

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS AUBURN WATER DISTRICT, a quasi-municipal corporation, duly chartered under the laws of the State of Maine, and located at Miller Street, Auburn, Maine, the receipt whereof is hereby acknowledged, does hereby grant and convey to the **AUBURN WATER DISTRICT**, its successors and assigns to have and to hold forever:

The perpetual right and easement on the land in Auburn, Androscoggin County, Maine, to enter upon, construct, repair, replace and maintain a water main and all other necessary appurtenances (the "Facilities") within the parcel of land more particularly bounded and described as follows:

Commencing at a capped rebar (PLS 1278) on the now or former westerly sideline of Miller Street at the southeasterly corner of land now or formerly of City of Auburn as described in a deed recorded in the Androscoggin County Registry of Deeds in Book 5648, Page 305, thence S 22°43'28" E a tie line distance of 9.48 feet to the **Point of Beginning**. Thence:

1. Thence N 03°00'14 E through the current location of said Miller Street a distance of 117.11 feet to the current location of said Miller Street and the easterly side of land now or formerly of Turson LLC as described in a deed recorded in said Registry in Book 7852, Page 290;
2. Thence N 05°10'28" E by said land of Turson LLC a distance of 30.72 feet to the proposed relocation of Miller Street as shown on said Plan;
3. Thence S 46°08'03" E by said proposed relocation of Miller Street a distance of 19.22 feet;
4. Thence S 05°10'28" W through the current location of said Miller Street a distance of 18.42 feet;
5. Thence S 03°00'14" W through the current location of said Miller Street a distance of 116.97 feet;
6. Thence N 86°26'57" W through the current location of said Miller Street a distance of 15.00 feet to the **Point of Beginning**.

Meaning and intending to describe an easement 15 feet in width, being depicted as "Proposed Sewer Easement 2,124 S.F." as shown on an Easement Plan made for JSC 18, LLC by Sebago Technics dated May 5, 2023 as revised through May 22, 2023.

Said Easement Area containing approximately 2124 sq. ft. as shown on the easement plan dated 05/22/2023 attached hereto as Exhibit A.

This easement is granted and is subject to the following conditions and covenants:

1. The Grantors covenant and agree for themselves, their heirs and assigns, that they will not erect any permanent structure and will not place or plant any trees or shrubs within the above-described Easement Area.
2. The Auburn Water District covenants and agrees with the Grantors, their heirs and assigns, that it will cause no unnecessary damage in connection with its use of the land above described, and that upon each and every entry it will restore the surface to its original condition so far as is possible and will not otherwise interfere with the Grantors' use of said land.

The land burdened by the easement is a portion of the land described in a deed from

Witness our hands and seals this _____ day of _____, 2023.

Witness

Witness

STATE OF MAINE
COUNTY OF _____, SS

Then personally appeared the above named
this _____ day of _____, 2023 and acknowledged before me the foregoing
instrument to be their free act and deed.

Notary Public

Name: _____

My commission expires: _____