

WATER MAIN EASEMENT

(Company Name) Grace Property Group, LLC a Michigan limited liability company of 2695 Powderhorn Ridge Rd, Rochester Hills, MI 48309-1337

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# 15-20-428-003

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 2nd day of November, 2021.

Grace Property Group, LLC

[Signature]

Signature

LISA ANTONY

(Print Name)

Member, Grace Property Group, LLC

Title

STATE OF MICHIGAN
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 2nd day of Nov., 2021, by Lisa Antony who is a member of Grace Property Group, LLC, a Michigan limited liability company, on behalf of the company.

John Staran
Approved w/4/21

Drafted by:
Lisa Antony
2695 Powderhorn Ridge
Rochester Hills, MI 48309

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

Mick L. Medved
Notary Public
Oakland County, Michigan
My Commission Expires: 03/24/2022

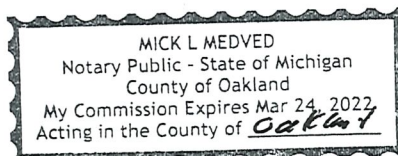


EXHIBIT "A"

EASEMENT DESCRIPTION

WATERMAIN EASEMENT DESCRIPTION: A EASEMENT FOR WATERMAIN BEING PART OF THE SOUTHEAST 1/4 OF SECTION 20, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 280, CHRISTIAN HILLS NO. 3 SUBDIVISION, AS RECORDED IN L.83 OF PLATS, ON P.15 & 16, OAKLAND COUNTY RECORDS, THENCE S.77°41'00"W., 8.73 FT. TO THE POINT OF BEGINNING; THENCE S.10°03'50"E., 64.64 FT.; THENCE N.81°10'05"E., 89.78 FT.; THENCE S.08°49'54"E., 20.00 FT.; THENCE S.81°10'05"W., 89.35 FT.; THENCE S.10°03'50"E., 155.32 FT.; THENCE S.77°42'00"W., 23.55 FT. TO THE 33 FT. RIGHT OF WAY LINE OF CROOKS ROAD; THENCE ALONG THE SAID 33 FT. RIGHT OF WAY LINE, N.08°49'54"W., 240.22 FT.; THENCE N.77°41'00"E., 18.38 FT. TO THE POINT OF BEGINNING. CONTAINING 6,819.21 S.F.

LEGAL DESCRIPTION: PART OF THE SOUTHEAST 1/4 OF SECTION 20, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF CHRISTIAN HILLS NO. 3 SUBDIVISION, AS RECORDED IN L.83 OF PLATS, ON P.15 & 16, OAKLAND COUNTY RECORDS, THENCE N.77°41'E., 345.39 FT. ALONG THE SOUTHERLY BOUNDARY OF SAID CHRISTIAN HILLS NO. 3; THENCE S.08°49'E., 240.00 FT., ALONG THE WESTERLY LINE OF SAID SUBDIVISION TO A POINT ON THE NORTHERLY LINE OF RIVERSIDE HIGHLANDS SUBDIVISION, AS RECORDED IN L.153 OF PLATS, P.27 & 28, OAKLAND COUNTY RECORDS; THENCE S.77°41'W., 345.39 FT. ALONG SAID NORTHERLY LINE OF RIVERSIDE HIGHLANDS SUBDIVISION TO THE CENTERLINE OF CROOKS ROAD; THENCE N.08°49'W., 240.00 FT. ALONG SAID CENTERLINE TO THE POINT OF BEGINNING.

PREPARED FOR:
GRACE PROPERTIES GROUP
2695 POWDERHORN RIDGE RD.
ROCHESTER HILLS, MI 48309
(248) 568-7194

SHEET: 1 OF 2

Approved
Jm
City of Rochester Hills
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Scale: N.T.S.
Date: 10/1/21
Job No. 20-001
Drawn: B.G.R.

