

**Agendum
Oakland University
Board of Trustees Formal Session
February 7, 2025**

**APPROVAL OF EASEMENT EXTENSION AT
OAKLAND WEST CENTER (OWC)
A Recommendation**

1. **Division and Department:** Finance & Administration and Facilities Management Department.
2. **Introduction:** Oakland University (University) has been in discussions with the City of Auburn Hills (City) to extend an existing easement to complete a water main loop on the Oakland West Center property (OWC) at 1500 University Drive. The City has an existing easement at OWC for a water main to provide water service to the building. The City proposes extending the water main to the opposite side of the property to create a water loop which would provide redundancy to the properties served by the loop; OWC would be within that loop.
3. **Previous Board Action:** On April 14, 2022, the Board approved the purchase and renovation of OWC. On September 11, 2023, the Board approved the budget for the varsity basketball training center project at OWC. On December 4, 2023, the Board approved the authorization for Havenwyck Hospital letter of intent and lease at OWC.
4. **Budget Implications:** The easement has no cost associated with it. The City will pay for construction costs for the water main loop.
5. **Educational Implications:** None.
6. **Personnel Implications:** None.
7. **University Reviews/Approvals:** This agendum was formulated by the Associate Vice President for Facilities Management and reviewed by the Senior Vice President for Finance and Administration, and reviewed by the President.
8. **Recommendation:**
WHEREAS, Oakland University (University) is renovating Oakland West Center (OWC) as previously approved by the Board of Trustees; and

WHEREAS, the University is agreeable to extending an existing easement at OWC to extend a water main; and

WHEREAS, extending the water main across the OWC property will create a loop that provides redundancy to the properties served by the loop; now, therefore, be it

**Approval of Easement Extension At
Oakland West Center (OWC)
Oakland University
Board of Trustees Formal Session
February 7, 2025
Page 2**

RESOLVED, that the due diligence relative to the foregoing easement has been completed and comports with the Board's Policy and Procedure for Disposal, Acquisition, Lease, and Other Transfer of Real Property Interests; and, be it further

RESOLVED, that the Senior Vice President for Finance and Administration be authorized to negotiate and execute an agreement and/or easements with the City which will result in: the University granting an extension of the existing easement to the City to allow the City to extend their water main through the OWC property to create a loop; and, be it further

RESOLVED, that the agreements and/or easements be reviewed and approved by the Office of the Vice President for Legal Affairs and General Counsel prior to execution, and be in compliance with the law and with University policies and regulations, and conform to the legal standards and policies of the Vice President for Legal Affairs and General Counsel.

9. Attachments:

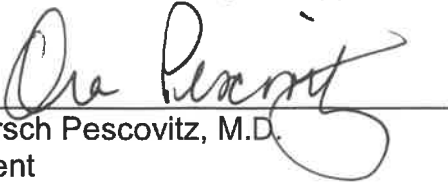
A. Draft proposed easement documentation

Submitted to the President
on 1/27/2025, 2025 by



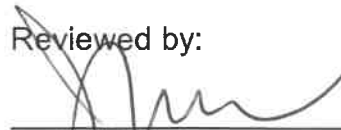
Stephen W. Mackey
Senior Vice President for Finance and
Administration and Treasurer to the Board of
Trustees

Recommended on 1/28, 2025
to the Board of Trustees for Approval by



Ora Hirsch Pescovitz, M.D.
President

Reviewed by:



Joshua D. Merchant, Ph.D.
Chief of Staff and
Secretary to the Board of Trustees

WATER MAIN EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that OAKLAND UNIVERSITY, whose address is 1500 University Drive, Auburn Hills, MI 48326, (hereinafter referred to as "Grantor"), being title holder to the following described parcel of land, to wit:

Description of Parcel:

Tax Identification Number: 02-14-23-151-004

for and in consideration of One (\$1.00) Dollar, receipt of which is hereby acknowledged, does hereby grant and convey to the City of Auburn Hills, a Michigan Municipal Corporation, whose address is 1827 N. Squirrel Road, Auburn Hills, MI 48326, (hereinafter referred to as "Grantee"), a perpetual easement for water main, over, upon, across, in, through, and under the following described real property to wit:

See Exhibit "A"

and to enter upon sufficient land adjacent to said water main easement for the purpose of exercising the rights and privileges granted herein.

