

FIGURE 4B
SAMPLE DRAINAGE EASEMENT

IMPROVEMENTS WITH RIGHT TO SURFACE DISCHARGE

KNOW ALL MEN BY THESE PRESENTS, That _____

hereinafter called the Grantors, for the consideration of One Dollar (\$1.00) and other valuable considerations received to their full satisfaction from the TOWN OF AVON, a municipal corporation located in the County of Hartford and State of Connecticut, hereinafter called the Grantee, does hereby give, grant, bargain, sell and confirm unto the Grantee, its successors and assigns forever the perpetual right, privilege and easement to construct, install pipe, alter, repair, replace and maintain on and within the easement premises on the land of the Grantors as is more particularly described in Exhibit A attached hereto and made a part hereof, those improvements and appurtenances thereto necessary or convenient for the operation of the Grantee's storm and surface water drainage system.

Together with the right to discharge said storm and surface waters from the easement premises and to flow said waters over and across the surface of the adjacent land of the Grantors and to enter upon said adjacent land of the Grantors in order to maintain an unobstructed flow of said waters from the easement premises.

Together with the right to keep the easement premises described in Exhibit A free of all trees, bushes and other obstructions, and to perform all work necessary for such purposes.

Together with the right of reasonable access across lands of the Grantors adjacent to the easement premises described in Exhibit A for the purpose of exercising the rights herein granted.

The Grantors, for heirs, successors and assigns of the Grantors, as the case may be, covenants and agrees that no structures or other improvements shall be erected or installed within the limits of the easement premises as described in Exhibit A and that there shall be no filling, flooding, grading or excavating within said easement premises.

The Grantors reserve to the heirs, successors and assigns of the Grantors, as the case may be, the right to use the easement premises described in Exhibit A and the lands of the Grantors adjacent to the easement premises for any use and purpose which does not in any way interfere with the use of said premises by the Grantee, its successors and assigns, in the exercise of the easement rights herein granted.

By acceptance of this grant, the Town of Avon covenants and agrees to loam and seed the premises of the Grantor(s) that are disturbed by the exercise of the rights herein granted.

Signed this _____ day of _____, 20__

Witnessed by:

STATE OF _____ :
COUNTY OF _____ : ss. _____, 20__

Personally appeared _____, signer and sealer of the foregoing instrument, and
acknowledged the same to be his/her free act and deed, before me.

Commissioner of the Superior Court
Notary Public
My Commission Expires: