

WATER MAIN EASEMENT

Auburn Angara Oaks LLC a Michigan limited liability company of 14496 North Sheldon Road, Suite 230, Plymouth, Michigan 48170 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#15-32-201-001, 15-32-201-002, 15-32-201-003, 15-32-201-004, 15-32-201-006

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.

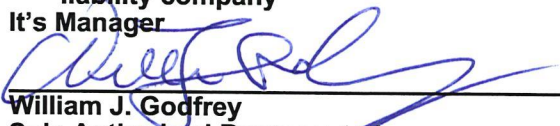
All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the water main shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use 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 3RD day of JUNE, 2026.

**Auburn Angara Oaks LLC, a Michigan limited liability company
By: Three Oaks Communities, LLC, a Michigan limited liability company
It's Manager

William J. Godfrey
Sole Authorized Representative**

**STATE OF MICHIGAN
COUNTY OF WAYNE**

The foregoing instrument was acknowledged before me this 3 day of JUNE, 2026, By William J. Godfrey, Sole Authorized Representative of Three Oaks Communities LLC, Manager of Walton Oaks LLC, a Michigan limited liability company on behalf of the company

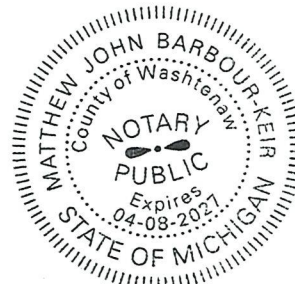
**Drafted by:
Bruce Michael
14496 North Sheldon Road, Suite 230
Plymouth, Michigan 48170**

**

, Notary Public
County, Michigan
My Commission Expires:**

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

**P. Dan Christ
Approved 6/15/2026**



Acting in Wayne Co.

EXHIBIT A

LOTS 10, 11, 12, 13, 15 AND THE SOUTH 28 FEET OF LOT 14, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS IN THE EAST 12 FEET OF LOT 14, SUPERVISOR'S PLAT OF GRANT M. JOHN'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN L.54A OF PLATS, PAGE(S) 61, O.C.R.

PART OF THE NORTHEAST 1/4 OF SECTION 32 TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE NORTH 1/4 CORNER OF SAID SECTION 32; THENCE S.08°22'28"E., 33.15 FT. TO THE SOUTH RIGHT OF WAY LINE OF AUBURN ROAD AND POINT OF BEGINNING; THENCE PROCEEDING ALONG SOUTH RIGHT OF WAY LINE N.87°05'54"E., 304.60 FT.; THENCE S.07°59'57"E., 272.13 FT. ALONG THE EAST LINE OF LOT 11; THENCE N.87°05'54"E., 125.70 FT.; THENCE S.05°46'56"E., 827.85 FT. ALONG THE EAST LINE OF LOTS 14 & 15; THENCE S.86°47'14"W., 390.69 FT. ALONG THE SOUTH LINE OF LOTS 15, 13 AND 10; THENCE N.08°22'28"W., 1105.01 FT. ALONG THE WEST LINE OF LOT 10 TO THE POINT OF BEGINNING, CONTAINING 9.676 ACRES.

RESERVED THEREFROM ALL EASEMENTS AND RIGHT OF WAYS OF RECORD.

