

WATER MAIN EASEMENT

First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit Corporation ("Grantor") of 6377 Orion Road, Rochester Hills, MI 48306

grants to the CITY OF ROCHESTER HILLS ("the City"), a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, MI 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:

Parcel ID#15-03-276-030

See Attached Exhibits A and B (Legal Descriptions & Drawing)

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the water main, 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 13th day of APRIL, 2023.

First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation

Signature: [Handwritten Signature]
Print or type name: Dallas Calvert
Title: Director of Finance and Operations

STATE OF MICHIGAN
COUNTY OF Michigan, Oakland

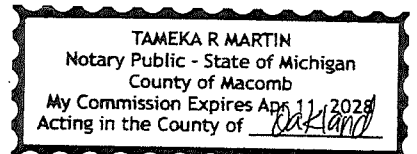
The foregoing instrument was acknowledged before me this 13th day of April, 2023, by Dallas Calvert, who is the Director of Finance and Operations of First Baptist Church of Rochester, a Michigan Ecclesiastical Corporation, now known as First Baptist Church of Rochester, a Michigan non-profit corporation, on behalf of the corporation.

[Handwritten Signature]
_____, Notary Public
Oakland County, Michigan
My Commission Expires: April 11, 2028

John Starau Approved 5/1/23

Drafted by:
Adele Swann
City of Rochester Hills
1000 Rochester Hills Drive
Rochester Hills, MI 48309

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





SHARPE ENGINEERING, INC.

101 N. Washington St. • Oxford, Michigan 48371
248.877.2102 • jim@sharpe-engineering.com



Client	FIRST BAPTIST CHURCH OF ROCHESTER	Date	05/05/23
Address	6377 ORION RD ROCHESTER HILLS, MI 48306	Job #	04.15.02
		SHEET #	1 OF 1

EXHIBIT A

WATER MAIN EASEMENT

PROPERTY DESCRIPTION (VIA ALTA SURVEY):

PARCEL: 15-03-276-030

LAND IN THE CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS FOLLOWS: PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED NORTH 02°08' EAST 506.23 FEET FROM A POINT ON THE EAST AND WEST 1/4 LINE LOCATED NORTH 87°23' WEST 811.20 FEET FROM THE EAST 1/4 CORNER OF SECTION 3; THENCE NORTH 87°23' WEST 998.87 FEET TO THE CENTERLINE OF THE ORION ROAD; THENCE NORTH 26°25' WEST ALONG THE CENTERLINE OF THE ORION ROAD 244.62 FEET; THENCE SOUTH 87°23' EAST 1024.70 FEET; THENCE SOUTH 24°13' EAST 205.21 FEET; THENCE SOUTH 2°08' WEST 30.77 FEET TO THE POINT OF BEGINNING. CONTAINING 5.000 ACRES OF LAND BE THE SAME MORE OR LESS, AND PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED NORTH 24°13' WEST 205.21 FEET, NORTH 2°08' EAST 537.00 FEET FROM A POINT ON THE EAST AND WEST 1/4 LINE LOCATED NORTH 87°23' WEST 811.20 FEET FROM THE EAST 1/4 CORNER OF SECTION 3; THENCE NORTH 87°23' WEST 1024.70 FEET TO THE CENTERLINE OF THE ORION ROAD; THENCE NORTH 26°25' WEST ALONG THE CENTERLINE OF SAID ORION ROAD 376.06 FEET; THENCE SOUTH 87°24' EAST 89.72 FEET; THENCE SOUTH 39°52' EAST 95.02 FEET; THENCE SOUTH 87°50' EAST 918.80 FEET; THENCE SOUTH 24°13' EAST 298.07 FEET TO THE POINT OF BEGINNING.

EXCEPT: ALL PART OF THE FOLLOWING DESCRIBED TRACT "A" WHICH LIES SOUTHWESTERLY OF A LINE 60 FEET NORTHEASTERLY OF MEASURED AT RIGHT ANGLES AND PARALLEL TO THE CENTER LINE OF ORION ROAD AS DEFINED IN SAID TRACT "A".

TRACT "A": PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT LOCATED NORTH 24°13' WEST, 205.21 FEET, NORTH 02°08' EAST 537.00 FEET FROM A POINT ON THE EAST AND WEST 1/4 LINE LOCATED NORTH 87°23' WEST, 811.20 FEET FROM THE EAST 1/4 CORNER OF SECTION 3; THENCE NORTH 87°23' WEST 1024.70 FEET TO THE CENTERLINE OF ORION ROAD; THENCE NORTH 26°25' WEST ALONG THE CENTERLINE OF SAID ORION ROAD 376.06 FEET; THENCE SOUTH 87°24' EAST 89.72 FEET; THENCE SOUTH 39°52' EAST 95.02 FEET; THENCE SOUTH 87°50' EAST 918.80 FEET; THENCE SOUTH 24°13' EAST 298.07 FEET TO THE POINT OF BEGINNING.

