

**SANITARY SEWER EASEMENT**

S.E. Michigan Land Holding LLC a Michigan limited liability company  
of 13001 23 mile rd. Shelby Twp MI 48315  
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 sanitary sewer on, under through and across land more particularly described as:

See Attached Exhibit A (Usually the Legal Description & Drawing)

<sup>27</sup>  
Sidwell # 70-15-27-101-010, 70-15-27-101-011,  
70-15-27-101-039, 70-15-27-101-040, 70-15-27-101-041, 70-15-27-101-006, 70-15-27-101-007, 70-15-27-101-008, 70-15-27-101-009  
In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the  
sanitary sewer, 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 sanitary sewer 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 sanitary  
sewer: (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  
8th day of May, 2019.

S.E. Michigan Land Holding LLC

\_\_\_\_\_  
Signature  
Anthony Lombardo  
(Print Name)  
Authorized Representative  
Title

\_\_\_\_\_  
Signature  
\_\_\_\_\_  
(Print Name)  
\_\_\_\_\_  
Title

STATE OF MICHIGAN  
COUNTY OF MACOMB

The foregoing instrument was acknowledged before me this 8th day of May  
2019, by Anthony Lombardo who is a member of S.E. Michigan Land Holding LLC  
a Michigan limited liability company, on behalf of the company.

Drafted by:  
Cosimo Lombardo  
Lombardo Homes  
13001 23 Mile Rd.  
Shelby Twp. MI 48315

Heidi L Verellen

\_\_\_\_\_  
, Notary Public  
County, Michigan  
My Commission Expires:

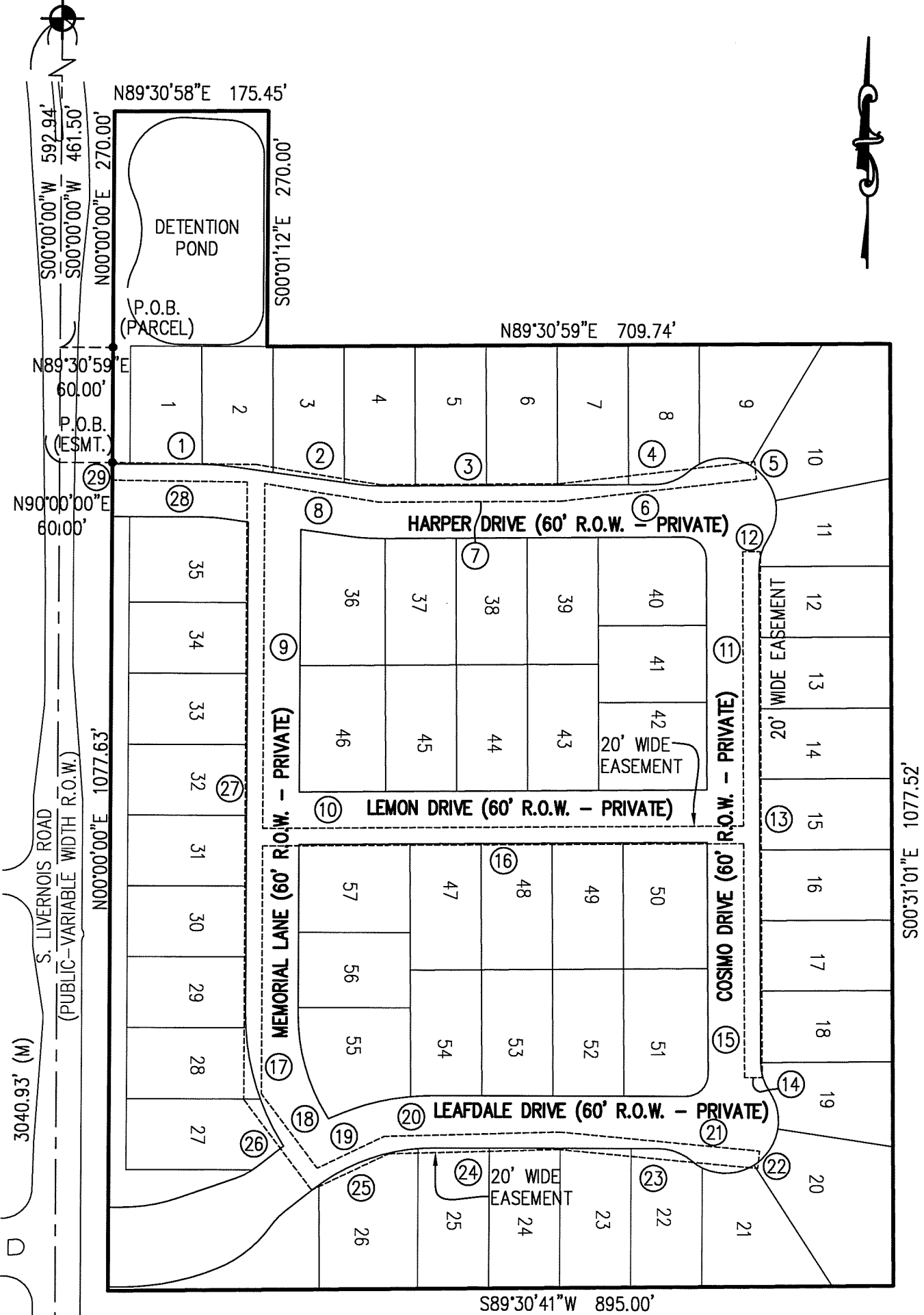
When recorded, return to:  
City of Rochester Hills  
1000 Rochester Hills Drive  
Rochester Hills, MI 48309

