

GRANT OF EASEMENTS

I, Pribhu L. Hingorani, Manager of Adams Road Company, LLC (the "Grantor"), owner of the land (the "Land") shown on a plan of land entitled, "High Point Estates Subdivision, Grafton, Massachusetts", recorded at Worcester County Registry of Deeds at Plan Book 850, Plan 64 (the "Plan"),

For consideration paid, and in full consideration of **One and 00/100 (\$1.00) Dollar**

Hereby GRANT to the Town of Grafton (the "Grantee"), Worcester County, Commonwealth of Massachusetts, the following easements:

1. The nonexclusive right and easement to use the following areas of the Land as shown on the Plan for passage, by foot only, to and from the Land:
 - a. A 15-foot wide access easement running along lot lines between lots 69 and 70, described as follows:

Beginning at the common property line of Lots 69 and 70 at said line's intersection with the southern right-of-way of High Point Drive; thence proceeding easterly an arc distance of 7.50 feet along the right-of-way having a radius of 183.37 feet to a point; thence proceeding S 14 degrees 56 minutes 01 seconds W a distance of 211.01 feet to a point on the rear property line of Lot 68; thence proceeding N 46 degrees 31 minutes 55 seconds W for a distance of 8.51 feet to a point which is the common rear corner of Lots 69 and 70; thence proceeding S 56 degrees 39 minutes 34 seconds W for a distance of 11.30 feet to a point on the rear property line of Lot 71; thence proceeding N 14 degrees 56 minutes 01 seconds E a distance of 213.82 feet to a point on the southern right-of-way of High Point Drive; thence proceeding easterly an arc distance of 7.50 feet along the right-of-way to the point of beginning.
 - b. A 20-foot wide access easement labeled "Arrowwood Court", running along lot lines of lots 10, 11, 12, 13 and 14, described as follows:

Beginning at the common property line of Lots 10 and 12 at said line's intersection with the northern right-of-way of High Point Drive; thence proceeding southeasterly an arc distance of 25.06 feet along said right-of-way having a radius of 233.37 feet to a point; thence proceeding northeasterly along an arc having a distance of 26.99 feet and a radius of 18.50 feet to a point; thence proceeding northeasterly N 56 degrees 54 minutes 02 seconds E for a distance of 106.88 feet to a point; thence proceeding easterly N 62 degrees 39 minutes 35 seconds E for a distance of 129.98 feet to a point; thence proceeding N 27 degrees 20 minutes 25 seconds W for a distance of 20.00 feet to a point; thence proceeding westerly S 62 degrees 39 minutes 35 seconds W for a distance of 131.21 feet to a point; thence proceeding westerly S 56 degrees 54 minutes 02 seconds W for a distance of 108.21 feet to a point; thence proceeding westerly along an arc having a distance of 30.62 feet and a radius of 21.20 feet to a point on the northern right-of-way of High Point Drive; thence proceeding

southeasterly along said right-of-way an arc distance of 25.07 feet to the point of beginning.

- c. A 20-foot wide access easement labeled "Alder Court", running along lot lines of lots 15, 16, 17, 18, 19 and 20, described as follows:
Beginning at the common property line of Lots 17 and 18 at said line's intersection with the eastern right-of-way of High Point Drive; thence proceeding southerly a distance of 22.30 feet along said right-of-way S 05 degrees 36 minutes 01 seconds E to a point; thence proceeding easterly along an arc having a distance of 19.66 feet and a radius of 18.11 feet to a point; thence proceeding easterly N 69 degrees 07 minutes 18 seconds E for a distance of 163.10 feet to a point; thence proceeding easterly N 80 degrees 36 minutes 34 seconds E for a distance of 209.43 feet to a point; thence proceeding N 09 degrees 23 minutes 26 seconds W for a distance of 20.00 feet to a point; thence proceeding westerly S 80 degrees 36 minutes 34 seconds W for a distance of 210.77 feet to a point; thence proceeding westerly S 69 degrees 07 minutes 18 seconds W for a distance of 147.34 feet to a point; thence proceeding westerly along an arc having a distance of 33.02 feet and a radius of 18.19 feet to a point on the northern right-of-way of High Point Drive; thence proceeding southerly along said right-of-way an arc distance of 32.16 feet to the point of beginning.
- d. A 20-foot wide access easement labeled "Fern Court", running along lot lines of lots 20, 21, 23, 24, and 25, described as follows:
Beginning at the common property line of Lots 21 and 23 at said line's intersection with the eastern right-of-way of High Point Drive; thence proceeding southerly an arc distance of 29.20 feet along said right-of-way having a radius of 220.00 feet to a point; thence proceeding easterly along an arc having a distance of 35.28 feet and a radius of 33.17 feet to a point; thence proceeding northeasterly N 42 degrees 34 minutes 50 seconds E for a distance of 56.80 feet to a point; thence proceeding northeasterly N 63 degrees 00 minutes 44 seconds E for a distance of 139.35 feet to a point; thence proceeding N 26 degrees 59 minutes 16 seconds W for a distance of 20.00 feet to a point; thence proceeding westerly S 63 degrees 00 minutes 44 seconds W for a distance of 143.21 feet to a point; thence proceeding southwesterly S 42 degrees 34 minutes 50 seconds W for a distance of 59.70 feet to a point; thence proceeding westerly along an arc having a distance of 36.16 feet and a radius of 36.09 feet to a point on the eastern right-of-way of High Point Drive; thence proceeding southerly along said right-of-way an arc distance of 30.60 feet to the point of beginning.
- e. A 20-foot wide access easement labeled "Myrtle Court", running along lot lines of lots 26, 27, 28 and 31, described as follows:
Beginning at the common property line of Lots 27 and 28 at said line's intersection with the eastern right-of-way of High Point Drive; thence proceeding southerly an arc distance of 25.10 feet along said right-of-way having a radius of 220.00 feet to a point; thence proceeding easterly along an arc having a distance of 22.93 feet and a radius of 18.47 feet to a point; thence proceeding southeasterly S 85 degrees 09 minutes 01 seconds E for a distance of 206.62 feet to a point; thence proceeding N 04

