

**FORM J**

**DARTMOUTH  
PLANNING BOARD**  
400 Slocum Road  
Dartmouth, MA 02747  
(508) 910-1816



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**CONVEYANCE OF EASEMENTS AND UTILITIES**

**File 3 copies with the Dartmouth Select Board’s Office. After approval by Town Counsel, 1 copy will be kept by the Select Board, 1 copy will be sent to the Planning Board, and 1 copy will be sent to the Department of Public Works**

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I/We, the undersigned,

\_\_\_\_\_ [individual or entity] of

\_\_\_\_\_ [address]

\_\_\_\_\_ County, Massachusetts (the “Grantor”), in consideration of

\_\_\_\_\_ hereby grants, transfers and delivers unto the Town of Dartmouth, Massachusetts, a municipal corporation in Bristol County, (the “Grantee”), the following:

- A. The perpetual rights and easements to lay out, construct, inspect, repair, remove, replace, operate, use and forever maintain (1) a sanitary sewer or sewers with any manholes, pipes, conduits and other appurtenances, (2) pipes, conduits and their appurtenances for the conveyance of water, and (3) a covered surface and ground water drain or drains with any manholes, pipes, conduits and their appurtenances, and to do all other acts incidental to the foregoing, including the right to pass and repass along and over land for the aforesaid purposes, in, through, and under the whole of:

[name of way(s)] \_\_\_\_\_

\_\_\_\_\_

as shown on a plan entitled “ \_\_\_\_\_ ”

dated \_\_\_\_\_

prepared by \_\_\_\_\_

of \_\_\_\_\_, Massachusetts, and recorded with the  
Bristol County (S.D.) Registry of Deeds in

Plan Book \_\_\_\_\_ Page \_\_\_\_\_

Said plan is made and said plan is incorporated herein for a complete and detailed  
description of said roads.

B. The perpetual rights and easement to use for (describe use or purpose)

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the following parcel(s) of land situated on

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in said Town and bounded and described as follows:

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TO HAVE AND TO HOLD the above-described rights and easements unto the Grantee  
and its successors and assigns forever.

And the Grantor hereby covenants with the Grantee that the undersigned is the lawful  
owner of the above-described land; that the above-described Easement is free from all  
encumbrances; that the Grantor has good right to grant said Easement; and that the Grantor will  
warrant and defend said covenants and the Grantee against the claims and demands of all  
persons seeking to challenge, invalidate or undermine Grantor's title to the above-described  
land or right to grant said Easement free and clear of all encumbrances.

Also for the aforesaid consideration, the Grantor does hereby, for [himself/herself or itself] and [his/her/its] heirs, legal representatives, personal representatives, agents, administrators, executors, successors and assigns, covenant and agree with the Grantee and its successors and assigns that [he/she/it] will not and those claiming under [him/her/it] shall not make any claim for damages to [his/her/its] property, real or personal, by reason of any use, digging or other acts and things done by this Grantee, or its employees, independent contractors, designees, successors, assigns, agents, servants, or licensees, in and to the above-described land, pursuant to the rights granted hereby, and that [he/she/it] will not and those claiming under [him/her/it] shall not, in any way or manner, interfere with the maintaining, repairing, replacing, and inspecting of any or all said works or any part thereof.

\_\_\_\_\_  
Grantor

\_\_\_\_\_  
Date

\_\_\_\_\_  
Grantee

\_\_\_\_\_  
Date