

**GRANT OF ACCESS EASEMENT**

The TOWN OF WAYLAND, a Massachusetts municipal corporation having a usual place of business at 41 Cochituate Road, Wayland, Massachusetts 01776, for consideration of the sum of ten and no/100 (\$10.00) dollars

hereby grants to

\_\_\_\_\_, a Massachusetts \_\_\_\_\_  
having a usual place of business at \_\_\_\_\_  
\_\_\_\_\_ ("Grantee"), its  
successors and assigns,

the perpetual appurtenant non-exclusive easement to use the following described land located in the Wayland, Middlesex County, Massachusetts for access to and egress from Lots A, C and E as shown the plan referenced below:

the area of land shown as "Access Road" lying between the northerly sideline of Route 20 (a/k/a Boston Post Road) and the northerly boundary line of Lot D on the plan entitled "ANR Subdivision Plan Assessors Map 22, Lot 3, Lot 6 & Lot 7 Boston Post Road Wayland, Massachusetts Prepared for Town of Wayland", dated June 1, 2015, prepared by Darren J. Hardy, P.L.S., WSP Transportation & Infrastructure, which plan is recorded [herewith].

The right and easement herein granted shall include the right to pass and repass over said area of land in all types of vehicles and equipment and on foot for the purpose of access to and egress from a housing development consisting of not more than \_\_\_\_ dwelling units and accessory structures on said Lots A, C and E, but shall not include the right to install utilities therein or thereon or the right to make physical changes thereto, unless such changes are expressly approved in writing by the grantor, acting by and through its Board of Public Works.

By accepting and recording this grant of easement, the Grantee agrees and covenants for itself and its successors and assigns to indemnify, defend, and hold the Grantor and its officials, employees, successors and assigns harmless from any action or suit brought against them, or any of them, by any person or

persons on account of the exercise of Grantee's rights granted herein.

For Grantor's authority, see attested copy of the vote of the Town of Wayland 2014 Annual Town Meeting, recorded herewith.

EXECUTED AS A SEALED INSTRUMENT this \_\_\_\_ day of November 20\_\_.

Town of Wayland, by:

\_\_\_\_\_  
Cherry C. Karlson, Chair

\_\_\_\_\_  
Mary M. Antes, Vice Chair

\_\_\_\_\_  
Lea Anderson

\_\_\_\_\_  
Anthony V. Boschetto

\_\_\_\_\_  
Joseph F. Nolan

its Board of Selectmen

Approved as to form:

\_\_\_\_\_  
Mark J. Lanza, Town Counsel

COMMONWEALTH OF MASSACHUSETTS

Middlesex, ss: \_\_\_\_\_, 20\_\_

On this \_\_\_\_ day, personally appeared before me the above named Cherry C. Karlson, Mary M. Antes, Lea Anderson, Anthony V. Boschetto and Joseph F. Nolan, who proved to me through satisfactory evidence of identification, which was

\_\_\_\_\_, to be the persons whose names are signed on the preceding document, and acknowledged to me that they signed it voluntarily as Selectmen of the Town of Wayland for its stated purpose.

\_\_\_\_\_, Notary Public  
Commission Expires: