

**WATER MAIN EASEMENT**

L & R Homes, Inc. a Michigan corporation of 2490 Walton Blvd., Suite 103, Rochester Hills, Michigan 48309-1412 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 (*Legal Descriptions & Drawing*)

Parcel ID# 15-08-451-047  
Commonly known as: 2490 Walton Blvd.

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water man, 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 March, 2024.

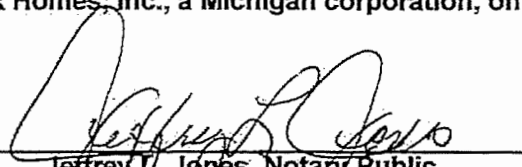
L & R Homes, Inc., a Michigan corporation

  
Vito L. Randazzo

Authorized Agent  
Title

STATE OF MICHIGAN  
COUNTY OF OAKLAND

The foregoing instrument was acknowledged before me this 4<sup>th</sup>, day of March, 2024, by Vito L. Randazzo who is the Authorized Agent of L & R Homes, Inc., a Michigan corporation, on behalf of the company.

  
Jeffrey L. Jones, Notary Public  
Oakland County, Michigan  
Acting in the County of Oakland  
My Commission Expires: May 8, 2027

Drafted by:

City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

R. Dav Christ  
Approved 3/26/24

When recorded, return to:

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

# EXHIBIT A

9/19/2023 1:48 PM

HRC\_OLW.ctb

V:\202305\20230546\F\Property\20230546 ES01.dwg

Hebert Dave

**DESCRIPTION OF PROPERTY (TAKEN FROM RECORD 15-08-451-047)**

PART OF THE S.E. 1/4 OF SECTION 8, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT DISTANT N01°56'00"W 43.11 FEET FROM THE SOUTH 1/4 OF SAID SECTION; THENCE N01°56'00"W 327.47 FEET; THENCE S88°20'09"E 196.15 FEET; THENCE S00°13'41"W 328.38 FEET; THENCE N87°53'00"W 183.84 FEET TO THE POINT OF BEGINNING.

ALSO KNOW AS SIDWELL NO. 15-08-451-047.

SUBJECT TO RESERVATIONS, RESTRICTIONS AND EASEMENTS OF RECORD, IF ANY.

**DESCRIPTION OR WATER MAIN EASEMENT**

THE NORTH 5.00 FEET OF THE SOUTH 22.00 FEET, EXCEPT THE WESTERLY 33.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT DISTANT N01°56'00"W 43.11 FEET FROM THE SOUTH 1/4 (PROPERTY CONTROLLING CORNER) OF SECTION 8, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE N01°56'00"W 327.47 FEET; THENCE S88°20'09"E 196.15 FEET; THENCE S00°13'41"W 328.38 FEET; THENCE N87°53'00"W 183.84 FEET TO THE POINT OF BEGINNING. CONTAINING 757 SQUARE FEET, OR 0.017 ACRES, MORE OR LESS.

**DESCRIPTION OR TEMPORARY CONSTRUCTION EASEMENT**

THE NORTH 5.00 FEET OF THE SOUTH 27.00 FEET, EXCEPT THE WESTERLY 33.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY: BEGINNING AT A POINT DISTANT N01°56'00"W 43.11 FEET FROM THE SOUTH 1/4 (PROPERTY CONTROLLING CORNER) OF SECTION 8, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN; THENCE N01°56'00"W 327.47 FEET; THENCE S88°20'09"E 196.15 FEET; THENCE S00°13'41"W 328.38 FEET; THENCE N87°53'00"W 183.84 FEET TO THE POINT OF BEGINNING. CONTAINING 758 SQUARE FEET, OR 0.017 ACRES, MORE OR LESS.


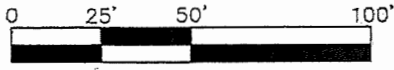
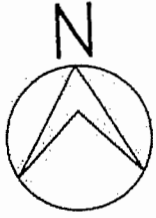
REV.	JOB NO. 20230546	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 9/19/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: <a href="http://www.hrcengr.com">http:// www.hrcengr.com</a>	1	
				OF	1

EXHIBIT B

# SKETCH OF EASEMENT



SCALE: 1" = 50'

NOTE: NO FIELD WORK PERFORMED.  
DESCRIPTION TAKEN FROM RECORD.

80 BREWSTER RD.  
15-08-451-005  
LOT 149

S88°20'09"E 196.15'

SUB. LINE

2490 WALTON BLVD.  
15-08-451-047

2450 WALTON BLVD.  
15-08-451-048

S00°13'41"W 328.38'

BREWSTER RD.  
VARIABLE R.O.W.

PROPERTY CONTROLLING LINE  
N01°56'00"W 327.47'  
NORTH-SOUTH 1/4 LINE

33' R.O.W. LINELINE

5' WD. WATER MAIN ESMT.  
5' WD. TEMPORARY  
CONSTRUCTION ESMT.

27.00'

22.00'

P.O.B. PARENT  
PARCEL

N87°53'00"W 183.84'  
17' WD. HIGHWAY EASEMENT  
L. 41100, P. 85, O.C.R.

EXIST. DEDCIATED R.O.W. 43'

11.55'

N01°56'00"W 43.11'


SOUTH LINE OF SECTION 8

PROPERTY CONTROLLING CORNER  
(S 1/4 CORNER SECTION 8)  
L. 22064, P. 392, O.C.R.

WALTON BOULEVARD

VARIABLE R.O.W.

NORTH 1/4 COR. SECTION 17,  
T.3N., R.11E., CITY OF ROCHESTER HILLS,  
OAKLAND COUNTY, MICHIGAN

REV.	JOB NO. 20230546	 <b>HUBBELL, ROTH &amp; CLARK, INC</b> CONSULTING ENGINEERS SINCE 1915	555 HULET DRIVE BLOOMFIELD HILLS, MICH.	P.O. BOX 824 48303 - 0824	SHEET NO.
	DATE 9/19/23		PHONE: (248) 454-6300 FAX (1st. Floor): (248) 454-6312 FAX (2nd. Floor): (248) 454-6359 WEB SITE: <a href="http://www.hrcengr.com">http:// www.hrcengr.com</a>		1
					OF 1

9/19/2023 1:48 PM

HRC\_OLW.ctb

V:\202305\20230546\F\Property\20230546 ES01.dwg

Hebert Dave