

EASEMENT DEED

ROBERT C. BUNTON and REBECCA R. BUNTON of 38 Park Road, Windham, Maine 04062 (“OWNERS”) for consideration paid, hereby grant to the **PORTLAND WATER DISTRICT**, a public quasi-municipal Maine corporation with a place of business at 225 Douglass Street, Portland, Maine (“DISTRICT”), with warranty covenants an easement on a strip of land located on the southerly side of Lyndon Avenue on Peaks Island in the City of Portland, Cumberland County, Maine, said strip being twenty (20) feet wide and lying ten (10) feet on both sides of the following described centerline and its projections at both ends (“Easement Area”), bounded and described as follows:

Beginning at a point on the southerly sideline of Lyndon Avenue, said point being one hundred twenty-six (126) feet as measured N 87°-12'-50" W along the southerly sideline of Lyndon Avenue from an iron pipe marking the northeast corner of said OWNER'S land;

Thence S 10°-52' E one hundred forty-five (145) feet to a point on the southerly sideline of said OWNER's land, said point being ninety-two (92) feet as measured N 87°-12'-51" W along the southerly sideline from an iron rod marking the southeast corner of land of the OWNER.

Reference is made to a plan entitled “Boundary Survey of Land on Lyndon Avenue, Peaks Island, Maine Made For the Estate of John Stevens Bunton” prepared by Northeastern Land Surveying dated November 4, 2011 and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Page 27.

The DISTRICT shall have the following permanent easement rights in the Easement Area described above:

1. the right to install, maintain, replace and remove conduits or pipelines for conveying water, with all necessary fixtures and appurtenances; and
2. the right to make connections with the conduits or pipelines on land adjacent to the Easement Area; and
3. the right to trim, cut down, and/or remove bushes, grass, crops, trees or any other vegetation, to such extent as is necessary for any of these purposes in the sole judgment of the DISTRICT; except that the DISTRICT will take reasonable steps to minimize any disturbance or damage and shall restore the surface of the ground to the same condition that existed prior to each entry; and
4. the right to enter on the Easement Area at any and all times for any of these purposes.

The OWNERS reserve the use and enjoyment of the Easement Area for any purpose that does not interfere with the use of the Easement Area by the DISTRICT for its own purposes; provided that none of the following improvements may be made by the OWNERS in the Easement Area, without the written permission of the DISTRICT:

1. No buildings or any other permanent structures shall be constructed or maintained in the Easement Area.

2. No earth shall be removed, no fill may be added, and no other change shall be made to the surface grade of the Easement Area without the permission of the DISTRICT.

This easement deed is signed as a document under seal.

Dated: 7/7/, 2013



Robert C. Bunton

Rebecca R. Bunton

State of Maine
County of Cumberland

, 2013

Robert C. Bunton and Rebecca R. Bunton personally appeared before me and acknowledged that their signature on this document was their free act and deed.

Notary Public/Attorney at Law

Print Name