

WATER EASEMENT

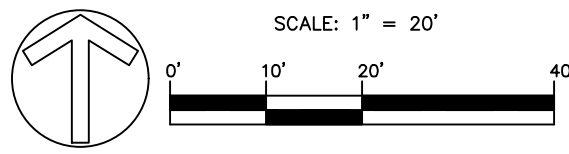
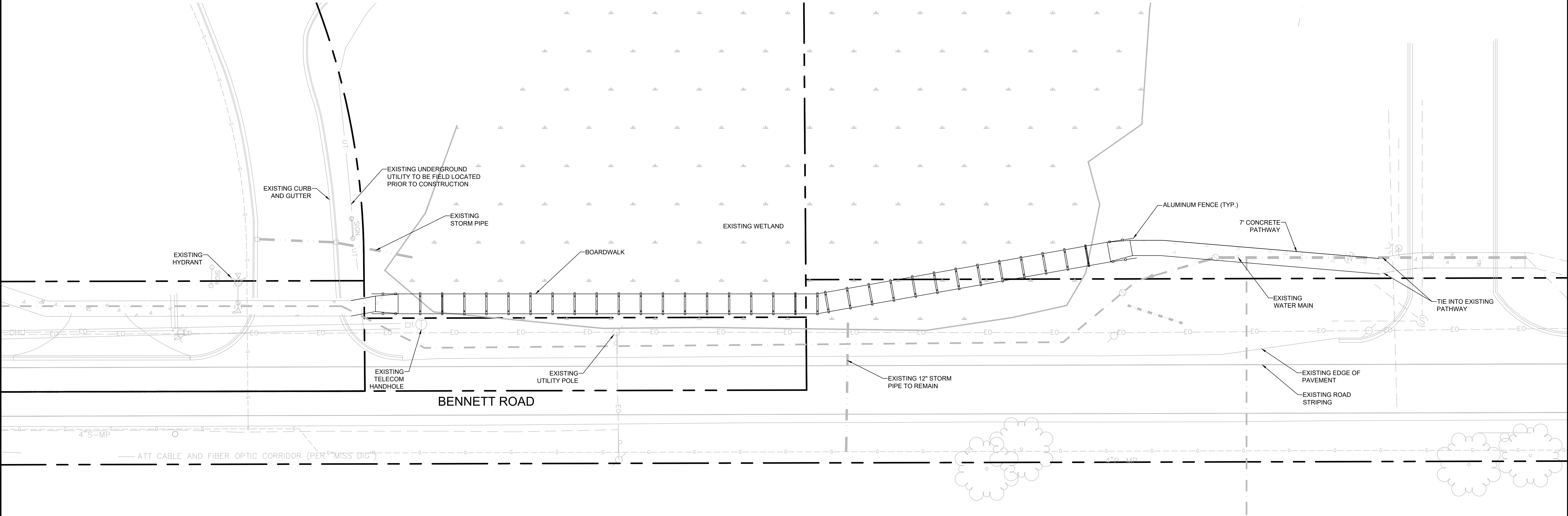
SIREN EASEMENT

PATHWAY EASEMENT

PAY ITEMS (THIS SHEET)		
SHARED USE PATH, CONCRETE	115	SY
SHARED USE PATH, AGGREGATE	40	TN
CONCRETE ABUTMENT	2	EA
TREATED TIMBER BOARDWALK	335	FT
BOARDWALK STRUCTURAL PILES	1	LS
SITE RESTORATION	1	LS
FENCE, ALUMINUM	50	FT

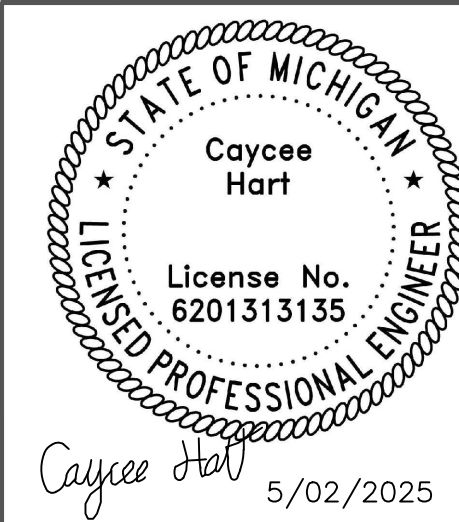
LEGEND

- PROPERTY LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING WATER MAIN



Call 811 before you dig.

