**SIGHT DISTANCE EASEMENT**

**NOW, THEREFORE,** for and in consideration of the sum of One Dollar ($1.00), receipt and sufficiency of which are hereby acknowledged, the Grantor does hereby grant and convey unto the Grantee a sight distance easement as described on the Plat and designated thereon as **"SIGHT DISTANCE ESMT. (HEREBY GRANTED)"** with an area of \_\_\_\_\_\_ square feet to provide and maintain unobstructed sight lines for vehicular and pedestrian safety. No fences, shrubbery, structures, or other facilities shall be placed within the bounds of the said easement area unless sufficiently detailed plans for such fences, shrubbery, structures, or other facilities are first approved by the appropriate Town authorities. The Town shall have the right to trim, maintain and/or remove any and all plantings deemed by it to be an obstruction within the easement area; provided, however, that the Town at its own expense shall restore which it considers appropriate for easement use, all land or premises which are disturbed in any manner by the removal of obstructions, and maintenance of said sight distance easement area. Such restoration shall include the reseeding or resodding lawns or pasture areas and replacing fences, shrubbery, structures, trees, and other facilities as appropriate located outside the easement area. The easement(s) are subject to the following terms and conditions:

* 1. All improvements installed in the easement(s) and right(s)-of-way shall be and remain the property of the Town, its successors, and assigns.
  2. The Town and its agents or assigns shall have full and free use of the said easement(s) and right(s)-of-way for the purposes named and shall have all rights and privileges reasonably necessary to the enjoyment and exercise of the easement(s) and right(s)-of-way including the right of reasonable access to and from the right(s)-of-way and right to use adjoining land where necessary; provided, however, that this right to use adjacent land shall be exercised only during periods of actual construction, reconstruction or maintenance. Further, this right shall not be construed to allow the Town to erect any building or structure of a permanent nature on such adjoining land.
  3. The Town shall have the right to trim, cut, and remove trees, shrubbery, fences, structures, or other obstructions or facilities in or near the easement(s) being conveyed, deemed by it to interfere with the proper construction, operation, and maintenance or enjoyment of said easement; provided, however, that the Town at its own expense shall restore, as nearly as possible, the premises to their original condition, such restoration to include the backfilling of trenches, the replacement of shrubbery and the seeding or sodding of lawns or pasture areas, but not the replacement of structures, trees or other obstructions.
  4. No use or improvements shall be made in the easement(s) without the specific written authorization from the Town, and no use shall be made of the easement(s) which would interfere in any way with the natural drainage.