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### PERMANENT EASEMENT DEED

BE IT KNOWN that BDKS LLC, with a mailing address of 42 Franklin Street, Laconia, NH 03246 (“GRANTOR”), hereby grants to the City of Laconia, a municipal corporation duly organized under the laws of the State of New Hampshire with a principal place of business and mailing address of 45 Beacon Street East, Laconia, NH 03246 (“GRANTEE”), with QUITCLAIM COVENANTS, the following perpetual easement interests across, under, over, and through a portion of the Grantor’s property located at 42 Franklin Street, Laconia, Belknap County, New Hampshire, said easement interests being more particularly describes as follows:

A permanent easement consisting of 13,500+/- square feet located on the property identified as tax parcel 366-82-6 as shown as “Easement Area to City of Laconia” on a plan entitled Easement Plan for City of Laconia Over Land of BDKS LLC Franklin Street, Laconia NH prepared by Doucet Survey LLC dated November 6, 2020, said plan on file at the Laconia Department of Public Works and to be recorded in the Belknap County Registry of Deeds, to construct, reconstruct, service, maintain, repair and replace a stormwater treatment system located on the property identified as tax parcel 366-82-6 as shown on a plan entitled General Plan and Profile Stormwater BMP and Access Road, Drawing No. G-5, dated November 6, 2020, prepared by CMA Engineers, Inc., said plan on file at the Laconia Department of Public Works.

Further described as a certain parcel of land situated on the southerly side of Franklin Street in the City of Laconia, County of Belknap and State of New Hampshire. Said parcel is situated on land now or formerly of BDKS LLC and is more particularly bound and described as follows:

Beginning at a concrete bound on the southerly sideline of said Franklin Street, said bound marking the northeasterly corner of land of Steven and Tammy Brewer and the northwesterly corner of the herein described parcel;

Thence, along said Franklin Street, S 72° 47' 29" E a distance of 22.75' to the beginning of a curve;

Thence, along said curve turning to the left having a radius of 146.92', an arc length of 46.36', a chord bearing of S 81° 49' 52" E and a chord length of 46.16';

Thence, S 06° 50' 33" W for a distance of 139.5'± to the shoreline of Opechee Bay;

Thence, along said shoreline of Opechee Bay in a generally westerly direction, a distance of 122'± to land of said Brewer;

Thence, along said land of Brewer, N 23° 29' 31" E a distance of 13.5'± to an iron pipe below grade;

Thence, continuing N 23° 29' 31" E a distance of 119.60' to a concrete bound;

Thence, N 09° 12' 31" E a distance of 49.54' to the point of beginning.

Meaning and intending to convey perpetual easement interests to burden a portion of the premises conveyed to the Grantor by Pasch Enterprises by deed dated February 13, 2017 and recorded in the Belknap County Registry of Deeds in Book 3090, Page 0608.

The burden of these easement interests shall run with the land of the grantor and shall be binding on the grantor's heirs, successors and assigns forever. The benefits of this easement shall not be appurtenant to any particular parcel of land but shall be in gross. This conveyance is exempt from transfer tax under RSA 78-B:2.

Executed the \_\_\_\_\_ day of \_\_\_\_\_, 2021

\_\_\_\_\_  
Name: Robert Powers  
Title: Manager, duly authorized

STATE OF NEW HAMPSHIRE  
COUNTY OF BELKNAP

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2021 by Robert Powers in his capacity as Manager for BDKS LLC.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**ACCEPTANCE**

The foregoing Easement Deed is hereby accepted this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

CITY OF LACONIA

By: \_\_\_\_\_  
Scott Myers  
City Manager  
Duly Authorized