

WATERMAIN EASEMENT

Jenoptik Automotive North America, LLC a Michigan limited liability company of 1544 W. Hamlin Road, Rochester Hills, MI 48309 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 # 15-21-376-011

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

20 day of JUNE, 2016.

Jenoptik Automotive North America, LLC

[Signature]  
\_\_\_\_\_  
Signature  
DAVID MATYKOWSKI  
\_\_\_\_\_  
(Print Name)  
V.P. OPERATIONS  
\_\_\_\_\_  
Title

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
Title

STATE OF MICHIGAN  
COUNTY OF Oakland

The foregoing instrument was acknowledged before me this 20 day of June, 2016, by David Matynowski who is a member of Jenoptik Automotive North America, LLC, a Michigan limited liability company, on behalf of the company.

Drafted by:

Rachel Smith  
PEA, Inc.  
2430 Rochester Ct., Suite 100  
Troy, MI 48083

Zina Suzanne Dziedzi  
\_\_\_\_\_  
Zina Suzanne Dziedzi Notary Public  
Oakland County, Michigan  
My Commission Expires: July 1, 2022

John Staran  
Approved 7/14/16

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

EXHIBIT A  
LEGAL DESCRIPTION OF OVERALL PARCEL

LEGAL DESCRIPTION:

Parcel 1 (15-21-376-011)

Land in the City of Rochester Hills, Oakland County, Michigan, described as follows:

A parcel of land being part of the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills (Avon Township), Oakland County, Michigan, described as follows: Commencing at the Southwest corner of said Section 21; thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet; thence N03°10'00"W, 60.00 feet to the POINT OF BEGINNING; thence continuing N03°10'00"W 765.11 feet; thence 551.65 feet along the arc of a curve to the left, having a radius of 5685.71 feet, and a chord bearing N43°19'52"E, 551.43 feet; thence N40°33'06"E, 43.40 feet; thence S03°10'00"E, 1164.08 feet to the North right-of-way line of Hamlin Road (variable width); thence along said right-of-way line the following three (3) courses: 1) S86°50'00"W, 10.96 feet, 2) S03°10'00"E, 12.00 feet and, 3) S86°50'00"W, 419.01 feet to the POINT OF BEGINNING. Containing ±9.508 acres of land.

Mike Taunt  
Approved 6/10/16



**PEA, Inc.**

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

CLIENT: JB DONALDSON COMPANY 37610 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	SCALE: -	JOB No: 2016029
	DATE: 4-11-16	DWG. No: 1 of 1

**EXHIBIT B  
LEGAL DESCRIPTIONS OF EASEMENTS**

**LEGAL DESCRIPTION – VARIABLE WIDTH WATER MAIN EASEMENT 1:**

A variable width water main easement over the previously described Parcel No. 15-21-376-011, being lands in the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southwest Corner of said Section 21;  
thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet;  
thence N03°10'00"W, 60.00 feet to the North line of W. Hamlin Road (variable width);  
thence continuing (L1) N03°10'00"W, 35.99 feet to the POINT OF BEGINNING;

thence along said easement the following forty (40) courses:

- |   |   |
|---|---|
| 1) continuing (L2) N03°10'00"W, 20.00 feet;                   | 3) (L4) N41°46'21"E, 12.96 feet;                              |
| 2) (L3) N86°42'43"E, 99.34 feet;                              | 4) (L5) N03°10'00"W, 440.09 feet;                             |
| 3) (L4) N41°46'21"E, 12.96 feet;                              | 5) (L6) S86°50'00"W, 108.50 feet;                             |
| 4) (L5) N03°10'00"W, 440.09 feet;                             | 6) (L7) N03°10'00"W, 20.00 feet;                              |
| 5) (L6) S86°50'00"W, 108.50 feet;                             | 7) (L8) N86°50'00"E, 108.50 feet;                             |
| 6) (L7) N03°10'00"W, 20.00 feet;                              | 8) (L9) N03°10'00"W, 203.09 feet;                             |
| 7) (L8) N86°50'00"E, 108.50 feet;                             | 9) (L10) N41°50'00"E, 77.48 feet;                             |
| 8) (L9) N03°10'00"W, 203.09 feet;                             | 10) (L11) N86°50'00"E, 127.67 feet;                           |
| 9) (L10) N41°50'00"E, 77.48 feet;                             | 11) (L12) N03°10'00"W, 10.00 feet;                            |
| 10) (L11) N86°50'00"E, 127.67 feet;                           | 12) (L13) N86°50'00"E, 20.00 feet;                            |
| 11) (L12) N03°10'00"W, 10.00 feet;                            | 13) (L14) S03°10'00"E, 10.00 feet;                            |
| 12) (L13) N86°50'00"E, 20.00 feet;                            | 14) (L15) N86°50'00"E, 72.16 feet;                            |
| 13) (L14) S03°10'00"E, 10.00 feet;                            | 15) (L16) S48°10'00"E, 43.64 feet;                            |
| 14) (L15) N86°50'00"E, 72.16 feet;                            | 16) (L17) S03°10'00"E, 311.84 feet;                           |
| 15) (L16) S48°10'00"E, 43.64 feet;                            | 17) (L18) N86°50'00"E, 16.00 feet;                            |
| 16) (L17) S03°10'00"E, 311.84 feet;                           | 18) (L19) S03°10'00"E, 20.00 feet;                            |
| 17) (L18) N86°50'00"E, 16.00 feet;                            | 19) (L20) S86°50'00"W, 27.00 feet;                            |
| 18) (L19) S03°10'00"E, 20.00 feet;                            | 20) (L21) S03°10'00"E, 4.78 feet;                             |
| 19) (L20) S86°50'00"W, 27.00 feet;                            | 21) (L22) S86°50'00"W, 26.00 feet;                            |
| 20) (L21) S03°10'00"E, 4.78 feet;                             | 22) (L23) N03°10'00"W, 20.78 feet;                            |
| 21) (L22) S86°50'00"W, 26.00 feet;                            | 23) (L24) N86°50'00"E, 17.00 feet;                            |
| 22) (L23) N03°10'00"W, 20.78 feet;                            | 24) (L25) N03°10'00"W, 307.56 feet;                           |
| 23) (L24) N86°50'00"E, 17.00 feet;                            | 25) (L26) N48°10'00"W, 27.07 feet;                            |
| 24) (L25) N03°10'00"W, 307.56 feet;                           | 26) (L27) S86°50'00"W, 203.26 feet;                           |
| 25) (L26) N48°10'00"W, 27.07 feet;                            | 27) (L28) S41°50'00"W, 60.91 feet;                            |
| 26) (L27) S86°50'00"W, 203.26 feet;                           | 28) (L29) S03°10'00"E, 186.22 feet;                           |
| 27) (L28) S41°50'00"W, 60.91 feet;                            | 29) (L30) N86°50'00"E, 17.00 feet;                            |
| 28) (L29) S03°10'00"E, 186.22 feet;                           | 30) (L31) S03°10'00"E, 28.00 feet;                            |
| 29) (L30) N86°50'00"E, 17.00 feet;                            | 31) (L32) S86°50'00"W, 17.00 feet;                            |
| 30) (L31) S03°10'00"E, 28.00 feet;                            | 32) (L33) S03°10'00"E, 423.30 feet;                           |
| 31) (L32) S86°50'00"W, 17.00 feet;                            | 33) (L34) N86°50'00"E, 24.00 feet;                            |
| 32) (L33) S03°10'00"E, 423.30 feet;                           | 34) (L35) S03°10'00"E, 24.00 feet;                            |
| 33) (L34) N86°50'00"E, 24.00 feet;                            | 35) (L36) S86°50'00"W, 20.00 feet;                            |
| 34) (L35) S03°10'00"E, 24.00 feet;                            | 36) (L37) N03°10'00"W, 4.00 feet;                             |
| 35) (L36) S86°50'00"W, 20.00 feet;                            | 37) (L38) S86°50'00"W, 4.00 feet;                             |
| 36) (L37) N03°10'00"W, 4.00 feet;                             | 38) (L39) S03°10'00"E, 5.65 feet;                             |
| 37) (L38) S86°50'00"W, 4.00 feet;                             | 39) (L40) S41°46'21"W, 29.51 feet and;                        |
| 38) (L39) S03°10'00"E, 5.65 feet;                             | 40) (L41) S86°42'43"W, 107.66 feet to the POINT OF BEGINNING. |
| 39) (L40) S41°46'21"W, 29.51 feet and;                        |   |
| 40) (L41) S86°42'43"W, 107.66 feet to the POINT OF BEGINNING. |   |

Containing ±32,756 square feet or ±0.752 acres of land.