Approved
SB
City of Rochester Hills
06/25/2026

EXHIBIT B

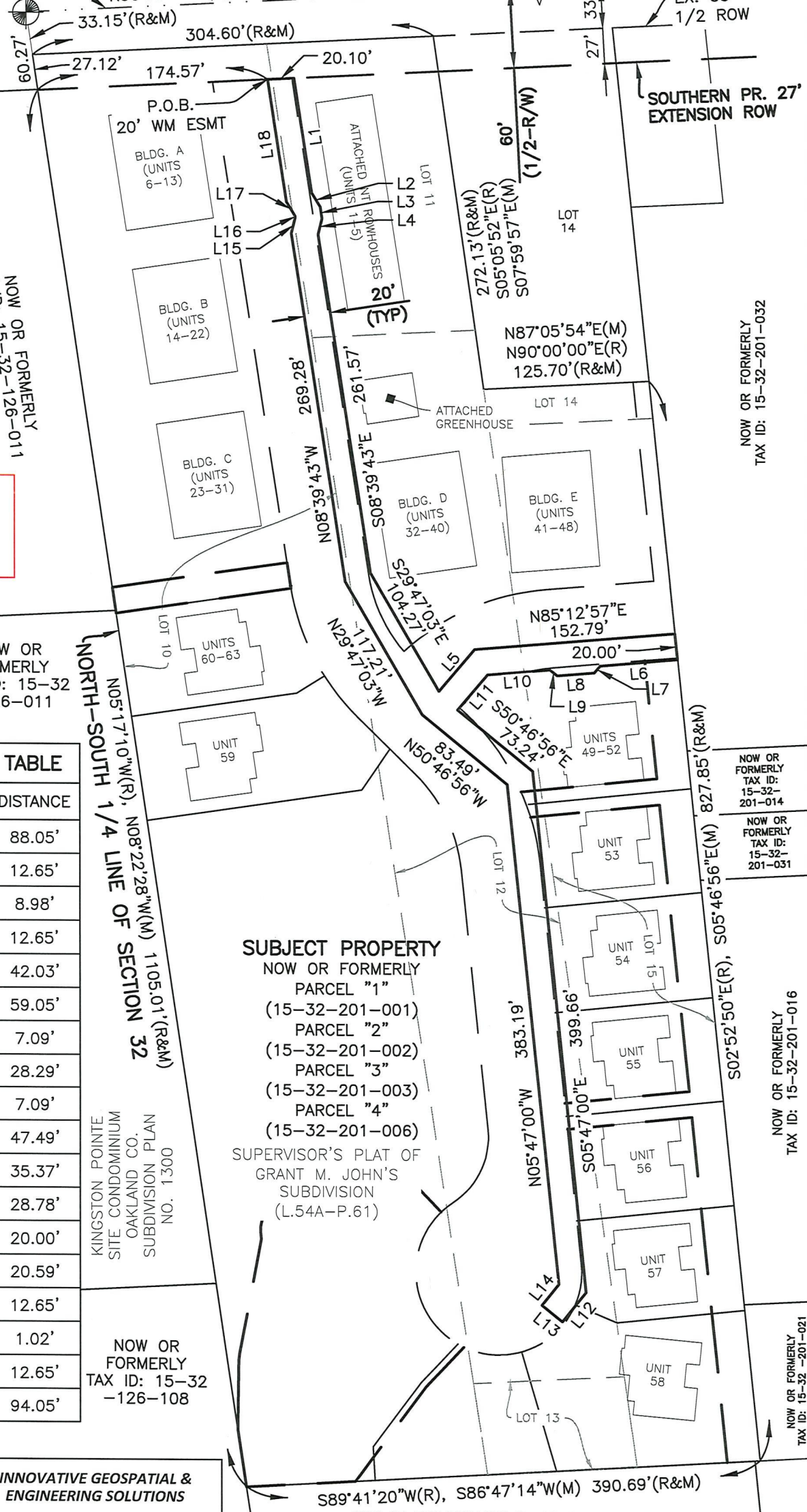
(20' WATER MAIN EASEMENT)

NE COR., SEC. 32
T3N-R11E, E-11

NORTH LINE
OF SEC. 32 &
AUBURN ROAD
(PUBLIC-R/W)

N 1/4 COR.
SEC. 32
T3N-R11E
E-11
(P.O.C.)

N90°00'00"E(R), N87°05'54"E(M) 3153.93'(R)



NOW OR FORMERLY
TAX ID: 15-32-126-011

NOW OR FORMERLY
TAX ID: 15-32-201-032

NOW OR FORMERLY
TAX ID: 15-32-126-011

NOW OR FORMERLY
TAX ID: 15-32-201-014

NOW OR FORMERLY
TAX ID: 15-32-201-031

NOW OR FORMERLY
TAX ID: 15-32-201-016

NOW OR FORMERLY
TAX ID: 15-32-201-021

Approved
SB
City of Rochester Hills
06/12/2026

WATER MAIN LINE TABLE		
LINE #	BEARING	DISTANCE
L1	S8°39'43"E	88.05'
L2	S31°09'30"E	12.65'
L3	S8°39'31"E	8.98'
L4	S13°50'29"W	12.65'
L5	N40°13'53"E	42.03'
L6	S85°12'57"W	59.05'
L7	S40°11'25"W	7.09'
L8	S85°12'57"W	28.29'
L9	N49°45'53"W	7.09'
L10	S85°12'57"W	47.49'
L11	S40°13'53"W	35.37'
L12	S38°46'48"W	28.78'
L13	N51°13'12"W	20.00'
L14	N38°46'48"E	20.59'
L15	N13°50'29"E	12.65'
L16	N8°39'31"W	1.02'
L17	N31°09'30"W	12.65'
L18	N8°39'43"W	94.05'

