

WATER MAIN EASEMENT

Auburn Road 3600, LLC a Michigan limited liability
company of 215 more + more city. Rochester Hills, Michigan 48307

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# 15-30-376-032

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 25th day
of July, 2025.

Auburn Road 3600, LLC
(Insert Company Name)
[Signature]
Signature
Maxwell Niedzwiecki
(Print Name)
Member
Title

STATE OF MICHIGAN
COUNTY OF Livingston

The foregoing instrument was acknowledged before me this 25th day of July, 2025
by Maxwell Niedzwiecki who is a member of Auburn Road 3600, LLC
a Michigan limited liability company, on behalf of the company.

[Signature]
Notary Public
County, Michigan
My Commission Expires: August 17, 2027

Drafted by:
(Person's Name & Address)
Kathleen Niedzwiecki
1787 W. Hamlin Rd.
Rochester Hills MI 48307

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

7. Dan Christ
Approved 8/17/25

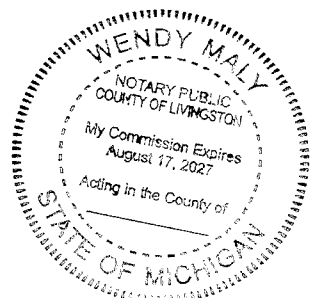
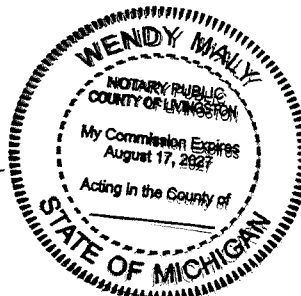


EXHIBIT "A"

EASEMENT LEGAL DESCRIPTION

A 20 FT. WATERMAIN EASEMENT LEGAL DESCRIPTION: A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY MORE PARTICULARLY DESCRIBED AS: COMMENCING AT SOUTHWEST CORNER OF SAID SECTION 30, N.89°08'46"E., 1424.78 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING N.89°08'46"E., 457.22 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE S.W. CORNER OF ROCHESTER HILLS CORPORATE CENTER SUBDIVISION AS RECORDED IN L.193 OF PLATS, P.32-35, OAKLAND COUNTY RECORDS; THENCE N.02°56'39"W., 602.87 FT. TO THE POINT OF BEGINNING; THENCE (L1) S.87°03'21"W., 107.80 FT.; THENCE (L2) S.05°36'29"E., 45.95 FT.; THENCE (L3) S.47°56'39"E., 64.61 FT.; THENCE (L4) S.02°56'39"E., 77.18 FT.; THENCE (L5) S.87°03'21"W., 20.00 FT.; THENCE (L6) N.02°56'39"W., 68.89 FT.; THENCE (L7) N.47°56'39"W., 64.07 FT.; THENCE (L8) N.05°36'29"W., 122.34 FT.; THENCE (L9) N.84°23'31"E., 20.00 FT.; THENCE (L10) S.05°36'29"E., 48.62 FT.; THENCE (L11) N.87°03'21"E., 108.73 FT.; THENCE (L12) S.02°56'39"E., 20.00 FT. TO THE POINT OF BEGINNING. TOGETHER WITH THE RIGHTS OF THE PUBLIC OVER YORK RD. AND AUBURN RD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD, IF ANY. CONTAINING 7,282.23 SQUARE FEET MORE OR LESS.

EXISTING LEGAL DESCRIPTION #15-30-376-032: A PART OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF ROCHESTER HILLS, MICHIGAN, OAKLAND COUNTY MORE PARTICULARLY DESCRIBED AS: COMMENCING AT SOUTHWEST CORNER OF SAID SECTION 30, N.89°08'46"E., 1424.78 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE POINT OF BEGINNING; THENCE CONTINUING N.89°08'46"E., 457.22 FT. ALONG THE SOUTH LINE OF SAID SECTION 30 AND THE CENTERLINE OF AUBURN ROAD TO THE S.W. CORNER OF ROCHESTER HILLS CORPORATE CENTER SUBDIVISION AS RECORDED IN L.193 OF PLATS, P.32-35, OAKLAND COUNTY RECORDS; THENCE N.02°56'39"W., 793.89 FT.; THENCE S.89°06'28"W., 393.53 FT.; THENCE S.02°56'39"E., 240.00 FT.; THENCE S.89°06'28"W., 156.68 FT.; THENCE S.02°56'39"E., 460.53 FT. ALONG THE EAST LINE OF WHEATON & WORRALL'S AVON HILLS ESTATES NO. 1, AS RECORDED IN L.40 OF PLATS, P.31, OAKLAND COUNTY RECORDS AND THE CENTERLINE OF YORK RD. (60 FT. WIDE); THENCE S.46°53'37"E., 133.90 FT. TO THE POINT OF BEGINNING. CONTAINING 394,522.81 S.F. OR 9.057 AC. OF LAND MORE OR LESS. TOGETHER WITH THE RIGHTS OF THE PUBLIC OVER YORK RD. AND AUBURN RD. ALL OF THE ABOVE BEING SUBJECT TO EASEMENTS, RESTRICTIONS AND RIGHT-OF-WAYS OF RECORD, IF ANY.

COMMONLY KNOWN AS: 3600 AUBURN RD., ROCHESTER HILLS, MI 48307

Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length
L1	S87°03'21"W	107.80'	L7	N47°56'39"W	64.07'
L2	S05°36'29"E	45.95'	L8	N05°36'29"W	122.34'
L3	S47°56'39"E	64.61'	L9	N84°23'31"E	20.00'
L4	S02°56'39"E	77.18'	L10	S05°36'29"E	48.62'
L5	S87°03'21"W	20.00'	L11	N87°03'21"E	108.73'
L6	N02°56'39"W	68.89'	L12	S02°56'39"E	20.00'

Seth B.
Appd. 8/18/25

PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SHEET: 1 OF 1

Scale: N.T.S.
Date: 7/2/25
Job No. 23-140
Drawn: B.G.R.



