

THE SPACE ABOVE IS FOR RECORDING INFORMATION

EASEMENT DEED

BE IT KNOWN, that the City of Laconia, a municipal corporation within Belknap County with a principal place of business of 45 Beacon Street East, Laconia, NH 03246 (hereinafter GRANTOR, which term shall include any and all subsequent owners, successors and assigns), for consideration paid, hereby grants and conveys to Del R. Gilbert & Son Block Company, Inc., a corporation with an address of 427 Province Road, Laconia, NH 03246 (hereinafter GRANTEE, which term shall include any and all subsequent owners, successors and assigns), with QUITCLAIM COVENANTS, the following perpetual easements over, across, under and through land of the grantor located off Growth Road in Laconia, Belknap County, New Hampshire, identified in the City's Tax Records as TM 258-205-20. The easements are more particularly described as follows:

Access Easement

A perpetual easement for private road purposes for vehicular and pedestrian ingress and egress to GRANTEE'S property, to encompass all that area shown on a certain plan prepared by Rockeh Consulting, LLC entitled "Site Plan, Proposed Multifamily Development Plan, Map 473 Block 188 Lot 1 & Map 458 Block 205 Lot 20, 244 Province Street, Laconia, Belknap County, New Hampshire" dated December 2, 2021 and last revised May 2, 2022, and recorded as Plan Drawer _____, Number _____ at the Belknap County Registry of Deeds.

GRANTEE and its successors and assigns shall be responsible for construction, signage, improvement, repair, maintenance, and replacement of the private roadway, and shall defend, indemnify and hold GRANTOR harmless for any bodily, personal or other injuries arising out of the use of the private roadway. The roadway shall be constructed and maintained in accordance with the city's requirements, and specifically in conformance with the planning board approvals of May 2, 2022, June 7, 2022 and January 10, 2023.

The general public shall have the right to utilize the private road for all proper purposes, including but not limited to, vehicular and pedestrian access to the Dog Park located on GRANTOR'S property.

Any alterations to the layout of the Dog Park located on the GRANTOR'S property necessitated by the construction improvement, repair, maintenance or replacement of the private roadway shall be at the sole cost of the GRANTEE; however, GRANTOR shall have sole control over how, if at all, the layout is to be altered. GRANTOR shall be solely responsible for the maintenance of the Dog Park once the new layout is constructed.

Water Line Easement

A water line to service the residential units located on GRANTEE'S property may be constructed, repaired, replaced, removed, maintained, operated and inspected within in the private roadway.

Meaning and intending to describe and convey an easement which burdens a portion of the property conveyed to the grantors by deed of Ruth H. Smith, f/k/a Ruth H. Brooks dated February 6, 1976 and recorded in the Belknap County Registry of Deeds at Book 668, Page 353.

The burden of this easement shall run with the land of the grantor and shall be binding on the grantors' 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 taxes pursuant to NHRSA 78-B:2, I.

EXECUTED this _____ day of _____, 2023.

CITY OF LACONIA

Kirk Beattie, City Manager
Duly Authorized

STATE OF NEW HAMPSHIRE
COUNTY OF BELKNAP

The foregoing instrument was acknowledged before me this _____ day of _____, 2023 by Kirk Beattie, City of Laconia City Manager.

Notary Public/Justice of the Peace
My Commission expires: _____