ALSO:

PART OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS BEGINNING AT A POINT ON THE EAST AND WEST 1/8TH LINE LOCATED NORTH 86°37' WEST 859.16 FEET FROM THE EAST 1/8TH CORNER OF THE NORTHEAST 1/4 THENCE SOUTH 2°08' WEST 736.70 FEET; THENCE NORTH 24°13' WEST 412.67 FEET; THENCE NORTH 14°36'30" WEST 405.73 FEET TO THE EAST AND WEST 1/8TH LINE; THENCE SOUTH 86°37' EAST ALONG THE 1/8TH LINE 292.54 FEET TO THE POINT OF BEGINNING.

PROPERTY DESCRIPTION (VIA TAX DESCRIPTION):

PART OF THE NE 1/4, T-3-N, R-11-E, SECTION 3, CITY OF ROCHESTER HILLS, OAKLAND COUNTY MICHIGAN, BEGINNING AT A POINT DISTANT N 87-23-00 W 811.20 FEET & N 02-08-00 E 506.23 FEET FROM THE EAST 1/4 CORNER OF SECTION 3; THENCE N 87-23-00 W 998.87 FEET; THENCE N 26-25-00 W 620.68 FEET; THENCE S 87-24-00 E 89.72 FEET; THENCE S 39-52-00 E 95.02 FEET; THENCE S 87-50-00 E 918.80 FEET; THENCE S 24-13-00 E 503.28 FEET; THENCE S 02-08-00 W 30.77 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PART TAKEN FOR ORION RD, AND ALSO BEGINNING AT A POINT DISTANT N 02-08-00 E 539.46 FEET & N 87-33-30 W 811.20 FEET & N 24-12-54 W 107.63 FEET FROM THE EAST 1/4 CORNER OF SECTION 3; THENCE N 24-12-54 W 395.64 FEET; THENCE N 14-36-30 W 405.73 FEET; THENCE S 86-37-00 E 292.54 FEET; THENCE S 02-08-00 W 736.70 FEET TO THE POINT OF BEGINNING, COMBINED TO CONTAIN 13.62 ACRES.

DESCRIPTION OF PERMANENT EASEMENT FOR WATER MAIN

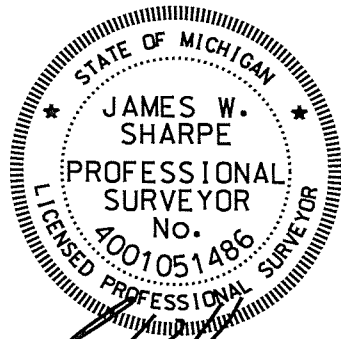
A PERMANENT EASEMENT, FOR THE CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, AND / OR REPLACEMENT OF A WATER MAIN, LOCATED IN THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 3, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS COMMENCING AT THE EAST 1/4 CORNER OF SAID SECTION 3; THENCE NORTH 87°23'00" WEST 811.20 FEET; THENCE NORTH 02°08'00" EAST 506.23 FEET; THENCE NORTH 87°23'00" WEST 622.97 FEET; THENCE NORTH 02°31'59" EAST 124.87 FEET TO THE POINT OF BEGINNING OF A WATER MAIN EASEMENT TWENTY (20) FEET IN PERPENDICULAR WIDTH; THENCE NORTH 87°28'00" WEST 232.35 FEET; THENCE NORTH 02°32'00" EAST 307.41 FEET; THENCE SOUTH 87°28'00" EAST 51.56 FEET; THENCE SOUTH 02°32'00" WEST 20.00 FEET; THENCE NORTH 87°28'00" WEST 31.56 FEET; SOUTH 02°32'00" WEST 193.25 FEET; THENCE SOUTH 87°28'01" EAST 25.53 FEET; THENCE SOUTH 02°31'59" WEST 20.00 FEET; THENCE NORTH 87°28'01" WEST 25.53 FEET; THENCE SOUTH 02°32'00" WEST 54.16 FEET; THENCE SOUTH 87°28'00" EAST 192.35 FEET; THENCE NORTH 02°31'59" EAST 20.00 FEET; THENCE SOUTH 87°28'01" EAST 20.00 FEET; THENCE SOUTH 02°31'59" WEST 40.00 FEET TO THE POINT OF BEGINNING OF THE EASEMENT.

Approved
Jm
City of Rochester Hills
05/10/2023 7:48:44 AM



SHARPE ENGINEERING, INC.