Grantee may install, operate, use, repair, replace and maintain lines and all necessary appurtenances thereto, within the easement herein granted.

Grantor agrees not to build or to convey to others permission to build any permanent structures on the above-described easement.

The premises so disturbed by reason of the exercise of any of the foregoing powers, rights and privileges, shall be reasonably restored to its prior condition by Grantee; except that the Grantee will in no case be responsible for replacing or paying for replacing any aesthetic plantings or improvements other than ordinary lawns or city approved standard walks, roadways, driveways and parking lot surfacing which were required to be removed for the construction, reconstruction, enlargement or repair work of said water main.

The portion of the Water Main Easement depicted and legally described on Exhibit A as Vacated Water Main Easement is hereby vacated.

This instrument and the rights and obligations contained herein shall run with the land described herein and shall be binding upon and inure to the benefit of the parties hereto, their heirs, representatives, successors and assigns.

IN WITNESS WHEREOF, the undersigned Grantors have affixed their
signatures this _____ day of _____ A.D., 20 _____.

WITNESSES:

OAKLAND UNIVERSITY

Witness Signature

By: _____
Signature

Printed Name

Its: _____
Printed Name & Title

Witness Signature

By: _____
Signature

Printed Name

Its: _____
Printed Name & Title

STATE OF MICHIGAN)
)SS
COUNTY OF)

On this _____ day of _____, A.D., 20 _____, before me, a Notary Public in and for said County, appeared _____ and _____, and to me known personally known, who, being by me duly sworn, did each for himself say that they are respectively the _____ and the _____ of _____, the Oakland University named in and which executed the within instrument and, that the seal affixed to said instrument was signed and sealed in behalf of said Oakland University by authority of its board of directors; and acknowledged said instrument the free act and deed of said Oakland University.