WOLVERINE PIPE LINE COMPANY 219-844-9510



REVISIONS:		
DATE	BY:	COMMENTS:
11.02.24	CH	EGL 2ND SUBMITTAL
2.20.25	CH	EGL 3RD SUBMITTAL
4.11.25	CH	EGL 4TH SUBMITTAL
5.02.25	CH	BID SET
SHEET:		
6 - SITE PLAN		

Meridian Charter Township
Ingham County, Michigan

PATHWAY

SCHULTZ PATHWAY

SE 1/4 AND SW 1/4 SECTION 29, T4N, R1W, MERIDIAN TOWNSHIP,
INGHAM COUNTY, MICHIGAN

DRAWN BY: CH

CHECKED BY: YI

GRANT OF EASEMENT

OKEMOS PUBLIC SCHOOLS, a Michigan general powers school district organized and operating under the Revised School Code, MCL 380. 1 et seq., whose address is 4407 N Okemos Road, Okemos, MI 48864, ("Grantor"), hereby grants to the CHARTER TOWNSHIP OF MERIDIAN, a Michigan Municipal Corporation, whose address is 5151 Marsh Road, Okemos, Ingham County, Michigan, ("Grantee"), a perpetual easement for the construction, operation, maintenance, enlargement, reconstruction, repair and/or replacement and use of a ***Non-Motorized Pathway / Boardwalk*** and related wires, cables, conductors, anchors, pipes, devices, appliances and facilities over, on, under, through and across Grantor's land located in the Township of Meridian, County of Ingham, and State of Michigan, more particularly described as:

Property Address: 4009 Hulett Road, Okemos, Michigan 48864

Parcel Number: 33-02-02-29-451-002

Legal Description: COM @ THE S 1/4 COR SEC 29 - N 80 RODS TO N LN OF S 1/2 OF SE 1/4 - E ON N LN 1314.7 FT - S 426.5 FT - E 537.1 FT TO C/L HULETT RD - SW'LY ON C/L 1036.22 FT TO S SEC LN - W ON S SEC LN 1324.92 FT TO THE POB. EXC R/W FOR BENNETT & HULETT RD DESC AS COM @ THE S 1/4 COR SEC 29 - N 33 FT TO THE POB. - N 17 FT - N 89 DEG 29'35" E, 1211.32 FT - N 48 DEG 18'54" E, 103.79 FT - ALONG CURVE RT 170 FT HAVING A 314.36 FT RADIUS & A CHD OF 167.94 FT BRG N 29 DEG 40'35" E - N 45 DEG 10' 08" E 125.64 FT - ON CURVE LEFT 140 FT HAVING A 534.53 FT RADIUS & A CHD OF 139.60 FT BRG N 37 DEG 39'56" E - N 30 DEG 09' 44" E, 484.33 FT - N 90 DEG E 30.76 FT - S 30 DEG 25' 06" W 984.28 FT - S 89 DEG 29' 35" W 1322.15 FT TO THE POB SEC 29 T4NR1W 44.26 AC +/- . Located in the NW 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan (the "Grantor's Property");

The location or placement of the easement within Grantor's above-described land shall be as follows:

EASEMENT DESCRIPTION:

Non-Motorized Pathway #1 Easement Description as shown on Exhibit 1:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, WHICH IS DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29; N0° 18' 54" W 50.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF SAID TRACT; THENCE N80° 12' 36"E 143.43 FEET; THENCE S86° 24' 36"E 133.97 FEET; THENCE N90° 00' 00"E 53.92 FEET; THENCE S78° 09' 02" E 65.99 FEET; THENCE S89° 38' 35"W 393.55' TO THE P.O.B. WITH AN AREA OF ABOUT 5,402 SQUARE FEET.

Non-Motorized Pathway #2 Easement Description as shown on Exhibit 3:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, WHICH IS DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29; N0° 18' 54" W 50.00 FEET, THENCE N89° 39' 53"E 601.42 FEET ALONG THE RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING (P.O.B.) OF SAID TRACT; THENCE CONTINUING N69° 15' 19"E 57.83 FEET; THENCE N90° 00' 00"E 55.43 FEET; THENCE S82° 56' 14"E 162.52 FEET; THENCE S89° 39' 53" W 270.79 FEET TO THE P.O.B. WITH AN AREA OF ABOUT 3,254 SQUARE FEET.

This Easement shall run with the land, and burden the above-described property.

Pursuant to this Grant of Easement, Grantor hereby grants and conveys to the Grantee all of the Grantor's right, title and interest in the landscaping, buildings, and improvements located in the easement described herein.

Grantor grants to the Grantee, its successors and assigns, the perpetual right to enter upon the above-described real estate at any time as it may see fit to construct, operate, repair, maintain, enlarge, reconstruct and replace the line, pipes and facilities on, over, under, through and across the lands herein before described, together with the right to excavate and refill ditches and/or trenches for the location of such lines, pipes and facilities in, over and upon the above described property, and to enter upon sufficient land adjacent to said easement for such purposes. This easement shall be irrevocable and exclusive, however, Grantor and Grantor's successors and assigns of the above described parcel may use and enjoy the easement area for purposes not inconsistent with the easement rights herein granted to Grantee, provided such use and enjoyment does not unreasonably interfere with the Grantee's use of the easement granted by this instrument. Grantor, its successors and assigns, agree not to construct any buildings or permanent improvements within the easement area. Non-use or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent conveyed.

