

**BLOOMER WOODS**  
**STORM SEWER EASEMENT**

**CITY OF ROCHESTER HILLS**, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309 grants to the **BLOOMER WOODS CONDOMINIUM ASSOCIATION**, a non-profit organization, of 1607 E. Big Beaver Road, Suite 105, Troy, MI 48083 an easement for the construction, operation, maintenance, repair and/or replacement of a 30-inch diameter storm sewer and end section on, under, through and across land more particularly described as:

See Attached Exhibit "A"

Sidwell # 15-13-301-057

In connection with the grant of easement, Grantor waives and relinquishes any right, title or interest in the storm sewer, or the facilities incidental thereto, which Grantee may locate in the easement. Grantee shall be and remain solely responsible and liable for the use, maintenance and repair of the storm sewer and facilities incidental thereto and shall hold the City harmless.

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the storm sewer shall be restored by the Grantee 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 Grantee and Grantee's successors and assigns.

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 storm sewer: (a) the right of ingress and egress over, thru and across the easement, and (b) the right to grant other nonexclusive easements and rights-of-way across, over, under and through the easement parcel.

Exempt from Transfer Tax under MCLA 207.526(a); MSA 7.456 (26) (a).

IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

**CITY OF ROCHESTER HILLS,**  
A Michigan municipal corporation

By: \_\_\_\_\_  
**Bryan K. Barnett, Mayor**

By: \_\_\_\_\_  
**Tina Barton, Clerk**

STATE OF MICHIGAN            )  
  ) ss  
COUNTY OAKLAND            )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2016, by **BRYAN K. BARNETT**, Mayor, and **TINA BARTON**, Clerk, of the City of Rochester Hills, a Michigan municipal corporation, on behalf of the municipal corporation.

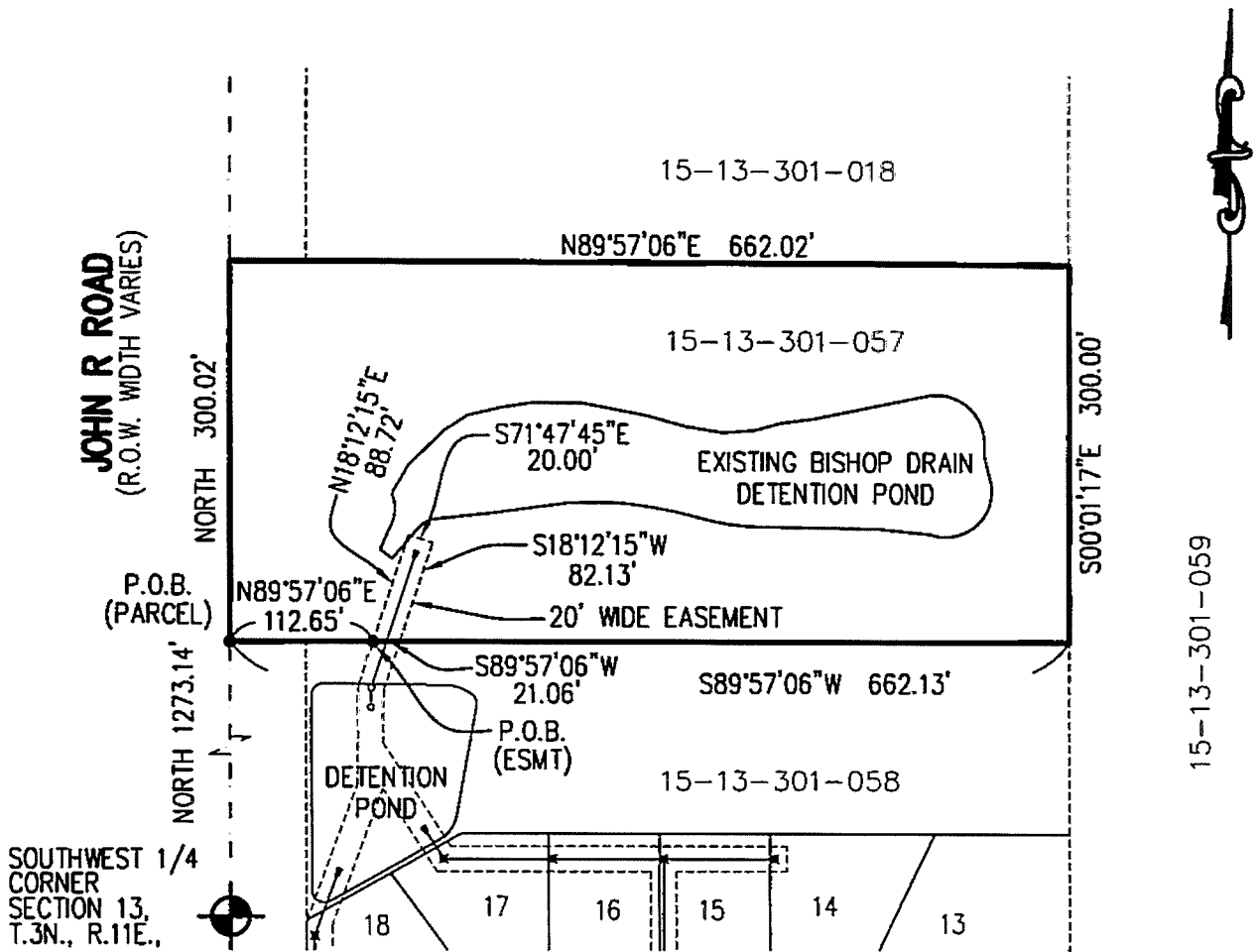
\_\_\_\_\_, Notary Public  
\_\_\_\_\_, County, Michigan  
My Commission Expires: \_\_\_\_\_

