

**CONSULT YOUR LAWYER BEFORE SIGNING THIS INSTRUMENT-THIS INSTRUMENT SHOULD BE USED BY LAWYERS ONLY**

Agreement made the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_  
having an address of \_\_\_\_\_

hereinafter referred to as "\_\_\_\_\_"

And, \_\_\_\_\_  
having an address of \_\_\_\_\_

hereinafter referred to as "\_\_\_\_\_"

**WHEREAS,**

is the owner of the land more particularly described in Schedule A, known by the street address of \_\_\_\_\_

and "\_\_\_\_\_"

is the owner of land more particularly described in Schedule B known by the street address of \_\_\_\_\_

**WHEREAS** the parcels are contiguous, adjoining, and have a common boundary line.

**WHEREAS,** the parties desire to create a reciprocal driveway easement for automobiles, for their use in common.

"\_\_\_\_\_ " shall have the right to use the (easterly, westerly, northerly, southerly – choose one) \_\_\_\_\_ feet of premises belonging to "\_\_\_\_\_".

"\_\_\_\_\_ " shall have the right to use the (easterly, westerly, northerly, southerly – choose one) \_\_\_\_\_ feet of premises belonging to "\_\_\_\_\_".

Said strips of land will constitute a \_\_\_\_\_ foot reciprocal driveway easement for vehicular ingress and egress.

"\_\_\_\_\_ " and "\_\_\_\_\_ "

represent and covenant to and with each other as follows:

1. The strip of \_\_\_\_\_ feet lying and being on one-half of "\_\_\_\_\_ " side of the boundary line, and the strip of \_\_\_\_\_ feet lying and being on one-half of "\_\_\_\_\_ " side of the boundary line shall be continuously and forever a driveway easement.
2. Each party agrees to maintain that portion of the easement lying and being on their side of the boundary line.
3. Each party agrees to keep that portion of the easement lying and being on their side of the boundary line free from any and all obstructions.

This easement agreement shall inure to the benefit of the respective parties, their heirs, successors, grantees and assigns, and shall constitute an agreement running with the land.

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE IN NEW YORK STATE

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking proof)

State of New York, County of \_\_\_\_\_, ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_,

personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument.

\_\_\_\_\_  
(signature and office of individual taking proof)

TO BE USED ONLY WHEN THE ACKNOWLEDGMENT IS MADE OUTSIDE NEW YORK STATE

State (or District of Columbia, Territory, or Foreign Country) of \_\_\_\_\_ ss:

On the \_\_\_\_\_ day of \_\_\_\_\_ in the year \_\_\_\_\_, before me, the undersigned, personally appeared \_\_\_\_\_, personally known to me or proved to me on the basis of satisfactory evidence to be the individual(s) whose name(s) is (are) subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their capacity(ies), and that by his/her/their signature(s) on the instrument, the individual(s), or the person upon behalf of which the individual(s) acted, executed the instrument, and that such individual made such appearance before the undersigned in the \_\_\_\_\_.

(insert the city or other political subdivision and the state or country or other place the acknowledgment was taken)

\_\_\_\_\_  
(signature and office of individual taking acknowledgment)

**RECIPROCAL DRIVEWAY EASEMENT**

TITLE NO.:

TO

DISTRICT:  
SECTION:  
BLOCK:  
LOT:  
PREMISES:  
COUNTY:

RECORD AND RETURN TO:



201 Old Country Road, Suite 200, Melville, NY 11747  
 631.424.6100 • 800.285.1551 • Fax: 631.424.6049  
 245 Park Avenue, New York, NY 10167 • 212.672.1960  
 www.advantagetitle.com

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