This easement is granted for the sum of \$1.00, the receipt and sufficiency of which is hereby acknowledged. This Grant of Easement is exempt from transfer tax under MCLA 207.505(a), and exempt from state transfer tax under MCLA 207.526(a).

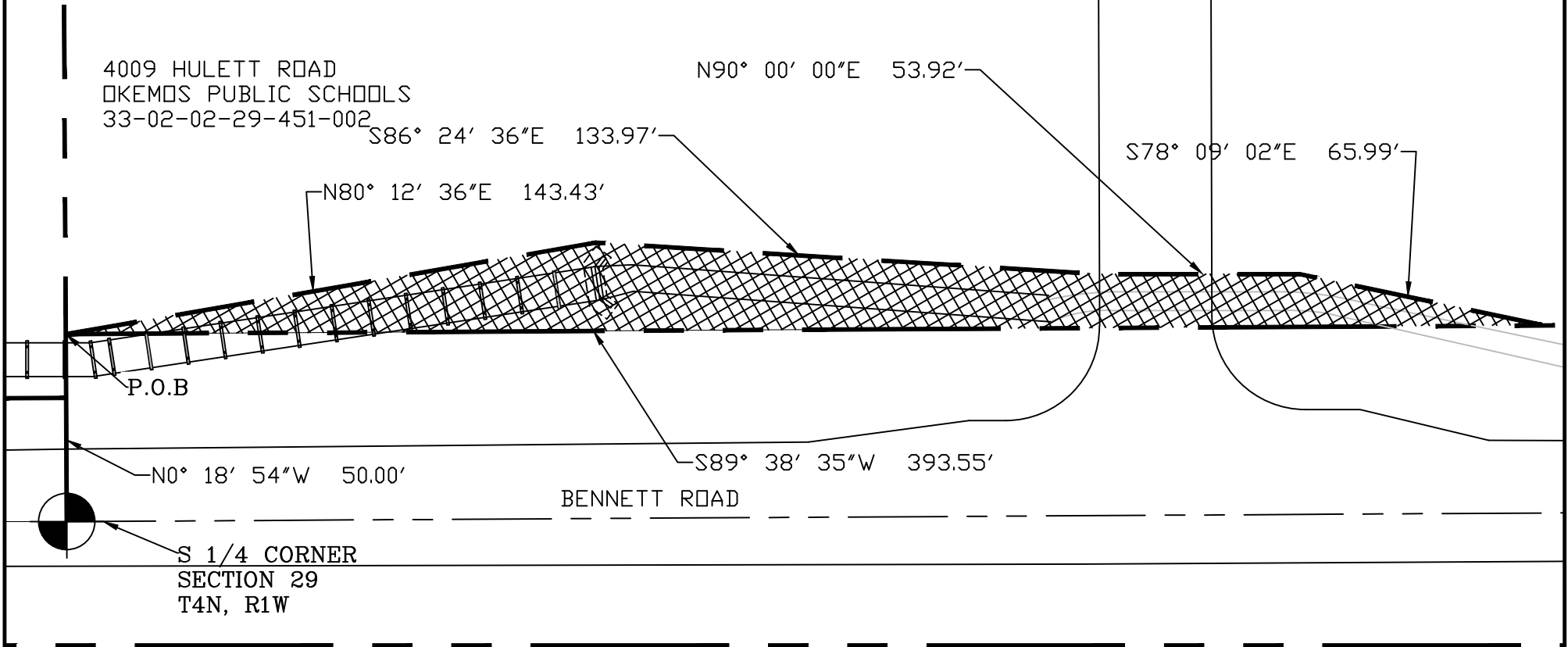
This easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the Grantor and Grantee. Grantor covenants with Grantee that Grantor is Lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey the real estate, that the real estate is free of all encumbrances, and that Grantor will forever warrant and defend title thereto against the lawful claims of all persons whatsoever.

Drafted by and return to:
Caycee Hart
Meridian Township Engineering
5151 Marsh Road
Okemos, MI 48864

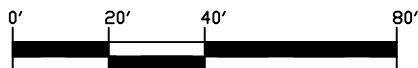
EXHIBIT 1

NON-MOTORIZED PATHWAY #1 EASEMENT DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, WHICH IS DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29; N0° 18' 54" W 50.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF SAID TRACT; THENCE N80° 12' 36"E 143.43 FEET; THENCE S86° 24' 36"E 133.97 FEET; THENCE N90° 00' 00"E 53.92 FEET; THENCE S78° 09' 02" E 65.99 FEET; THENCE S89° 38' 35"W 393.55' TO THE P.O.B. WITH AN AREA OF ABOUT 5,402 SQUARE FEET.



SCALE: 1" = 40'



NORTH



Meridian Charter Township
Ingham County, Michigan

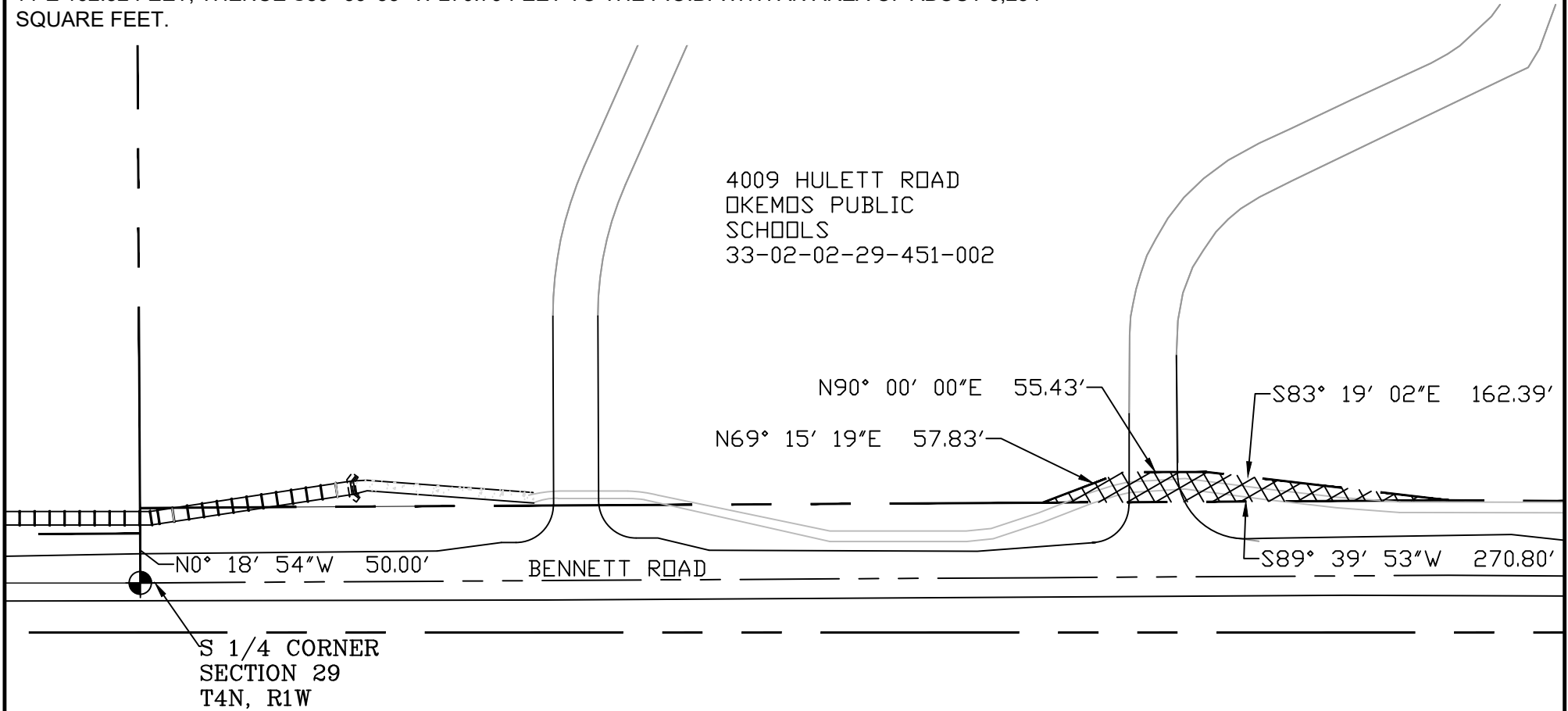
4009 HULETT RD
PATHWAY EASEMENT

DATE	BY:	COMMENTS:	SHEET
04/04/24	CH	ESMT EXHIBIT	1

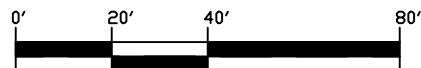
EXHIBIT 2

NON-MOTORIZED PATHWAY #2 EASEMENT DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, WHICH IS DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29; N0° 18' 54" W 50.00 FEET, THENCE N89° 39' 53"E 601.42 FEET ALONG THE RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING (P.O.B.) OF SAID TRACT; THENCE CONTINUING N69° 15' 19"E 57.83 FEET; THENCE N90° 00' 00"E 55.43 FEET; THENCE S82° 56' 14"E 162.52 FEET; THENCE S89° 39' 53" W 270.79 FEET TO THE P.O.B. WITH AN AREA OF ABOUT 3,254 SQUARE FEET.



