

EASEMENT AND RIGHT-OF-WAY AGREEMENT

This Easement and Right-of-Way Agreement is made this ____ day of _____, 20____, by and between:

OWNER:

Name : _____

Mailing Address: _____

Mailing Address: _____

AND

GRANTEE:

Greenfield Township Sewer Authority

A municipal authority incorporated under the Municipality Authorities Act of May 2, 1945, P.L. 382, as amended, with its principal place of business in Greenfield Township, Lackawanna County, Pennsylvania

WITNESSETH

That the OWNER, in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged and intending to be legally bound, does hereby grant and convey unto the AUTHORITY, its successors and assigns, the following permanent easements and rights-of-way:

1. PERMANENT EASEMENT AND RIGHT-OF-WAY FOR LATERALS

A permanent easement and right-of-way for the construction, maintenance, repair, and reconstruction, from time to time, of such sewer lines, mains, pipes, laterals, service lines, manholes, and other related structures as may be required by the AUTHORITY.

This easement shall cover a strip of land 10 feet wide, located within the property of OWNER and within any street, road, or alley upon which the premises abut, with the full right of access and reentry by the AUTHORITY, its agents and representatives, for all purposes related to installation, maintenance, and repair.

2. GRINDER PUMP ACCESS EASEMENT

OWNER grants to the AUTHORITY a permanent easement, 10 feet in width, upon and under the ground in the area where the grinder pump unit is or will be installed, including:

- Piping between the grinder pump and the street sewer
- Electrical service for the operation of the pump

- Associated equipment and infrastructure

This includes a right-of-way over the OWNER's property as necessary for the AUTHORITY, its successors, assigns, agents, and contractors to operate, inspect, maintain, repair, replace, and excavate such grinder pump systems and associated facilities.

3. PERMANENT EASEMENT AND RIGHT-OF-WAY FOR MAIN LINES

Where sewer main lines are or will be constructed, the OWNER grants a permanent easement along the main line, consisting of a strip of land 15 feet wide, with 7½ feet on each side of the centerline of the main line.

This easement includes the right of ingress, egress, and reentry by the AUTHORITY for the purposes of:

- Construction and installation
- Inspection and maintenance
- Emergency repairs or replacements
- Upgrades and reconstruction

4. BINDING EFFECT

This Agreement and the easements granted herein shall run with the land and shall be binding upon the OWNER, and their heirs, successors, and assigns, and shall inure to the benefit of the AUTHORITY and its successors and assigns.

IN WITNESS WHEREOF

The parties have executed this Easement and Right-of-Way Agreement on the date first written above.

OWNER(S):

(Signature) _____

Printed Name: _____

(Signature) _____

Printed Name: _____

GREENFIELD TOWNSHIP SEWER AUTHORITY:

By: _____

Printed Name: _____

Title: _____

COMMONWEALTH OF PENNSYLVANIA

SS:

COUNTY OF LACKAWANNA

On this, the ___ day of _____, 20___, before me, a Notary Public, the undersigned officer, personally appeared _____, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that they executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

Exhibit A – Property Description / Parcel Map or Survey

[Attach survey or legal description of affected property and easement location]