Notary Public, _____ County, MI

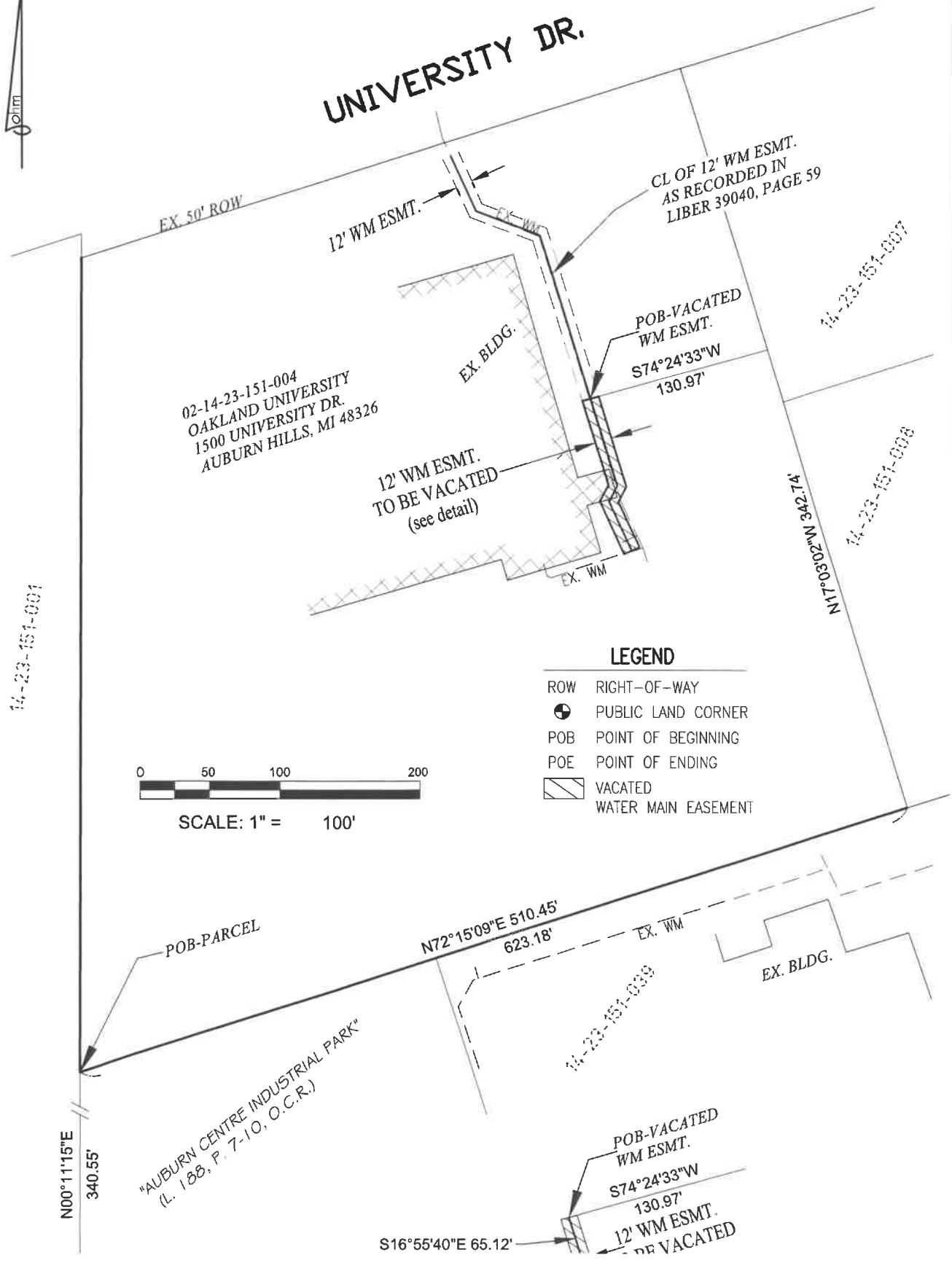
My commission expires _____

This instrument drafted by:
Sameer Hamad
OHM Advisors
34000 Plymouth Road
Livonia, Michigan 48150

WATER MAIN EASEMENT SKETCH

Exhibit "A"

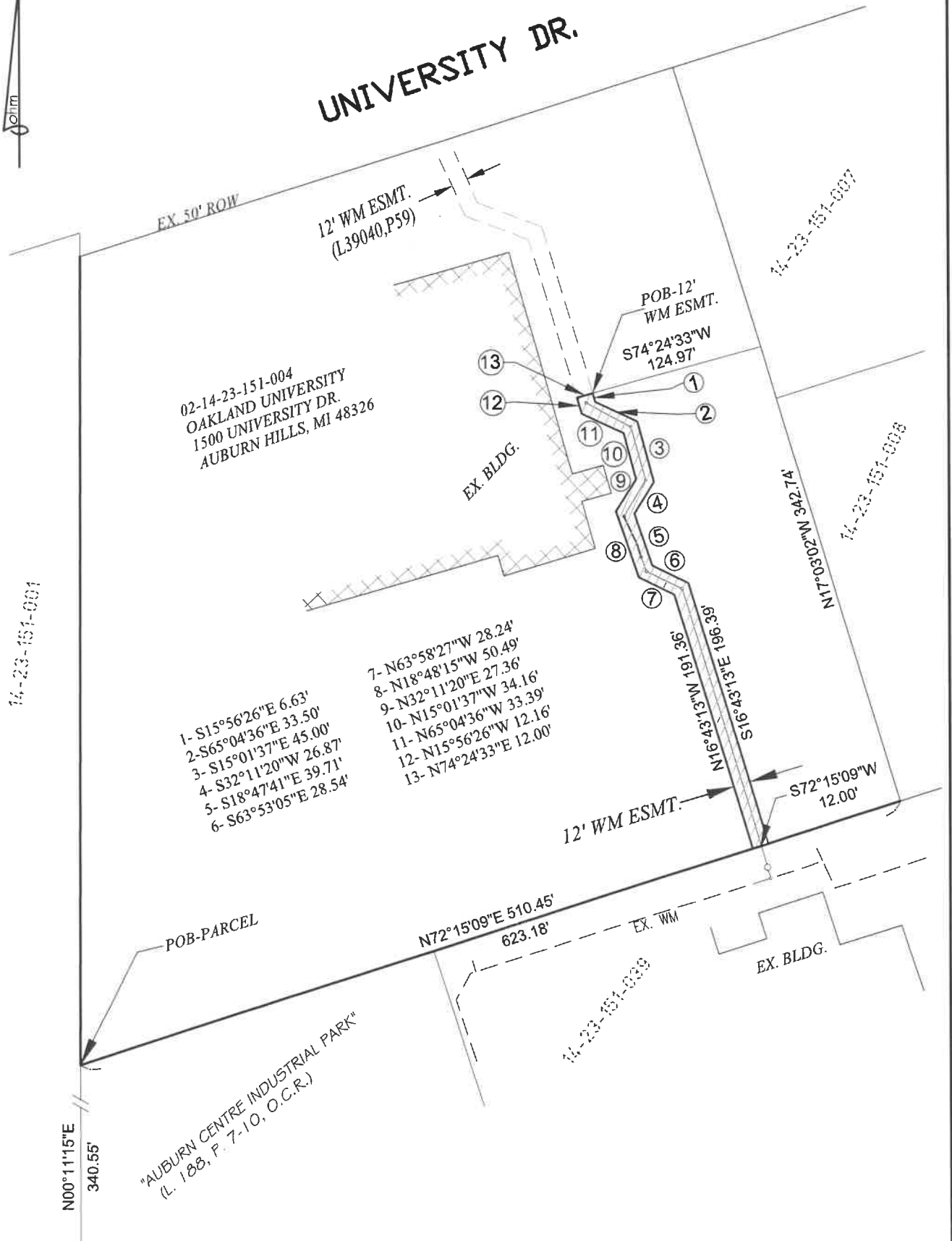
**BEARINGS ARE BASED ON AUBURN CENTRE INDUSTRIAL PARK (L. 188, P. 7-10, O.C.R.)