SCALE: 1" = 40'



NORTH



Meridian Charter Township
Ingham County, Michigan

4009 HULETT RD
PATHWAY EASEMENT

DATE	BY:	COMMENTS:	SHEET
04/04/24	CH	ESMT EXHIBIT	2

GRANT OF EASEMENT

OKEMOS PUBLIC SCHOOLS, a Michigan general powers school district organized and operating under the Revised School Code, MCL 380. 1 et seq., whose address is 4407 N Okemos Road, Okemos, MI 48864 , (“Grantor”), hereby grants to the **CHARTER TOWNSHIP OF MERIDIAN**, a Michigan Municipal Corporation, whose address is 5151 Marsh Road, Okemos, Ingham County, Michigan, (“Grantee”), a perpetual easement for the construction, operation, maintenance, enlargement, reconstruction, repair and/or replacement and use of a ***Water Main*** and related wires, cables, conductors, anchors, pipes, devices, appliances and facilities over, on, under, through and across Grantor’s land located in the Township of Meridian, County of Ingham, and State of Michigan, more particularly described as:

Property Address: 4009 Hulett Road, Okemos, Michigan 48864

Parcel Number: 33-02-02-29-451-002

Legal Description: COM @ THE S 1/4 COR SEC 29 - N 80 RODS TO N LN OF S 1/2 OF SE 1/4 - E ON N LN 1314.7 FT - S 426.5 FT - E 537.1 FT TO C/L HULETT RD - SW'LY ON C/L 1036.22 FT TO S SEC LN - W ON S SEC LN 1324.92 FT TO THE POB. EXC R/W FOR BENNETT & HULETT RD DESC AS COM @ THE S 1/4 COR SEC 29 - N 33 FT TO THE POB. - N 17 FT - N 89 DEG 29'35" E, 1211.32 FT- N 48 DEG 18'54" E, 103.79 FT - ALONG CURVE RT 170 FT HAVING A 314.36 FT RADIUS & A CHD OF 167.94 FT BRG N 29 DEG 40'35" E - N 45 DEG 10' 08" E 125.64 FT - ON CURVE LEFT 140 FT HAVING A 534.53 FT RADIUS & A CHD OF 139.60 FT BRG N 37 DEG 39'56" E - N 30 DEG 09' 44" E, 484.33 FT - N 90 DEG E 30.76 FT - S 30 DEG 25' 06" W 984.28 FT - S 89 DEG 29' 35" W 1322.15 FT TO THE POB SEC 29 T4NR1W 44.26 AC +/- . Located in the NW 1/4 of Section 20, T4N, R1W, Meridian Township, Ingham County, Michigan (the “Grantor’s Property”);

The location or placement of the easement within Grantor’s above-described land shall be as follows:

EASEMENT DESCRIPTION:

A TRACT OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, WHICH IS DESCRIBED AS COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 29; N0°18'54"W 50.00 FEET, THENCE N89°39'53"E 140.93 FEET; THENCE N45°08'21"E 28.10 FEET; THENCE N90°00'00"E 99.48 FEET; THENCE N0°26'29"E 163.15 FEET; THENCE N24°21'16"E 265.40 FEET; THENCE N5°18'40"W 84.91 FEET; THENCE N65°47'44"W 116.79 FEET; THENCE N0°09'21"E 157.48 FEET; THENCE S89°50'39"E 10.00 FEET; THENCE S0°09'21"W 150.99 FEET; THENCE S65°47'44"E 98.58 FEET; THENCE

N25°29'29"E 10.60 FEET; THENCE N89°25'39"E 497.00'; THENCE S65°51'21"E 135.14'; THENCE S25°17'31"W 142.80 FEET; THENCE S64°10'36"E 259.07 FEET; THENCE S25°49'24"W 10.00 FEET; N64°10'36"W 259.57 FEET; THENCE S32°21'23"W 5.97 FEET; THENCE S52°18'15"W 65.59 FEET; THENCE S66°01'25"W 167.43 FEET; THENCE S31°19'30"W 99.09 FEET; THENCE S0°24'56"W 143.59 FEET; S89°39'53"W 10.00 FEET; THENCE N0°24'56"E 146.49 FEET; THENCE N31°19'30"E 104.98 FEET; N66°01'25"E 169.35 FEET; THENCE N52°18'15"E 62.63 FEET; THENCE N25°17'31"E 137.24 FEET; THENCE N65°51'21"W; THENCE S89°25'39"W 488.57 FEET; THENCE S25° 29'29"W 4.13 FEET; THENCE S65°47'44"E 7.56 FEET; THENCE S5°18'40"E 93.38 FEET; THENCE S24°21'16"W 265.93 FEET; THENCE S0°26'29"W 160.76 FEET; THENCE N90°00'00"E 62.90 FEET; THENCE S45°00'00"E 26.36 FEET; THENCE S89°39'53"W 210.81 FEET TO THE P.O.B.

This Easement shall run with the land, and burden the above-described property.

Pursuant to this Grant of Easement, Grantor hereby grants and conveys to the Grantee all of the Grantor's right, title and interest in the landscaping, buildings, and improvements located in the easement described herein.