Drafted by:  
Lombardo Homes  
Wendy Fuhrman  
13001 23 Mile Road, Suite 200  
Shelby Twp., MI 48315

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

*John Staraw*  
Approved 9/21/16

# EXHIBIT A STORM SEWER EASEMENT



## LEGAL DESCRIPTION: PARCEL 15-13-301-057

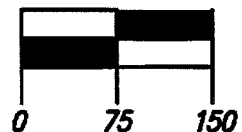
PART OF THE SOUTHWEST 1/4 OF SECTION 13, T.3N., R.11E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 1273.14' ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF JOHN R ROAD FROM THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE NORTH 300.02'; THENCE N89°57'06"E 662.02'; THENCE S00°01'17"E 300.00'; THENCE S89°57'06"W 662.13' TO THE POINT OF BEGINNING.  
CONTAINING 198,630 SQUARE FEET - 4.560 ACRES

## LEGAL DESCRIPTION: STORM EASEMENT

PART OF THE SOUTHWEST 1/4 OF SECTION 13, T.3N., R.11E., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT WHICH IS NORTH 1273.14' ALONG THE WEST LINE OF SAID SECTION 13 AND THE CENTERLINE OF JOHN R ROAD AND N89°57'06"E 112.65' FROM THE SOUTHWEST CORNER OF SAID SECTION 13; THENCE N18°12'15"E 88.72'; THENCE S71°47'45"E 20.00'; THENCE S18°12'15"W 82.13'; THENCE S89°57'06"W 21.06' TO THE POINT OF BEGINNING.  
CONTAINING 212 SQUARE FEET - 0.005 ACRES

*Mike Tawnt  
Approved 9/13/16*

SCALE: 1" = 150'



M-16-0483  
SHEET 1 OF 1

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CLIENT: LOMBARDO HOMES  
PROJECT: BLOOMER WOODS, S.W. 1/4 SEC. 13 ROCHESTER HILLS  
DATE: 08/11/16  
REV: 08/16/16  
09/13/16



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