REICHERT
SURVEYING INC.

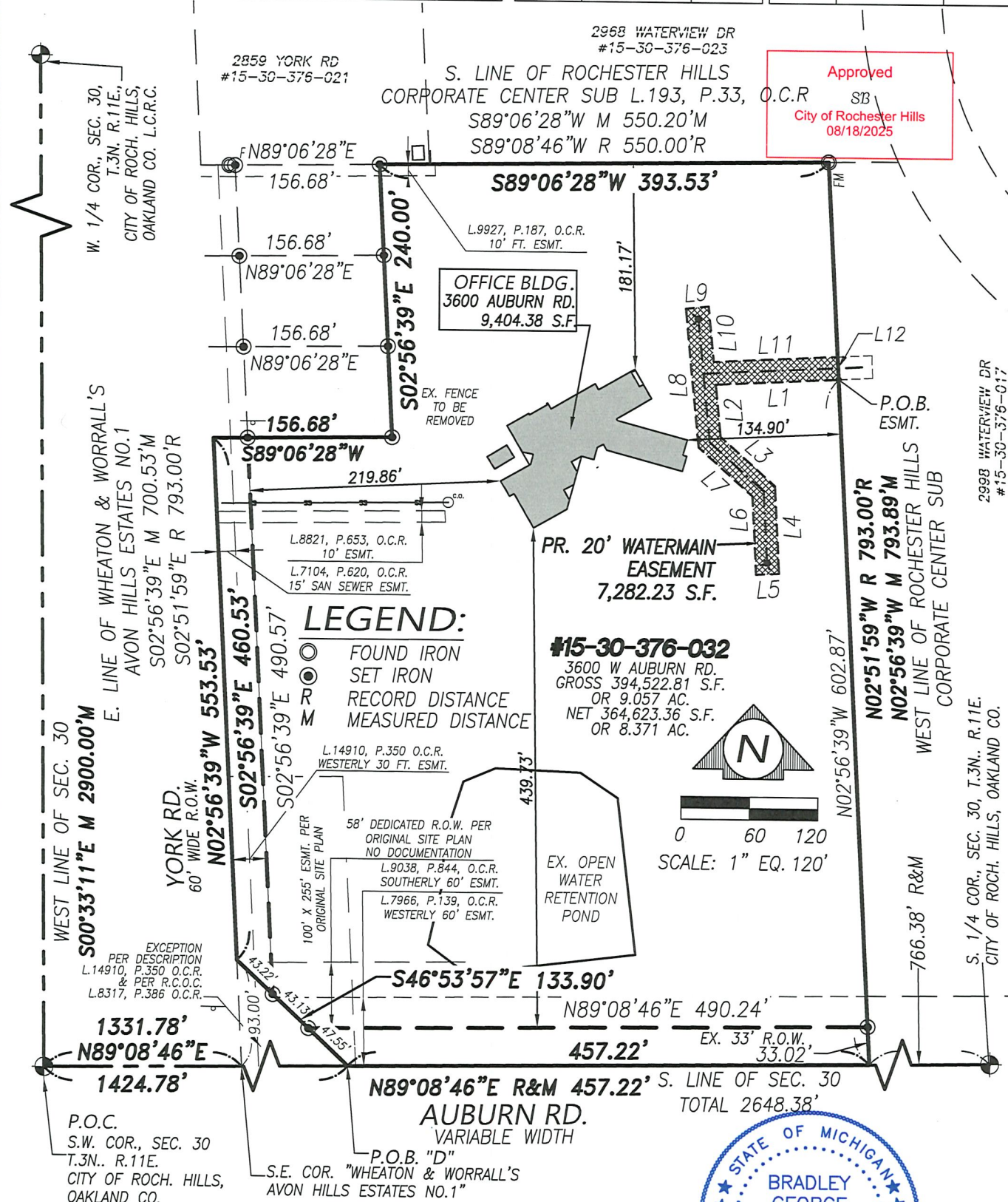
P 248.651.0592
Mail@ReichertSurveying.com
140 Flumerfelt Lane - Rochester, MI 48306

DATE:	REV. BY:
8/7/25	BGR

WATERMAIN EASEMENT

PART OF THE S.W. FRACTIONAL 1/4 OF SECTION 30, T.3N., R.11E., CITY OF
ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN

Line Table			Line Table			Line Table			Line Table		
Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length	Line #	Direction	Length
L1	S87°03'21"W	107.80'	L4	S02°56'39"E	77.18'	L7	N47°56'39"W	64.07'	L10	S05°36'29"E	48.62'
L2	S05°36'29"E	45.95'	L5	S87°03'21"W	20.00'	L8	N05°36'29"W	122.34'	L11	N87°03'21"E	108.73'
L3	S47°56'39"E	64.61'	L6	N02°56'39"W	68.89'	L9	N84°23'31"E	20.00'	L12	S02°56'39"E	20.00'



PREPARED FOR:
AUBURN ROAD 3600 LLC
215 MONTMORENCY RD.
ROCHESTER HILLS, MI 48307
(248) 875-3531

SHEET: 1 OF 1 BRADLEY GEORGE REICHERT P.S. #4001055923

Scale: 1"=120'
Date: 7/2/25
Job No. 23-140
Drawn: B.G.R.



REICHERT
SURVEYING INC.

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

Date:	Rev. By:
8/7/25	BGR

8/7/25	BGR
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