Grantor grants to the Grantee, its successors and assigns, the perpetual right to enter upon the abovedescribed real estate at any time as it may see fit to construct, operate, repair, maintain, enlarge, reconstruct and replace the line, pipes and facilities on, over, under, through and across the lands herein before described, together with the right to excavate and refill ditches and/or trenches for the location of such lines, pipes and facilities in, over and upon the above described property, and to enter upon sufficient land adjacent to said easement for such purposes. This easement shall be irrevocable and exclusive, however, Grantor and Grantor's successors and assigns of the above described parcel may use and enjoy the easement area for purposes not inconsistent with the easement rights herein granted to Grantee, provided such use and enjoyment does not unreasonably interfere with the Grantee's use of the easement granted by this instrument. Grantor, its successors and assigns, agree not to construct any buildings or permanent improvements within the easement area. Non-use or a limited use of this easement by Grantee shall not prevent Grantee from later making use of the easement to the full extent conveyed.

This easement is granted for the sum of \$1.00, the receipt and sufficiency of which is hereby acknowledged. This Grant of Easement is exempt from transfer tax under MCLA 207.505(a), and exempt from state transfer tax under MCLA 207.526(a).

This easement shall be binding upon and inure to the benefit of the heirs, successors and assigns of the Grantor and Grantee. Grantor covenants with Grantee that Grantor is Lawfully seized and possessed of the real estate above described, that Grantor has a good and lawful right to convey the real estate, that the real estate is free of all encumbrances, and that Grantor will forever warrant and defend title thereto against the lawful claims of all persons whatsoever.

IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the dates appearing in their respective acknowledgements set forth below.

GRANTOR: OKEMOS PUBLIC SCHOOLS

sign: _____

print: John J. Hood

title: Superintendent

address:

4407 N Okemos Road,

Okemos, MI 48864

STATE OF MICHIGAN)
) ss.

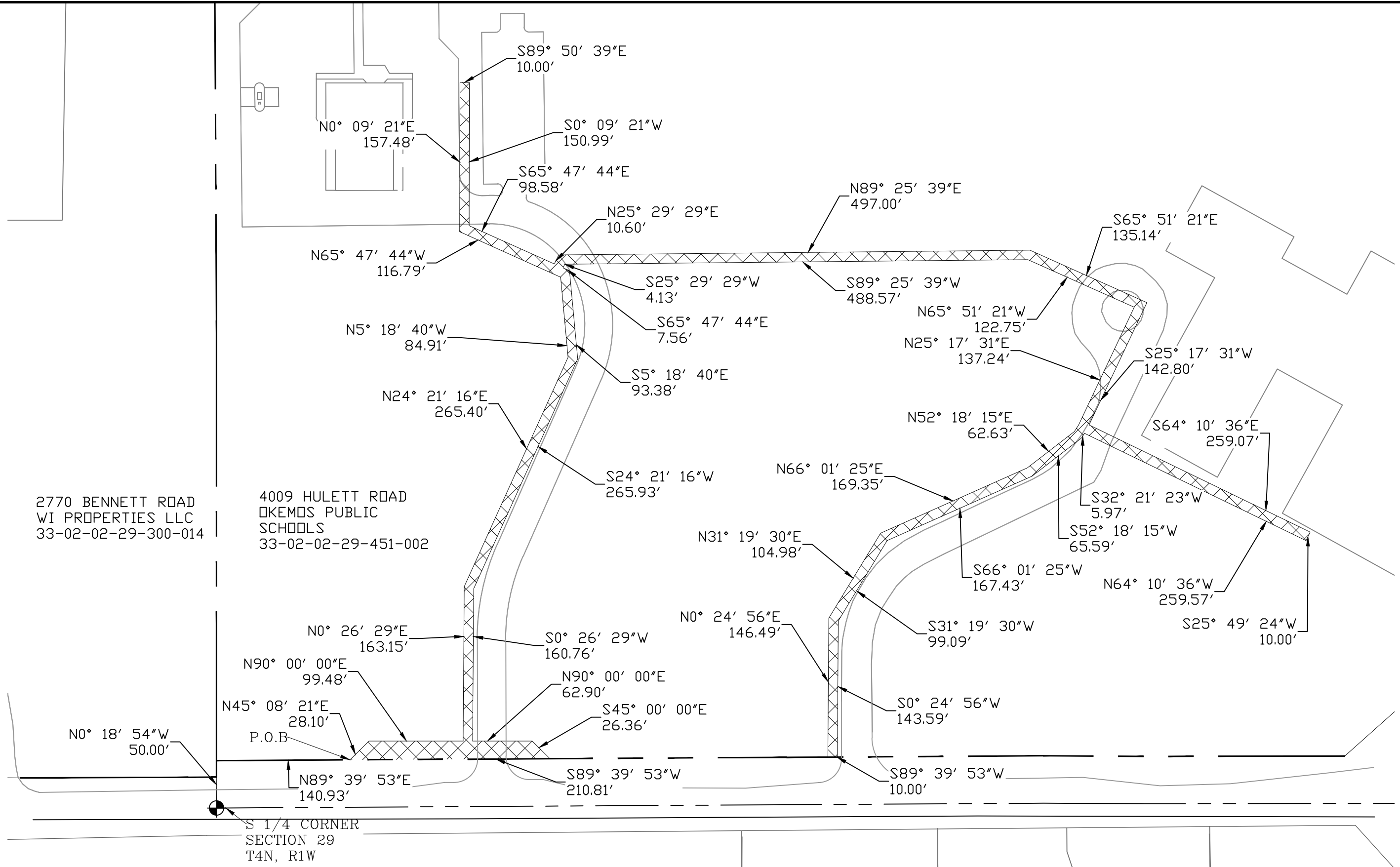
COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this _____ day of December, **2024**, by John J. Hood, Superintendent of Okemos Public Schools.