John Starop  
Approved 6/6/19

**HEIDI L. VERELLEN**  
NOTARY PUBLIC - STATE OF MICHIGAN  
COUNTY OF MACOMB  
My Commission Expires April 9, 2021  
Acting in the County of Macomb

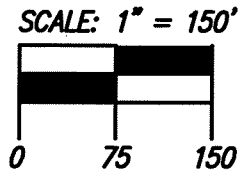
NORTHWEST  
CORNER  
SECTION 27,  
T.3N., R.11E.,

# EXHIBIT A SANITARY EASEMENT



WEST 1/4  
CORNER  
SECTION 27,  
T.3N., R.11E.

*Jenny M.  
Approved 8123119*



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W-19-0573  
SHEET 1 OF 3

CLIENT: LOMBARDO HOMES  
PROJECT: CUMBERLAND VILLAGE, N.W. 1/4 SEC. 27 ROCHESTER HILLS  
DATE: 04/30/19, 8/6/19 REV PER CITY., 8/15/19 REV.  
STREET NAMES

5805 24 MILE RD. SUITE B  
SHELBY TWP, MI 48316  
T (586) 677 - 4081

# EXHIBIT A SANITARY EASEMENT

NO.	BEARING	DISTANCE
1	S89°25'52"E	164.35'
2	S80°58'19"E	142.44'
3	N89°30'59"E	204.47'
4	N83°17'29"E	223.88'
5	S06°42'31"E	20.00'
6	S83°17'29"W	224.96'
7	S89°30'59"W	207.22'
8	N80°58'19"W	131.65'
9	S00°00'00"W	393.77'
10	N89°30'59"E	548.24'
11	N00°31'01"W	313.56'
12	N89°28'59"E	20.00'
13	S00°31'01"E	601.00'
14	S89°28'59"W	20.00'
15	N00°31'01"W	267.44'
16	S89°30'59"W	548.42'
17	S00°00'00"W	282.72'
18	S37°02'05"E	106.64'
19	N64°24'43"E	84.80'
20	N88°27'55"E	200.65'
21	S84°42'47"E	228.08'
22	S05°17'13"W	20.00'
23	N84°42'47"W	226.89'
24	S88°27'55"W	195.20'
25	S64°24'43"W	96.89'
26	N37°02'05"W	129.70'
27	N00°00'00"E	705.00'
28	N89°25'52"W	153.51'
29	N00°00'00"E	20.00'

W-19-0573  
SHEET 2 OF 3

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CLIENT: LOMBARDO HOMES  
 PROJECT: CUMBERLAND VILLAGE, N.W. 1/4 SEC. 27 ROCHESTER HILLS  
 DATE: 04/30/19, 8/6/19 REV PER CITY., 8/15/19 REV. STREET NAMES



