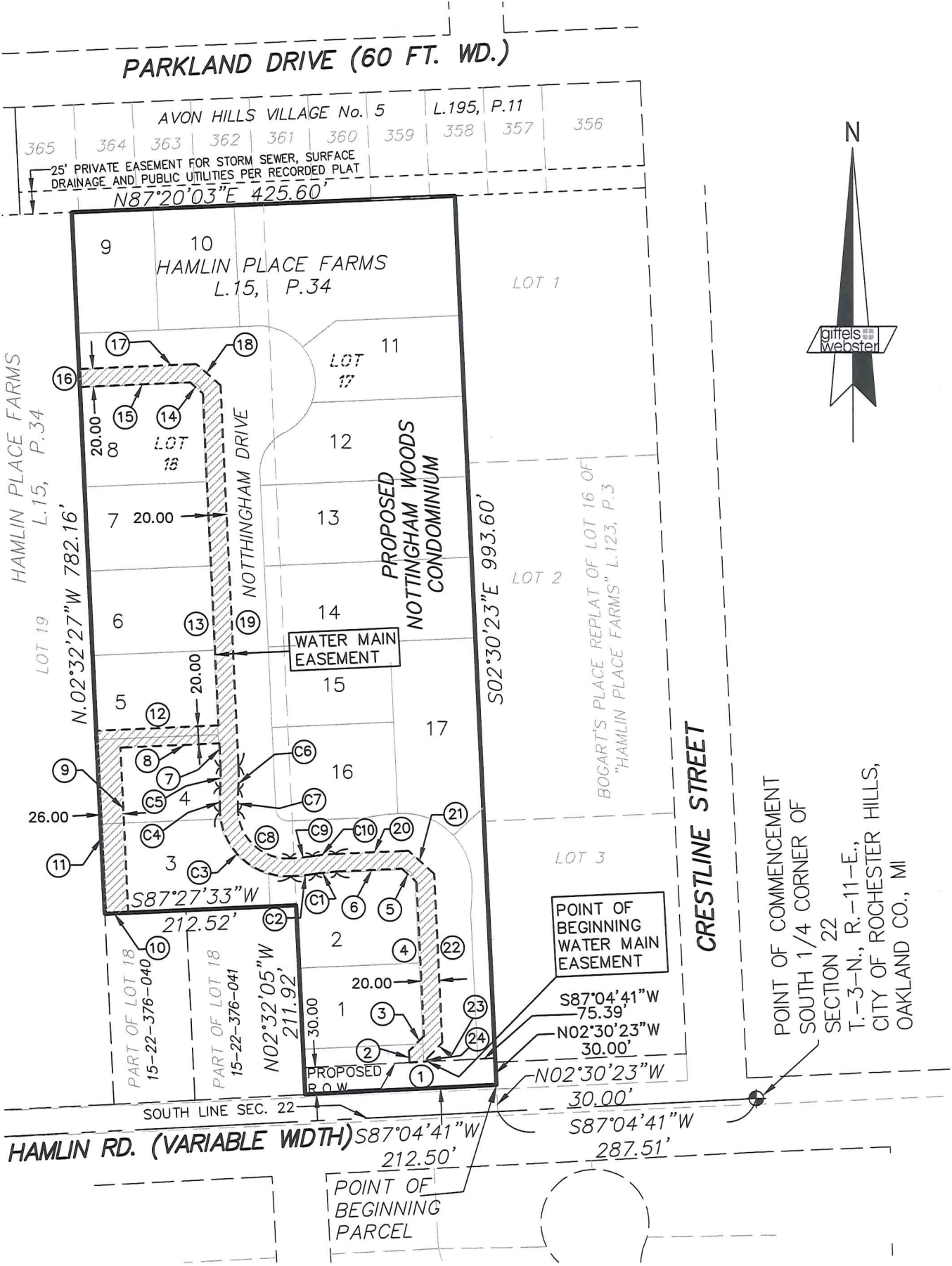
Leyla D. Ahmed P.S.  
Giffels Webster  
6303 26 Mile Road, Suite 100  
Washington, MI 48094

John Staran  
Approved 5/30/17

When recorded, return to:

Clerks Dept.  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

# EXHIBIT A



SCALE: 1" = 150'



SEE SHEET 2 FOR LINE & CURVE DATA

- (XX) LINE DATA
- (C1) CURVE DATA

Mike Taunt  
Approved 6/27/17

## WATER MAIN EASEMENT

PART OF THE SOUTHWEST 1/4 SECTION 22, T.-03-N., R.-11-E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN

**giffels  
webster**

ENGINEERS LAND SURVEYORS  
PLANNERS LANDSCAPE ARCHITECTS  
28 W. ADAMS, SUITE 1200  
DETROIT, MICHIGAN 48226  
(313) 962-4442

DATE:	11/08/16	CHECKED BY:	DATE:	SCALE:	1" = 150'
DRAWN:	LDA	ALG	11/16	SHEET:	1 OF 2
DESIGN:				JOB No:	18701.00
SECTION:	22	T-03-N, R-11-E			

**CURVE DATA**

**EXHIBIT A**

**LINE DATA**

C-1 ARC = 22.80' RAD = 189.50' DELTA = 06°53'37" CHORD = S84°00'45"W 22.79'	C-4 ARC = 27.14' RAD = 225.50' DELTA = 06°53'43" CHORD = N00°54'25"E 27.12'	C7 ARC=24.73' RADIUS=205.50' DELTA=06°53'43" CHORD=S0°54'25"W 24.72'	C10 ARC= 25.21' RADIUS= 209.50' DELTA= 06°53'37" CHORD= N84°00'45"E 25.19'
C-2 ARC = 27.13' RAD = 225.50' DELTA = 06°53'37" CHORD = S84°00'45"W 27.12'	C-5 ARC = 22.81' RAD = 189.50' DELTA = 06°53'43" CHORD = N00°54'25"E 22.79'	C8 ARC=87.18' RADIUS=55.50' DELTA=89°59'59" CHORD=S47°32'27"E 78.49'	
C-3 ARC = 118.59' RAD = 75.50' DELTA = 89°59'59" CHORD = N47°32'27"W 106.77'	C6 ARC= 25.21' RADIUS= 209.50' DELTA= 06°53'43" CHORD= N00°54'25"E 25.20'	C9 ARC=24.73' RADIUS=205.50' DELTA=06°53'37" CHORD=N84°00'45"E 24.71'	

1- S87°04'41"W, 20.00'
2- N02°13'28"W, 12.78'
3- N44°25'36"E 23.98'
4- N02°32'05"W 172.16'
5- N47°29'00"W 22.05'
6- S87°28'04"W 73.36'
7- N02°32'27"W 26.49'
8- S87°27'33"W 110.00'
9- S02°32'27"E 184.60'
10- S87°27'33"W 26.00'
11- N02°32'27"W 204.60'
12- N87°27'33"E 136.00'
13- N02°32'27"W 370.19'
14- N48°39'39"W 18.95'
15- S87°27'33"W 122.34'
16- N02°32'27"W 20.00'
17- N87°27'33"E 130.40'
18- S48°39'39"E 35.52'
19- S02°32'27"E 425.19'
20- N87°28'04"E 81.66'
21- S47°29'00"E 38.62'
22- S02°32'05"E 189.13'
23- S44°25'36"W 24.04'
24- S02°13'28"E 3.91'

