

PERPETUAL DRAINAGE EASEMENT  
AND RIGHTS TO DRAIN

TO ALL PEOPLE TO WHOM THESE PRESENTS SHALL COME, GREETINGS:

KNOW YE that SUNMAR/RAF BUILDERS, LLC, of the Town of Montville, County of New London and State of Connecticut, herein designated as the Releasor,

FOR THE consideration of ONE DOLLAR (\$1.00) and other good and valuable considerations,

RECEIVED to its full satisfaction of THE TOWN OF MONTVILLE, a Connecticut municipal corporation, located in the Town of Montville, County of New London and State of Connecticut, herein designated as the Releasee, do by these presents, remise, release and forever Quit-Claim unto the said Releasee, and to the Releasee's successors and assigns forever, a full and perpetual drainage easement and unrestricted right to drain stormwater under, over, and across the Easement Area situated upon property located on the northeasterly side of East Lake Road in the Town of Montville, County of New London and State of Connecticut, said Easement Area being more particularly bounded and described on Schedule A attached hereto and made a part hereof.

The Releasor further grants unto the Releasee, its successors and assigns forever, a full and perpetual right and privilege: (1) to discharge and drain stormwater within and across the herein described Easement Area; (2) to do all things within the herein described Easement Area necessary or ancillary to any right or privilege created herein, including, but not limited to, the removal of trees, shrubs, landscape materials, personal property, buildings or other structures, and the construction, repair, inspection or replacement of any apparatus, pipe, structure or improvement for the discharge and drainage of stormwater within the area described herein; and (3) to maintain and operate a stormwater management system, including pipes, basins, ditches and the like, within the area described herein.

The Releasor reserves to itself, its successors, heirs, and assigns, the right to use the land within the Easement Area for any lawful use and purpose which does not directly or indirectly interfere with the use thereof by the Releasee, its successors and assigns, in furtherance of the purposes for which this easement is granted. The Releasor, for itself, its successors and assigns, agrees not to plant trees or shrubs nor place any personal property, buildings or other structures within the Easement Area.

The Releasee, for itself, its successors and assigns, agrees to restore and Easement Area to as near its then-existing condition at any time that the said Releasee, its successors and assigns, deem it necessary to disturb the surface thereof in connection with the servicing, repairing or replacing of said drainage apparatus, pipe, structure and/or other appurtenance thereto.



Commissioner of the Superior Court

### **SCHEDULE A**

That certain area situated on the northeasterly side of East Lake Road in the Town of Montville, County of New London and State of Connecticut, being more particularly shown as: **NEW DRAINAGE EASEMENT TO BE GRANTED IN FAVOR OF THE TOWN OF MONTVILLE** on a plan entitled: **Lot 7 Drainage Modifications, Subdivision Modification, property address East Lake Road & Fire Street, Montville, Connecticut 06370**, prepared for **Sunmar/RAF Builders, LLC, 285 Old Colchester Road, Uncasville, CT 06382**, prepared by H&H Engineering Associates and dated 3/28/2025 rev. 4/22/2025.