

EASEMENT

(Property Address: Assessor's Map 87 Parcel 37, Rangeway)

James Raymond and Suzanne Raymond with an address of 12 Dane Road, Lexington, MA 02421 (the "Grantors") do hereby grant to the Town of Lexington, a Massachusetts municipal corporation situated in Middlesex County, having an address at 1625 Massachusetts Avenue, Lexington, Massachusetts 02420, acting through its Planning Board (the "Town"), for nominal, non-monetary consideration, without covenants expressed or implied, to use in common with the Grantors a non-exclusive right and easement for the purpose set forth in paragraph (1) below to enter by vehicle the driveway easement area, as shown on the plan referred to below (the "Easement Area"), located on property of the Grantors, as described below (the Property").

The terms of the easement (referred to as the "Easement") are as follows:

(1) The sole and limited purpose of the Easement is to allow the Town Fire Department personnel, other Town government personnel, and members of the public to turn vehicles into the Easement Area and back out from the Easement Area in order to reverse direction on Rangeway (which in this location is a dead-end street).

(2) The Grantors shall have the right to include the entire Easement Area with respect to all or any part of the remaining land owned by the Grantors in any computation of lot area, yard area, set-back distance or any other computation required or permitted under

RETURN TO:
Edmund C. Grant Esq.
The Law Office of Edmund C. Grant
33 Bedford Street – STE 3
Lexington, MA 02420

any zoning by-law, subdivision control law, or other governmental rule, regulation, law, ordinances, permit or approval.

(3) This grant of the Easement is made pursuant to a requirement by the Lexington Planning Board in connection with its approval of a Definitive Subdivision Plan pertaining to the Property. Pursuant to Section 175-53 of the Code of the Town of Lexington (the Development Regulations), the approved Definitive Subdivision Plan and the Easement will be recorded concurrently with the Middlesex South District Registry of Deeds.

(4) The Easement shall take effect upon the recording of both the Subdivision Plan and the Easement.

The Easement Area is shown as “Prop. Roadway Easement (875±sf)” on Sheet No. 3 of the Subdivision Plan recorded herewith. The Property (of which the Easement Area is a portion) is located on Rangeway and referred to as Lot 37 on Lexington Assessor’s Map 87, and is further described in the deed to Doris L. Duff, Trustee of the Doris L. Duff Nominee Trust, dated June 19, 1998 which Trust is recorded with said deed at Middlesex South District Registry of Deeds, Book 29034, Page 125.

The Easement is subject to any and all encumbrances or other matters, of record, applicable to or affecting the Property.

As used herein, the Grantors shall mean and include the Grantors and their successors in title and assigns.

IN WITNESS WHEREOF, we hereunto set our hands and seals this _____ day of _____, 2013.

James Raymond

Suzanne Raymond

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss

_____, 2013

Then personally appeared the above-named James Raymond and Suzanne Raymond proved to me through satisfactory evidence of identification, which personally known, to be the person whose name is signed on the preceding or attached document, and who swore or affirmed to me that the contents of the documents are truthful and accurate to the best of his/her knowledge and belief, and signed as his/her free act and deed before me.

Notary Public: Edmund C. Grant
My commission expires: 7/16/15