Notary Public, Ingham County, Michigan
Acting in _____ County
My Commission Expires: _____

Drafted by and return to:
Caycee Hart
Meridian Township Engineering
5151 Marsh Road
Okemos, MI 48864

\\SIRIUS\Shared\Engineering & Public Works\Developments\Bennett 2770 - Schultz Clinic\Schultz Pathway\CAD\Plan\Exhibits\Okemos Schools Easement\Schultz_vet_Path&WM.dwg



Meridian Charter Township Ingham County, Michigan		DATE 10/04/24	BY: CH	COMMENTS: ESMT EXHIBIT	SHEET 1
4009 HULETT RD WATER MAIN EASEMENT					

GRANT OF EASEMENT

OKEMOS PUBLIC SCHOOLS, a Michigan general powers school district organized and operating under the Revised School Code, MCL 380. 1 et seq., whose address is 4407 N Okemos Road, Okemos, MI 48864 , (“Grantor”), hereby grants to the CHARTER TOWNSHIP OF MERIDIAN, a Michigan Municipal Corporation, whose address is 5151 Marsh Road, Okemos, Ingham County, Michigan, (“Grantee”), a perpetual easement for the construction, operation, maintenance, enlargement, reconstruction, repair and/or replacement and use of a *Siren* and related wires, cables, conductors, anchors, pipes, devices, appliances and facilities over, on, under, through and across Grantor’s land located in the Township of Meridian, County of Ingham, and State of Michigan, more particularly described as:

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The location or placement of the easement within Grantor’s above-described land shall be as follows:

EASEMENT DESCRIPTION:

A 25 FOOT WIDE STRIP OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS DESCRIBED AS COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE S 89°57'52" E 715.24 FEET ALONG THE SOUTH SECTION LINE; THENCE N 0°13'20" W 50.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF SAID CENTERLINE; THENCE CONTINUING N 0°13'20" W 25.00 FEET TO THE POINT OF ENDING (P.O.E.)

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IN WITNESS WHEREOF, the undersigned have hereunto set their hands and seals on the dates appearing in their respective acknowledgements set forth below.

GRANTOR: OKEMOS PUBLIC SCHOOLS

sign: _____

print: John J. Hood

title: Superintendent

address:

4407 N Okemos Road, _____

Okemos, MI 48864

STATE OF MICHIGAN)

) ss.

COUNTY OF INGHAM)

The foregoing instrument was acknowledged before me this _____ day of December, **2024**, by
John J. Hood, Superintendent of Okemos Public Schools.

Notary Public, Ingham County, Michigan
Acting in _____ County
My Commission Expires: _____

Drafted by and return to:

Caycee Hart

Meridian Township Engineering

5151 Marsh Road

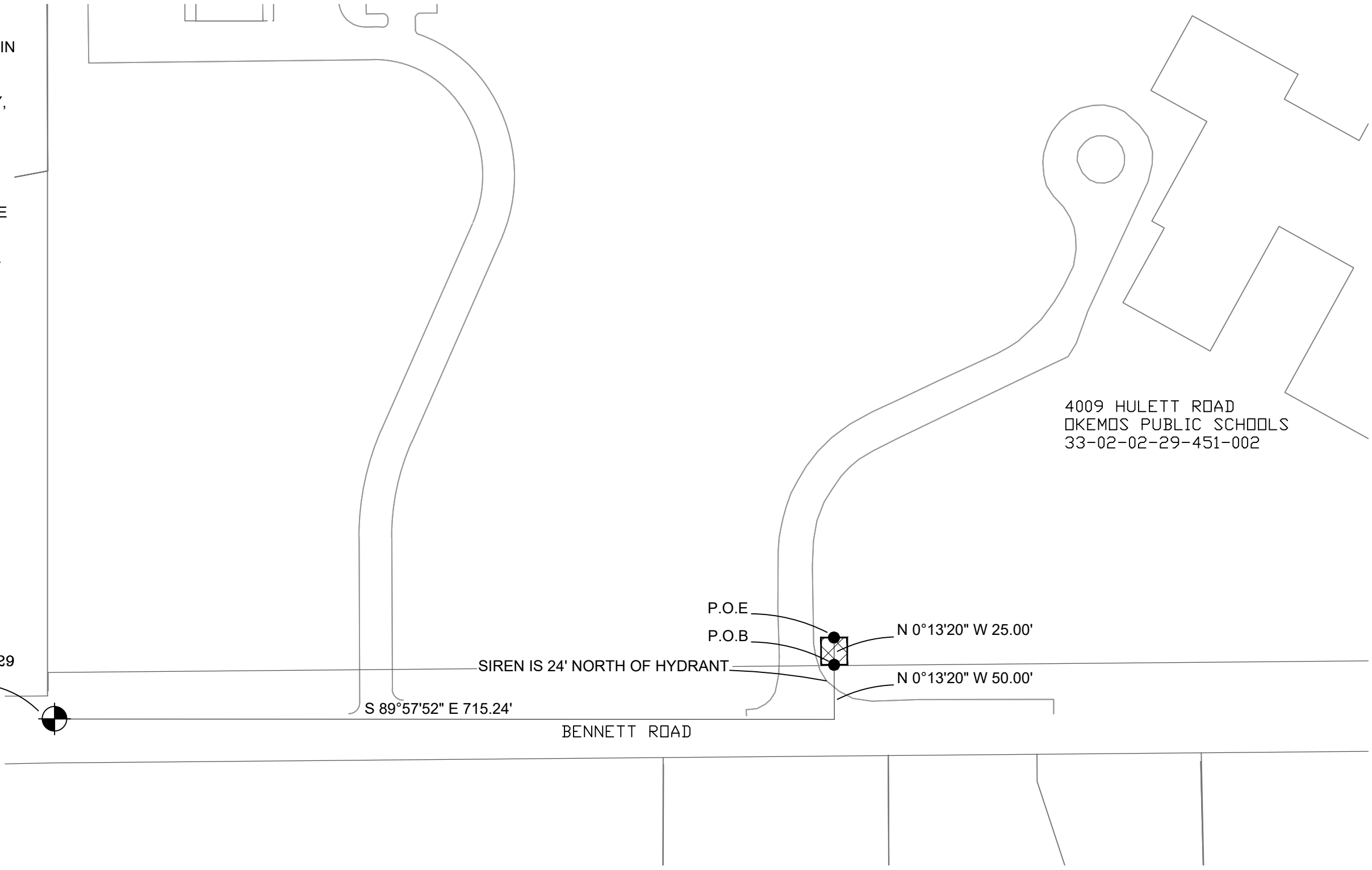
Okemos, MI 48864

Drafted by and return to:
Caycee Hart
Meridian Township Engineering
5151 Marsh Road
Okemos, MI 48864

\\SIRIUS\Shared\Engineering & Public Works\Developments\Bennett 2770 - Schultz Clinic\Schultz Pathway\CAD\Plan\Exhibits\Okemos Schools Easement\2650_Bennett_siren_ease.dwg

SIREN EASEMENT DESCRIPTION:
A 25 FOOT WIDE STRIP OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 4 NORTH, RANGE 1 WEST, MERIDIAN TOWNSHIP, INGHAM COUNTY, MICHIGAN, THE CENTERLINE OF WHICH IS DESCRIBED AS COMMENCING AT SOUTH 1/4 CORNER OF SAID SECTION 29; THENCE S 89°57'52" E 715.24 FEET ALONG THE SOUTH SECTION LINE; THENCE N 0°13'20" W 50.00 FEET TO THE POINT OF BEGINNING (P.O.B.) OF SAID CENTERLINE; THENCE CONTINUING N 0°13'20" W 25.00 FEET TO THE POINT OF ENDING (P.O.E.)

S 1/4
CORNER
SECTION 29
T4N, R1W



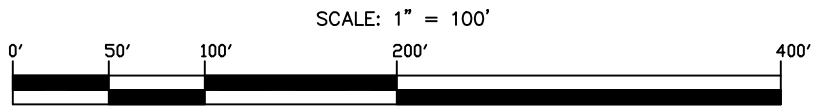
4009 HULETT ROAD
OKEMOS PUBLIC SCHOOLS
33-02-02-29-451-002

P.O.E.
P.O.B.
N 0°13'20" W 25.00'
N 0°13'20" W 50.00'

SIREN IS 24' NORTH OF HYDRANT

S 89°57'52" E 715.24'

BENNETT ROAD



DRAFT

Meridian Charter Township
Ingham County, Michigan
2650 BENNETT RD
SIREN EASEMENT

DATE	BY:	COMMENTS:	SHEET
10/04/24	CH	ESMT EXHIBIT	1