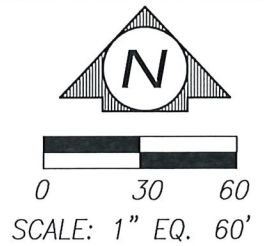
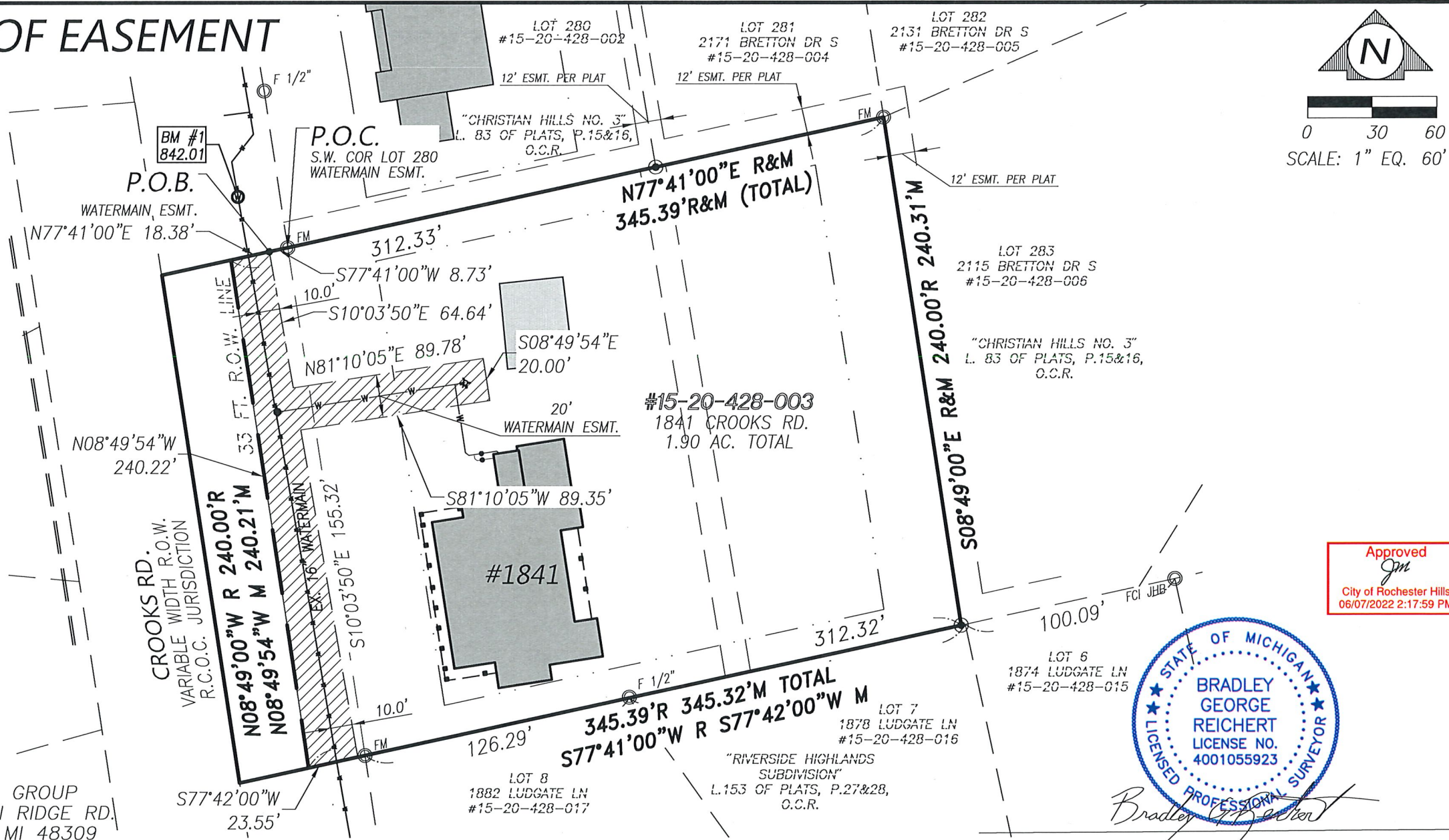


P 248.651.0592 F 248.656.7099
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

DATE:	REV. BY:
11/15/21	BGR
6/6/22	BGR

EXHIBIT "B"

SKETCH OF EASEMENT



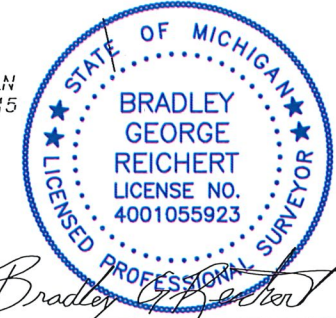
LEGEND:

- FOUND IRON
- SET IRON
- R RECORD DISTANCE
- M MEASURED DISTANCE

PREPARED FOR:
 GRACE PROPERTIES GROUP
 2695 POWDERHORN RIDGE RD.
 ROCHESTER HILLS, MI 48309
 (248) 568-7194

SHEET: 2 OF 2

Approved
Jm
 City of Rochester Hills
 06/07/2022 2:17:59 PM



Scale: 1"=60
 Date: 10/1/21
 Job No. 20-001
 Drawn: B.G.R.



P 248.651.0592 F 248.656.7099
 Mail@ReichertSurveying.com
 140 Flumerfelt Lane - Rochester, MI 48306

LEGAL DESCRIPTION:

PART OF THE SOUTHEAST 1/4 OF SECTION 20, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN.

Date:	Rev. By:
11/15/21	BGR
6/6/22	BGR