degrees 50 minutes 59 seconds E for a distance of 20.00 feet to a point; thence proceeding northwesterly N 85 degrees 09 minutes 01 seconds W for a distance of 210.03 feet to a point; thence proceeding westerly along an arc having a distance of 35.31 feet and a radius of 34.64 feet to a point on the eastern right-of-way of High Point Drive; thence proceeding southerly along said right-of-way an arc distance of 29.20 feet to the point of beginning.

- f. A 20-foot wide access easement labeled "Winterberry Court", running along lot lines of lots 38, 39, 40, 41, 42 and 45, described as follows:

Beginning at the common property line of Lots 38 and 43 at said line's intersection with the southern right-of-way of High Point Drive; thence proceeding westerly an arc distance of 24.80 feet along said right-of-way having a radius of 220.00 feet to a point; thence proceeding southerly along an arc having a distance of 26.28 feet and a radius of 16.81 feet to a point; thence proceeding southerly S 20 degrees 18 minutes 24 seconds E for a distance of 222.68 feet to a point; thence proceeding N 69 degrees 41 minutes 36 seconds E for a distance of 20.00 feet to a point; thence proceeding northerly N 20 degrees 18 minutes 24 seconds W for a distance of 225.28 feet to a point; thence proceeding northerly along an arc having a distance of 25.35 feet and a radius of 22.53 feet to a point on the southern right-of-way of High Point Drive; thence proceeding westerly along said right-of-way an arc distance of 25.20 feet to the point of beginning.

- g. A 20-foot wide access easement labeled "Viburnum Court", running along lot lines of lots 58, 65 and 66, described as follows:

Beginning at the common property line of Lots 65 and 66 at said line's intersection with the western right-of-way of High Point Drive; thence proceeding southerly along said right-of-way along a curve having a radius of 199.26 feet and an arc distance of 26.20 feet to a point; thence proceeding westerly along an arc having an arc distance of 31.39 feet and a radius of 22.11 feet to a point; thence proceeding westerly S 70 degrees 15 minutes 35 seconds W for a distance of 82.73 feet to a point of curve; thence proceeding westerly along a curve having an arc distance of 41.44 feet and a radius of 63.23 feet to a point; thence proceeding northerly N 20 degrees 40 minutes 24 seconds E for a distance of 20.00 feet to a point; thence proceeding easterly along a curve having an arc distance of 28.33 feet and a radius of 43.23 feet to a point; thence proceeding easterly N 70 degrees 15 minutes 35 seconds E for a distance of 80.78 feet to a point of curve; thence proceeding northeasterly along an arc having an arc distance of 29.53 feet and a radius of 18.82 feet to a point on the western right-of-way of High Point Drive; thence proceeding southerly along said right-of-way along a curve having a radius of 199.26 feet and an arc distance of 26.85 feet to the point of beginning.