NORTH-SOUTH 1/4 LINE OF SECTION 32
N05°17'10"W(R), N08°22'28"W(M) 1105.01'(R&M)

KINGSTON POINTE
SITE CONDOMINIUM
OAKLAND CO.
SUBDIVISION PLAN
NO. 1300

NOW OR FORMERLY
TAX ID: 15-32-126-108

SUBJECT PROPERTY
NOW OR FORMERLY
PARCEL "1"
(15-32-201-001)
PARCEL "2"
(15-32-201-002)
PARCEL "3"
(15-32-201-003)
PARCEL "4"
(15-32-201-006)
SUPERVISOR'S PLAT OF
GRANT M. JOHN'S
SUBDIVISION
(L.54A-P.61)

LAST REVISION: 6/10/2026		CLIENT:
DATE: 1/13/2025		ANGARA OAKS
SCALE: 1"=100'	SHEET: 1 of 2	NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS
FILE : 22-051_Exhibits	JOB No. 22-051	DR. BY:DC CHK BY: MB



INNOVATIVE GEOSPATIAL & ENGINEERING SOLUTIONS
298 VETERANS DRIVE
FOWLERVILLE,
MICHIGAN 48836
(OFFICE) 517-223-3512
monumentengineering.com
SERVICE DISABLED VETERAN OWNED
SMALL BUSINESS (SDVOSB)

EXHIBIT B

(20' WATER MAIN EASEMENT)

20 Foot Wide Water Main Easement Description

A 20 Foot Wide Water Main Easement over Lots 10, 11, 12 and 15 of "Supervisor's Plat of Grant M. John's Subdivision" as recorded in Liber 54A, Page 61, Oakland County Records (O.C.R.), being a part of the Northeast 1/4, Section 32, Town 3 North, Range 11 East, City of Rochester Hills, Oakland County, Michigan more particularly described as:

Commencing at the North 1/4 corner of said Section 32, thence along the North-South 1/4 line of said Section 32, S08°22'28"E, 60.27 feet to the Southern proposed 60 foot wide 1/2 right-of-way of Auburn Road;
 thence along said Southern proposed 60 foot 1/2 right-of-way of Auburn Road, N87°05'54"E, 174.57 feet to the POINT OF BEGINNING of said 20 Foot Wide Water Main Easement;
 thence continuing along said Southern Proposed 60 foot 1/2 right-of-way of Auburn Road, N87°05'54"E, 20.10 feet;
 thence S08°39'43"E, 88.05 feet;
 thence S31°09'30"E, 12.65 feet;
 thence S08°39'31"E, 8.98 feet;
 thence S13°50'29"W, 12.65 feet;
 thence S08°39'41"E, 261.57 feet;
 thence S29°47'03"E, 104.27 feet;
 thence N40°13'53"E, 42.03 feet;
 thence N85°12'57"E, 152.79 feet to the East line of said Lot 15;
 thence along said East line of Lot 15, S05°46'56"E, 20.00 feet;
 thence S85°12'57"W, 59.05 feet;
 thence S40°11'25"W, 7.09 feet;
 thence S85°12'57"W, 28.29 feet;
 thence N49°45'53"W, 7.09 feet;
 thence S85°12'52"W, 47.49 feet;
 thence S40°13'53"W, 35.37 feet;
 thence S51°13'12"W, 20.00 feet;
 thence S50°46'56"E, 73.24 feet;
 thence S05°47'00"E, 399.66 feet;
 thence S38°46'48"W, 28.78 feet;
 thence N51°13'12"W, 20.00 feet;
 thence N38°46'48"E, 20.59 feet;
 thence N05°47'00"W, 383.19 feet;
 thence N50°46'56"W, 83.49 feet;
 thence N29°47'03"W, 117.21 feet;
 thence N08°39'43"W, 269.28 feet;
 thence N13°50'29"E, 12.65 feet;
 thence N08°39'31"W, 1.02 feet;
 thence N31°09'30"W, 12.65 feet;
 thence N08°39'43"W, 94.05 feet to the POINT OF BEGINNING.



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 (OFFICE) 517-223-3512
 monumentengineering.com

*SERVICE DISABLED VETERAN OWNED
 SMALL BUSINESS (SDVOSB)*

LAST REVISION: 6/10/2026		CLIENT:
DATE: 1/13/2025		ANGARA OAKS
SCALE: N/A		NE 1/4, SEC 32, T3N-R11E, ROCHESTER HILLS
SHEET: 2 of 2	DR. BY: DC	CHK BY: MB
FILE : 22-051_Exhibits	JOB No. 22-051	