**LEGAL DESCRIPTION – 20 FOOT WIDE WATER MAIN EASEMENT 2:**

A 20 foot wide water main easement over the previously described Parcel No. 15-21-376-011, being lands in the Southwest 1/4 of Section 21, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan, said easement being more particularly described as:

Commencing at the Southwest Corner of said Section 21;  
thence along the South line of said Section 21, N86°50'00"E, 1875.96 feet;  
thence N03°10'00"W, 60.00 feet to the North line of W. Hamlin Road (variable width);  
thence along said North line, (L42) N86°50'00"E, 419.01 feet;  
thence (L43) N03°10'00"W, 12.00 feet;  
thence (L44) N86°50'00"E, 10.96 feet;  
thence (L45) N03°10'00"W, 5.97 feet to the POINT OF BEGINNING;

thence along said easement the following four (4) courses:

- 1) (L46) S86°56'28"W, 54.02 feet;
- 2) (L47) N03°03'32"W, 20.00 feet;
- 3) (L48) N86°56'28"E, 53.98 feet and;
- 4) (L49) S03°10'00"E, 20.00 feet to the POINT OF BEGINNING.

Containing ±1,080 square feet of land.

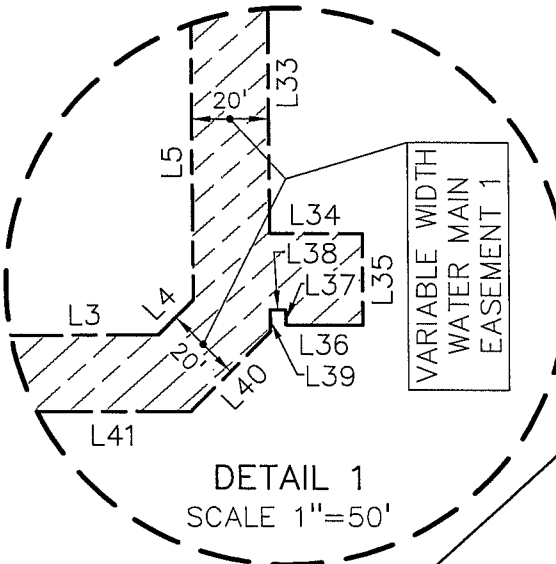
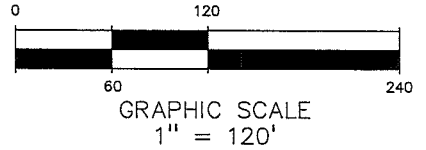


**PEA, Inc.**

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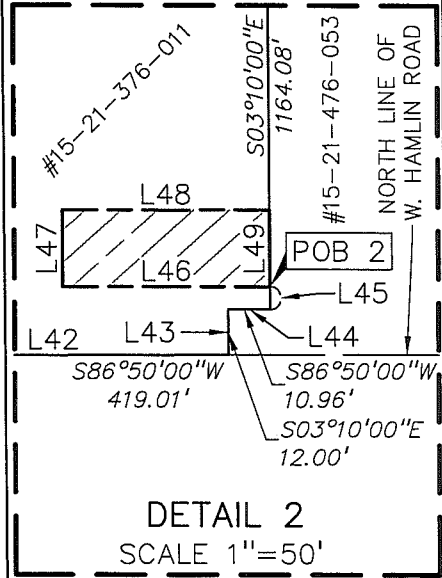
CLIENT: <b>JB DONALDSON COMPANY</b> 37610 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	SCALE: –	JOB No: 2016029
	DATE: 4-11-16	DWG. No: 1 of 1

EXHIBIT C  
SKETCH OF VARIABLE WIDTH WATER MAIN EASEMENTS



DETAIL 1  
SCALE 1"=50'

$N40^{\circ}33'06''E$   
43.40'  
#15-21-201-009  
ARC = 551.65'  
RADIUS = 5,685.71'  
DELTA =  $5^{\circ}33'32''$   
CHORD = 551.43'  
CH. BRG. =  $N43^{\circ}19'52''E$



DETAIL 2  
SCALE 1"=50'

\*\*SEE SHEET 4 FOR LINE DATA\*\*

PARCEL 2  
#15-21-376-010  
(#6.125 ACRES)

PARCEL 1  
#15-21-376-011  
(±9.508 ACRES)

#15-21-476-053

#15-21-476-053



*Daniel Cole*

SEE DETAIL 1 ABOVE

SEE DETAIL 2 ABOVE

20' WATER MAIN EASEMENT 2


NORTH LINE OF W. HAMLIN ROAD

POB PARCEL  
 $N86^{\circ}50'00''E$   
1875.96'  
SOUTHWEST CORNER SECTION 21, T3N, R11E

SOUTH LINE OF SECTION 21

W. HAMLIN ROAD  
(VARIABLE WIDE)

SOUTH 1/4 CORNER SECTION 21 T3N, R11E

CLIENT: JB DONALDSON COMPANY 37610 HILLS TECH DRIVE FARMINGTON HILLS, MI 48331	SCALE: 1"= 120'	JOB No: 2016029	 PEA, Inc. 2430 Rochester Ct, Ste 100 Troy, MI 48063-1872 t: 248.689.9090 f: 248.689.1044 www.peainc.com
	DATE: 4-11-16	DWG. No: 1 of 2	

## EXHIBIT C LINE TABLES

Line Table		
Line #	Direction	Length
L1	N03°10'00"W	35.99'
L2	N03°10'00"W	20.00'
L3	N86°42'43"E	99.34'
L4	N41°46'21"E	12.96'
L5	N03°10'00"W	440.09'
L6	S86°50'00"W	108.50'
L7	N03°10'00"W	20.00'
L8	N86°50'00"E	108.50'
L9	N03°10'00"W	203.09'
L10	N41°50'00"E	77.48'
L11	N86°50'00"E	127.67'
L12	N03°10'00"W	10.00'
L13	N86°50'00"E	20.00'
L14	S03°10'00"E	10.00'
L15	N86°50'00"E	72.16'
L16	S48°10'00"E	43.64'
L17	S03°10'00"E	311.84'
L18	N86°50'00"E	16.00'
L19	S03°10'00"E	20.00'
L20	S86°50'00"W	27.00'
L21	S03°10'00"E	4.78'
L22	S86°50'00"W	26.00'
L23	N03°10'00"W	20.78'
L24	N86°50'00"E	17.00'
L25	N03°10'00"W	307.56'

Line Table		
Line #	Direction	Length
L26	N48°10'00"W	27.07'
L27	S86°50'00"W	203.26'
L28	S41°50'00"W	60.91'
L29	S03°10'00"E	186.22'
L30	N86°50'00"E	17.00'
L31	S03°10'00"E	28.00'
L32	S86°50'00"W	17.00'
L33	S03°10'00"E	423.30'
L34	N86°50'00"E	24.00'
L35	S03°10'00"E	24.00'
L36	S86°50'00"W	20.00'
L37	N03°10'00"W	4.00'
L38	S86°50'00"W	4.00'
L39	S03°10'00"E	5.65'
L40	S41°46'21"W	29.51'
L41	S86°42'43"W	107.66'
L42	N86°50'00"E	419.01'
L43	N03°10'00"W	12.00'
L44	N86°50'00"E	10.96'
L45	N03°10'00"W	5.97'
L46	S86°56'28"W	54.02'
L47	N03°03'32"W	20.00'
L48	N86°56'28"E	53.98'
L49	S03°10'00"E	20.00'



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CLIENT:  
**JB DONALDSON COMPANY**  
37610 HILLS TECH DRIVE  
FARMINGTON HILLS, MI 48331

SCALE: -

JOB No: 2016029

DATE: 4-11-16

DWG. No: 2 of 2