- h. A 15-foot wide access area to open space partially running along lot lines of lots 15 and 20, described as follows:

Beginning at the common property line of Lots 15 and 20, thence proceeding northerly N 19 degrees 34 minutes 00 seconds W for a distance of 7.60 feet to a point; thence proceeding westerly S 80 degrees 36 minutes 34 seconds W for a distance of

73.77 feet to a point; thence proceeding S 09 degrees 23 minutes 26 seconds E for a distance of 15.00 feet to a point; thence proceeding easterly N 80 degrees 36 minutes 34 seconds E for a distance of 83.30 feet to a point; thence proceeding northwesterly N 56 degrees 10 minutes 03 seconds W for a distance of 11.05 feet to the point of beginning.

i. A 15-foot wide access easement to open space running along lot lines 55 and 56, and described as follows:

Beginning at the common property line of Lots 55 and 56 at said line's intersection with the northern right-of-way of High Point Drive; thence proceeding northerly N 05 degrees 49 minutes 04 seconds E for a distance of 166.11 feet to a point on the rear property line of Lots 55 and 56; thence proceeding S 73 degrees 16 minutes 10 W for a distance of 16.25 feet to a point; thence proceeding southerly S 05 degrees 49 minutes 04 seconds W for a distance of 160.25 feet to a point on the northern right-of-way of High Point Drive; thence proceeding along said northern right-of-way of High Point Drive having a radius of 654.71 feet an arc distance of 15.03 feet to the point of beginning.

2. The nonexclusive right and easement to use the following areas of the Land for drainage purposes including the right to locate, construct, install, lay, dig up, operate, maintain, patrol, inspect, repair, replace, alter, extend or remove one or more pipes for the drainage of surface water and all necessary and proper conduits, conductors, pipes, foundations, fittings, and fixtures and other apparatus, equipment and fixtures deemed necessary for the purposes specified above, as the Grantee may from time to time desire along, upon, under and across said portions of the Land, to cut and trim trees, brush, overhanging branches and other obstructions to the extent that the Grantee deems necessary to clear and keep clear and operate safely said pipes; and the right to install in said portions of the Land temporary line or lines whenever in the judgment of Grantee it is required for the emergency maintenance of service, provided that in each instance the making of repairs or improvements shall be completed and the temporary line or lines removed as soon as practical; and the right to enter said portions of the Land for access thereto for all the above purposes:

a. An irregular-shaped drainage easement running over lots 1, 2, 3, 4, 5, 6 and 7, varying in width between 20 and 50 feet, and described as follows:

Beginning at the northwest rear corner of Lot 1, thence proceeding northeasterly N 50 degrees E along the rear of Lots 1, 2 and 3 for a distance of 300.00 feet to a point; thence proceeding northeasterly N 56 degrees 39 minutes 34 seconds E along the rear of Lots 4, 5 and 6 for a distance of 276.03 feet to a point; thence proceeding northeasterly N 62 degrees 41 minutes 33 seconds E along the rear of Lot 7 for a distance of 121.11 feet to a point; thence proceeding southerly S 20 degrees 25 minutes 03 seconds E for a distance of 25.00 feet to a point; thence proceeding westerly S 59 degrees 57 minutes 09 seconds W for a distance of 116.01 feet to a point; thence proceeding westerly S 45 degrees 23 minutes 04 seconds W for a distance of 99.13 feet to a point; thence proceeding westerly S 68 degrees 54 minutes

35 seconds W for a distance of 91.52 feet to a point; thence proceeding westerly S 60 degrees 14 minutes 26 seconds W for a distance of 86.47 feet to a point; thence proceeding westerly S 50 degrees W along the rear of Lots 2 and 3 for a distance of 189.75 feet to a point; thence proceeding southeasterly S 38 degrees 31 minutes 25 seconds E for a distance of 166.5 feet to a point which lies on the northerly right-of-way of High Point Drive; thence proceeding westerly along said right-of-way along an curve having a radius of 2,449.61 feet for an arc distance of 10.00 feet to a point of curve; thence proceeding westerly along said right-of-way S 50 degrees 26 minutes 09 seconds W for a distance of 10.00 feet to a point; thence proceeding northwesterly N 38 degrees 31 minutes 25 seconds W for a distance of 151.5 feet to a point; thence proceeding westerly S 50 degrees W for a distance of 90.31 feet to a point; thence proceeding northerly along the westerly line of Lot 1 N 38 degrees 31 minutes 09 seconds W for a distance of 40.00 feet to the point of beginning.

b. An irregular-shaped drainage easement on the northern portion of lot 9 and 10, and described as follows:

Beginning at the northwest rear corner of Lot 9, thence proceeding southeasterly S 73 degrees 49 minutes 59 seconds E along the rear of Lot 9 for a distance of 156.70 feet to a point; thence proceeding southwestly S 27 degrees 07 minutes 26 seconds W for a distance of 28.85 feet to a point; thence proceeding southerly over Lot 10 S 04 degrees 09 minutes 15 seconds E for a distance of 186.46 feet to a point which lies on the eastern right-of-way of High Point Drive; thence proceeding northerly along said right-of-way along an curve having a radius of 233.37 feet for an arc distance of 33.10 feet to a point; thence proceeding northerly over Lot 10 N 04 degrees 09 minutes 15 seconds W for a distance of 129.41 feet to a point on the common lot line of Lots 9 and 10; thence proceeding N 69 degrees 45 minutes 27 seconds W for a distance of 129.24 feet to a point; thence proceeding N 01 degrees 40 minutes 43 seconds E for a distance of 58.40 feet to the point of beginning.