**PROPERTY DESCRIPTION**

TAX ID NO. 15-22-376-039

LOT 17 AND PART OF LOT 18 OF HAMLIN PLACE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS PAGE 34, OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWN 3, NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 287.51 FEET ALONG THE SOUTH LINE OF SECTION 22; THENCE NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 17, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 212.50 FEET ALONG THE NORTH RIGHT OF WAY LINE OF HAMLIN ROAD (VARIABLE WIDTH) TO THE SOUTHWEST CORNER OF SAID LOT 17; THENCE NORTH 02 DEGREES 32 MINUTES 05 SECONDS WEST, 211.92 FEET ALONG THE WEST LINE OF LOT 17 SAID LINE ALSO BEING THE EAST LINE OF LOT 18; THENCE SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 212.52 FEET TO A POINT ON THE WEST LINE OF LOT 18; THENCE NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 782.16 FEET ALONG SAID WEST LINE TO A POINT ON THE SOUTH LINE OF "AVON HILLS VILLAGE SUBDIVISION NO.5, AS RECORDED IN LIBER 195 OF PLATS, PAGE 11, OAKLAND COUNTY RECORDS; THENCE NORTH 87 DEGREES 20 MINUTES 03 SECONDS EAST, 425.60 FEET ALONG SAID SOUTH LINE TO THE NORTHWEST CORNER OF LOT 1 OF "BOGART'S PLACE REPLAT OF LOT 16 OF HAMLIN PLACE FARMS" AS RECORDED IN LIBER 123 OF PLATS, PAGE 3, OAKLAND COUNTY RECORDS SAID POINT ALSO BEING THE NORTHEAST CORNER OF LOT 17; THENCE SOUTH 02 DEGREES 30 MINUTES 23 SECONDS EAST, 993.60 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.673 ACRES.

**WATER MAIN EASEMENT DESCRIPTION**

A PART OF LOT 17 AND LOT 18 OF HAMLIN PLACE FARMS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN LIBER 15 OF PLATS PAGE 34, OAKLAND COUNTY RECORDS. MORE PARTICULARLY DESCRIBED AS:

COMMENCING AT THE SOUTH QUARTER CORNER OF SECTION 22, TOWN 3, NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN, SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 287.51 FEET ALONG THE SOUTH LINE OF SECTION 22; THENCE NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET TO THE SOUTHEAST CORNER OF LOT 17; THENCE CONTINUING NORTH 02 DEGREES 30 MINUTES 23 SECONDS WEST, 30.00 FEET ALONG THE EAST LINE OF SAID LOT 17; THENCE SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 75.39 FEET TO THE POINT OF BEGINNING; THENCE THE FOLLOWING 34 (THIRTY-FOUR) COURSES BEING ALONG THE PERIMETER OF SAID EASEMENT; (1) SOUTH 87 DEGREES 04 MINUTES 41 SECONDS WEST, 20.00 FEET; AND (2) NORTH 02 DEGREES 13 MINUTES 28 SECONDS WEST, 12.78 FEET; AND (3) NORTH 44 DEGREES 25 MINUTES 36 SECONDS EAST, 23.98 FEET; AND (4) NORTH 02 DEGREES 32 MINUTES 05 SECONDS WEST, 172.16 FEET; AND (5) NORTH 47 DEGREES 29 MINUTES 00 SECONDS WEST, 22.05 FEET; AND (6) SOUTH 87 DEGREES 28 MINUTES 04 SECONDS WEST, 73.36 FEET; AND (7) ALONG A NON TANGENT CURVE TO THE LEFT 22.80 FEET SAID CURVE HAVING A RADIUS OF 189.50 FEET, A CENTRAL ANGLE OF 6 DEGREES 53 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF SOUTH 84 DEGREES 00 MINUTE 45 SECONDS WEST, 22.79 FEET TO A POINT OF REVERSE CURVATURE; AND (8) ALONG SAID REVERSE CURVE TO THE RIGHT 27.13 FEET SAID CURVE HAVING A RADIUS OF 225.50 FEET, A CENTRAL ANGLE OF 6 DEGREES 53 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF SOUTH 84 DEGREES 00 MINUTES 45 SECONDS WEST, 27.12 FEET; AND (9) ALONG A TANGENT CURVE TO THE RIGHT 118.59 FEET SAID CURVE HAVING A RADIUS OF 75.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, AND A LONG CHORD BEARING OF NORTH 47 DEGREES 32 MINUTES 27 SECONDS WEST, 106.77 FEET; AND (10) ALONG A TANGENT CURVE TO THE RIGHT 27.14 FEET SAID CURVE HAVING A RADIUS 225.50 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 43 SECONDS, AND A LONG CHORD BEARING OF NORTH 00 DEGREES 54 MINUTES 25 SECONDS EAST, 22.79 FEET; AND (11) NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 26.49 FEET; AND (12) SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 110.00 FEET; AND (13) SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 26.00 FEET; AND (14) SOUTH 02 DEGREES 32 MINUTES 27 SECONDS EAST, 184.60 FEET; AND (15) SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 26.00 FEET; AND (16) NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 204.60 FEET; AND (17) NORTH 87 DEGREES 27 MINUTES 33 SECONDS EAST, 136.00 FEET; AND (18) NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 370.19 FEET; AND (19) NORTH 48 DEGREES 39 MINUTES 39 SECONDS WEST, 18.95 FEET; AND (20) SOUTH 87 DEGREES 27 MINUTES 33 SECONDS WEST, 122.34 FEET; AND (21) NORTH 02 DEGREES 32 MINUTES 27 SECONDS WEST, 20.00 FEET; AND (22) NORTH 87 DEGREES 27 MINUTES 33 SECONDS EAST, 130.40 FEET; AND (23) SOUTH 48 DEGREES 39 MINUTES 39 SECONDS EAST, 35.52 FEET; AND (24) SOUTH 02 DEGREES 32 MINUTES 27 SECONDS EAST, 425.19 FEET; AND (25) ALONG A TANGENT CURVE TO THE RIGHT 25.21 FEET SAID CURVE HAVING A RADIUS OF 209.50 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 43 SECONDS, AND A LONG CHORD BEARING OF SOUTH 00 DEGREES 54 MINUTES 25 SECONDS WEST, 25.20 FEET TO A POINT OF REVERSE CURVATURE; AND (26) ALONG SAID REVERSE CURVE TO THE LEFT 24.73 FEET SAID CURVE HAVING A RADIUS OF 205.50 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 43 SECONDS, AND A LONG CHORD BEARING OF SOUTH 00 DEGREES 54 MINUTES 25 SECONDS WEST, 24.72 FEET; AND (27) ALONG A TANGENT CURVE TO THE LEFT 87.18 FEET SAID CURVE HAVING A RADIUS OF 55.50 FEET, A CENTRAL ANGLE OF 89 DEGREES 59 MINUTES 59 SECONDS, AND A LONG CHORD BEARING OF SOUTH 47 DEGREES 32 MINUTES 27 SECONDS EAST, 78.49 FEET; AND (28) ALONG A TANGENT CURVE TO THE LEFT 24.73 FEET SAID CURVE HAVING A RADIUS OF 205.50 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 84 DEGREES 00 MINUTES 45 SECONDS EAST, 24.71 FEET TO A POINT OF REVERSE CURVATURE; AND (29) ALONG SAID REVERSE CURVE TO THE RIGHT SAID CURVE HAVING A RADIUS OF 209.50 FEET, A CENTRAL ANGLE OF 06 DEGREES 53 MINUTES 37 SECONDS, AND A LONG CHORD BEARING OF NORTH 84 DEGREES 00 MINUTES 45 SECONDS EAST, 25.19 FEET; AND (30) NORTH 87 DEGREES 28 MINUTES 04 SECONDS EAST, 81.66 FEET; AND (31) SOUTH 47 DEGREES 29 MINUTES 00 SECONDS EAST, 38.62 FEET; AND (32) SOUTH 02 DEGREES 32 MINUTES 05 SECONDS EAST, 189.13 FEET; AND (33) SOUTH 44 DEGREES 25 MINUTES 36 SECONDS WEST, 24.04 FEET; AND (34) SOUTH 02 DEGREES 13 MINUTES 28 SECONDS EAST, 3.91 FEET TO THE POINT OF BEGINNING.

**WATER MAIN EASEMENT**

PART OF THE SOUTHWEST 1/4 SECTION 22, T.-03-N., R.-11-E., AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN



ENGINEERS LAND SURVEYORS  
PLANNERS LANDSCAPE ARCHITECTS  
28 W. ADAMS, SUITE 1200  
DETROIT, MICHIGAN 48226  
(313) 962-4442

DATE: 11/08/16	CHECKED BY: ALG	DATE: 11/16	SCALE: NA
DRAWN: LDA			SHEET: 2 OF 2
DESIGN:			JOB No: 18701.00
SECTION: 22	T-03-N, R-11-E		