5805 24 MILE RD. SUITE B  
 SHELBY TWP, MI 48316  
 T (586) 677 – 4081

# EXHIBIT A SANITARY EASEMENT

## LEGAL DESCRIPTION:

THE SOUTH 270 FEET OF LOT 1, AND ALL OF THE LOTS 5 THROUGH 9, BOTH INCLUSIVE, OF "STARR ESTATES", BEING A SUBDIVISION IN A PART OF THE NORTHWEST ¼ OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, AVON TOWNSHIP (NOW CITY OF ROCHESTER HILLS), OAKLAND COUNTY, MICHIGAN ACCORDING TO THE PLAT RECORDED IN LIBER 64 OF PLATS, PAGE 35, OAKLAND COUNTY RECORDS, MORE PARTICULARLY DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 1, SOUTH 00°00'00" WEST 461.50 FEET AND NORTH 89°30'59" EAST 60.00 FEET, AS CALCULATED AND MEASURED, FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE ALONG THE WEST LINE OF LOT 1, NORTH 00°00'00" EAST 270.00 FEET; THENCE NORTH 89°30'58" EAST 175.45 FEET, AS CALCULATED AND MEASURED, TO A POINT ON THE EAST LINE OF LOT 1; THENCE ALONG SAID EAST LINE, SOUTH 00°01'12" EAST 270.00 FEET, AS CALCULATED AND MEASURED, TO THE SOUTHEAST CORNER OF LOT 1 AND A POINT ON THE NORTH LINE OF LOT 5; THENCE ALONG THE NORTH LINE OF LOT 5, NORTH 89°30'59" EAST 709.74 FEET, AS CALCULATED AND MEASURED (RECORDED AS 709.23 FEET), TO THE NORTHEAST CORNER OF LOT 5; THENCE ALONG THE EAST LINE OF LOTS 5 THROUGH 9, AND IN PART ALONG THE WEST LINE OF "HAMLIN ESTATES SUBDIVISION" (LIBER 74, PAGE 16) AND IN PART ALONG THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3" (LIBER 167, PAGES 40-43), SOUTH 00°31'01" EAST 1077.52 FEET, AS CALCULATED AND MEASURED (RECORDED AS 1077.64 FEET), TO THE SOUTHEAST CORNER OF LOT 9; THENCE ALONG THE SOUTH LINE OF LOT 9 AND IN PART ALONG THE WEST LINE OF "CUMBERLAND HILLS SUB. NO. 3", SOUTH 89°30'41" WEST 895.00 FEET, AS CALCULATED AND MEASURED (RECORDED AS 896.30 FEET), TO THE SOUTHWEST CORNER OF LOT 9; THENCE ALONG THE WEST LINE OF LOTS 5 THROUGH 9, NORTH 00°00'00" EAST 1077.63 FEET, AS CALCULATED AND MEASURED (RECORDED AS 1077.64 FEET), BACK TO THE POINT OF BEGINNING AND CONTAINING 23.1073 ACRES OF LAND AS SURVEYED AND CALCULATED.

(LEGAL DESCRIPTION FROM A CERTIFICATE OF SURVEY BY RAYMOND J. DONNELLY, 7/9/2015)

#15-27-101-006 thru-011  
\*#15-27-101-039 thru 041  
**LEGAL DESCRIPTION: 20' SANITARY EASEMENT**

PART OF THE NORTHWEST 1/4 OF SECTION 27, TOWN 3 NORTH, RANGE 11 EAST, CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN BEING MORE PARTICULARLY DESCRIBED AS: BEGINNING AT A POINT WHICH IS SOUTH 592.94' ALONG THE WEST LINE OF SAID SECTION 27 AND THE CENTERLINE OF SOUTH LIVERNOIS ROAD AND EAST 60.00' FROM THE NORTHWEST CORNER OF SAID SECTION 27; THENCE S89°25'52"E 164.35'; THENCE S80°58'19"E 142.44'; THENCE N89°30'59"E 204.47'; THENCE N83°17'29"E 223.88'; THENCE S06°42'31"E 20.00'; THENCE S83°17'29"W 224.96'; THENCE S89°30'59"W 207.22'; THENCE N80°58'19"W 131.65'; THENCE S00°00'00"W 393.77'; THENCE N89°30'59"E 548.24'; THENCE N00°31'01"W 313.56'; THENCE N89°28'59"E 20.00'; THENCE S00°31'01"E 601.00'; THENCE S89°28'59"W 20.00'; THENCE N00°31'01"W 267.44'; THENCE S89°30'59"W 548.42'; THENCE S00°00'00"W 282.72'; THENCE S37°02'05"E 106.64'; THENCE N64°24'43"E 84.80'; THENCE N88°27'55"E 200.65'; THENCE S84°42'47"E 228.08'; THENCE S05°17'13"W 20.00'; THENCE N84°42'47"W 226.89'; THENCE S88°27'55"W 195.20'; THENCE S64°24'43"W 96.89'; THENCE N37°02'05"W 129.70'; THENCE N00°00'00"E 705.00'; THENCE N89°25'52"W 153.51'; THENCE N00°00'00"E 20.00' TO THE POINT OF BEGINNING.

W-19-0573  
SHEET 3 OF 3

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