



PLANNING BOARD
TOWN OF DEDHAM, MASSACHUSETTS
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FORM G
GRANT OF EASEMENTS AND UTILITIES

In consideration of permission by the Town of Dedham, Norfolk County, Massachusetts to have the streets and lots shown and included on the definitive subdivision plan entitled _____, dated _____ and revised to _____ connect to and be served by Town streets and utilities systems and for other valuable consideration, _____, applicants and owners of the premises included on said definitive plan, hereby agree and covenant for ourselves and for our successors in title to said premises to conform to the applicable Town specifications for the construction and installation of streets and utilities and to maintain them until all covenants and securities posted to ensure such construction and installation have been released by the Planning Board and the streets, easements, and utilities within said subdivision have been accepted by the Town. We, the said applicant(s) and owners(s), further grant to the Town of Dedham at no cost with quitclaim covenants the following:

1. The perpetual rights and easements to construct, install, inspect, repair, remove, replace, operate, and forever maintain sanitary sewers and/or subsurface and surface drains with their pipes, manholes, catch basins, conduits, and other appurtenances and accessory structures, and to do all other acts incidental to the foregoing, including the right to enter and to pass along and over the streets and easements shown on said subdivision plan and to make excavations therein. We shall make no claim for damages or for the return of any utilities removed or replaced by the Town of Dedham and its agents.

2. The perpetual right and easement to use for _____ the parcel(s) of land in said subdivision situated off _____ Street and identified on said plan or bounded and described as follows: _____

The Town of Dedham and its successors and assigns to have and to hold the above described rights and easements forever.

And, for consideration paid, _____ (mortgagee), duly organized under law and having a usual place of business in _____, the present holder of a mortgage upon the above described land, which mortgage is dated _____ and recorded in Norfolk Deeds, Book _____, Page _____, hereby releases from the operation of said mortgage unto the said grantee and its successors and assigns the rights and easements hereinabove granted and assents to said grant.

Executed as a sealed instrument this _____ day of _____, 20____.

Owner's Signature

Mortgagee's Signature

(Acknowledgements of free act and deed before a notary public)