101 N. Washington St. • Oxford, Michigan 48371
248.877.2102 • jim@sharpe-engineering.com



Client FIRST BAPTIST CHURCH OF ROCHESTER

Date 05/05/23

Address 6377 ORION RD

Job # 04.15.02

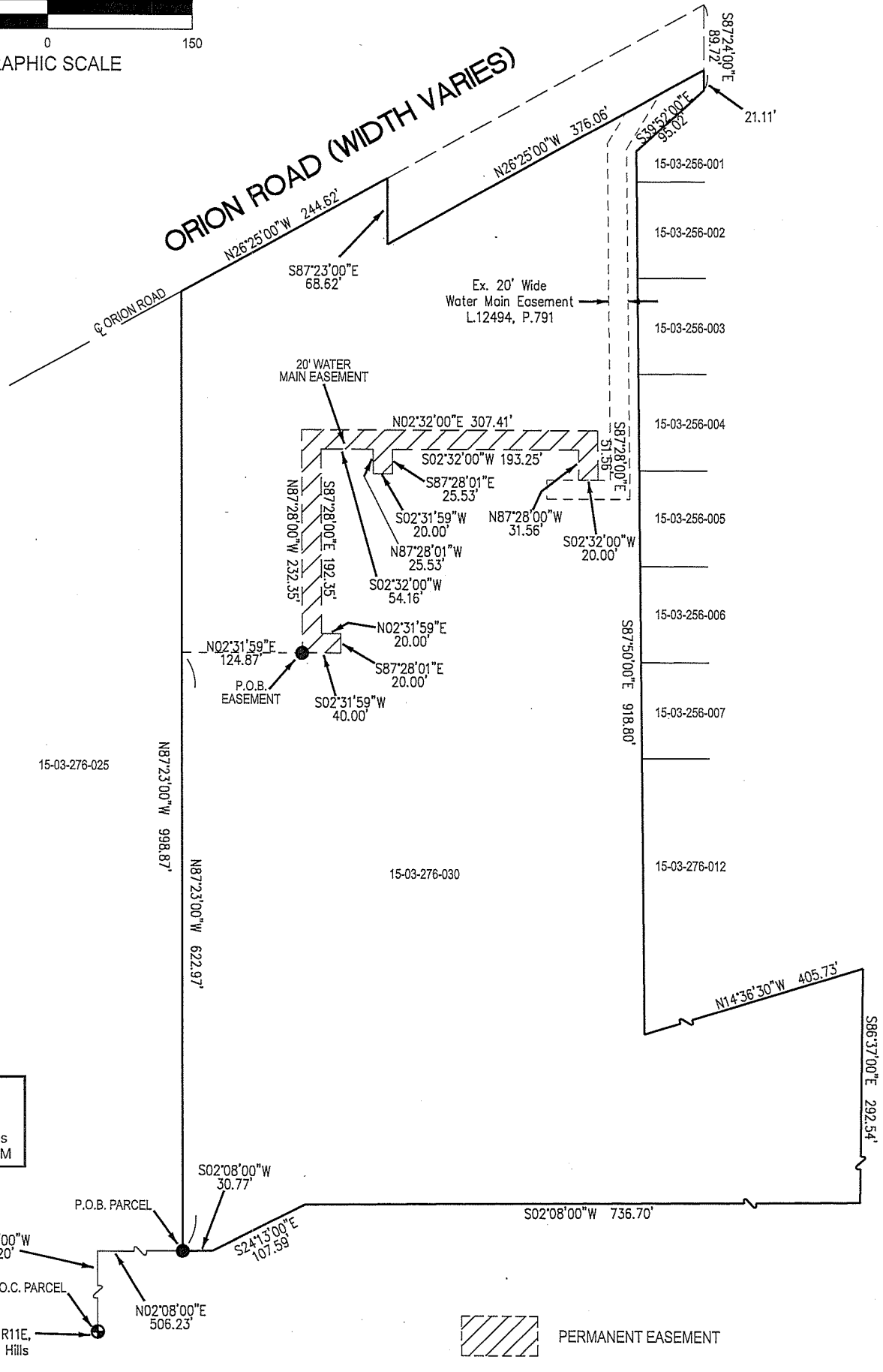
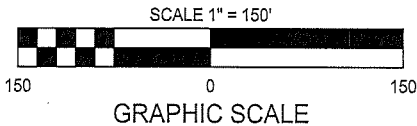
ROCHESTER HILLS, MI 48306

SHEET # 1 OF 1

James W. Sharpe

EXHIBIT B

WATER MAIN EASEMENT SKETCH



Approved
Jm
City of Rochester Hills
05/10/2023 7:49:05 AM

East 1/4 Corner,
Section 03, T3N, R11E,
City of Rochester Hills

PERMANENT EASEMENT