WATER MAIN EASEMENT SKETCH

Exhibit "A"

**BEARINGS ARE BASED ON AUBURN CENTRE INDUSTRIAL PARK (L. 188, P. 7-10, O.C.R.)



WATER MAIN EASEMENT DESCRIPTION

Exhibit "A"

VACATED WATER MAIN EASEMENT

(BEING PART OF AN EXISTING WATER MAIN EASEMENT,
AS RECORDED IN LIBER 39040, PAGE 59, O.C.R.)

A 12 foot water main easements being a part of the NW 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan. The easement is 6 feet on each side of the following described centerline:

Commencing at the N 00°09'02" E 433.97 feet; thence S 89°49'02" E 142.90 feet; thence N 00°11'15" E 340.55 feet; thence N 72°15'09" E 623.18 feet; thence N 17°03'02" W 342.74 feet; thence S 74°24'33" W 130.97 feet to the centerline of said easement, also being the Point of Beginning; thence along said centerline the following three (3) courses: 1) S 16°55'40" E 65.12 feet, 2) S 28°04'20" W 12.75 feet and 3) S 24°31'38" E 38.81 feet to the Point of Ending.

Contains 1,400 square feet or 0.032 acres of land, more or less. Subject to all easements and restrictions of record, if any.

WATER MAIN EASEMENT (PARCEL #02-14-23-151-004)

A 12 foot water main easements being a part of the NW 1/4 of Section 23, Town 3 North, Range 10 East, City of Auburn Hills, Oakland County, Michigan, more particularly described as follows:

Commencing at the N 00°09'02" E 433.97 feet; thence S 89°49'02" E 142.90 feet; thence N 00°11'15" E 340.55 feet; thence N 72°15'09" E 623.18 feet; thence N 17°03'02" W 342.74 feet; thence S 74°24'33" W 124.97 feet to the Point of Beginning; thence S 15°56'26" E 6.63 feet; thence S 65°04'36" E 33.50 feet; thence S 15°01'37" E 45.00 feet; thence S 32°11'20" W 26.87 feet; thence S 18°47'41" E 39.71 feet; thence S 63°53'05" E 28.54 feet; thence S 16°43'13" E 196.39 feet; thence S 72°15'09" W 12.00 feet; thence N 16°43'13" W 191.36 feet; thence N 63°58'27" W 28.24 feet; thence N 18°48'15" W 50.49 feet; thence N 32°11'20" E 27.36 feet; thence N 15°01'37" W 34.16 feet; thence N 65°04'36" W 33.39 feet; thence N 15°56'26" W 12.16 feet; thence N 74°24'33" E 12.00 feet to the Point of Beginning.

Contains 4,523 square feet or 0.104 acres of land, more or less. Subject to all easements and restrictions of record, if any.