c. A 20-foot wide drainage easement running between lots 48 and 49, and described as follows:

Beginning at the common property line of Lots 47 and 48 at said line's intersection with the southern right-of-way of High Point Drive; thence proceeding westerly along southern right-of-way of High Point Drive an arc distance of 10.04 feet having a radius of 421.01 feet to a point; thence proceeding southerly S 03 degrees 46 minutes 29 seconds W for a distance of 201.63 feet to a point on the rear property line of Lot 48; thence proceeding S 86 degrees 03 minutes 38 seconds E for a distance of 10.0 feet to a point; thence proceeding S 74 degrees 58 minutes 30 seconds E for a distance of 10.25 feet to a point; thence proceeding northerly N 03 degrees 46 minutes 29 seconds E for a distance of 202.55 feet to a point on the southern right-of-way of High Point Drive; thence proceeding westerly along southern right-of-way of High Point Drive an arc distance of 10.03 feet having a radius of 421.01 feet to the point of beginning.

d. A 40-foot wide utility easement in the rear of Lot 48, and described as follows:

Beginning at the southerly rear corner of Lots 47 and 48, thence proceeding northwesterly N 86 degrees 03 minutes 38 seconds W along the rear of Lot 48 for a distance of 117.69 feet to a point which is the rear corner of Lots 48 and 49; thence proceeding northerly N 02 degrees 22 minutes 56 seconds E for a distance of 40.04 feet to a point; thence proceeding easterly S 86 degrees 03 minutes 38 seconds E for a distance of 119.06 feet to a point; thence proceeding southerly S 03 degrees 46 minutes 29 seconds W for a distance of 40.02 feet to the point of beginning.

e. A 10-foot wide drainage easement running in the rear of lots 34 and 40, and described as follows:

Beginning at the rear southeast corner of Lot 34, thence proceeding westerly along the rear line of Lots 34 and 40 S 76 degrees 08 minutes 08 seconds W for a distance of 343.86 feet to a point which is the southwest rear corner of Lot 40; thence proceeding northerly N 20 degrees 18 minutes 24 seconds W for a distance of 10.03 feet to a point; thence proceeding easterly N 76 degrees 08 minutes 08 seconds E for a distance of 342.77 feet to a point; thence proceeding southerly S 20 degrees 09 minutes 10 seconds E for a distance of 10.03 feet to the point of beginning.

f. An irregular-shaped drainage easement running in the rear of lot 41, and described as follows:

Beginning at the rear southeast corner of Lot 41, thence proceeding westerly along said rear line S 76 degrees 08 minutes 08 seconds W for a distance of 161.44 feet to a point which is the southwest rear corner of Lot 41; thence proceeding northerly N 27 degrees 19 minutes 38 seconds W for a distance of 115.62 feet to a point; thence proceeding easterly N 80 degrees 31 minutes 54 seconds E for a distance of 21.90 feet to a point; thence proceeding southerly S 27 degrees 19 minutes 38 seconds E for a distance of 21.0 feet to a point; thence proceeding southeasterly S 60 degrees 02 minutes 03 seconds E for a distance of 60.00 feet to a point; thence proceeding S 25 degrees 49 minutes 16 seconds E for a distance of 26.00 feet to a point; thence proceeding easterly N 76 degrees 08 minutes 08 seconds E for a distance of 102.00 feet to a point which lies on the common line between Lots 40 and 41; thence proceeding southerly along said line S 20 degrees 18 minutes 24 seconds E for a distance of 25.30 feet to the point of beginning.

The rights granted under Paragraph 2 above shall include the right to pass under, along, across and over said easement areas and to pass over and to bring equipment upon said easement areas to accomplish any and all of said purposes, together with a right-of-way over any private ways adjacent or abutting said easement areas which the Grantor is entitled to grant and for the purpose of giving to the Grantees access to said easement areas, as needed.

It is expressly understood that the Town of Grafton shall not be responsible for extensive landscaping such as replacement of trees and shrubs in connection with maintenance of said easements.

Executed as a sealed instrument this

day of

2020

Pribhu L. Hingorani, as Manager
And not individually

The Commonwealth of Massachusetts

County of Middlesex

, 2020

Then personally appeared the above named Pribhu L. Hingorani as Manager of Adams Road Company LLC, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Trust.

Before me, _____
(Notary Public)

My commission expires: _____