

CONIFER RIDGE ROAD

DEED (MAINE STATUTORY SHORT FORM)

KNOW ALL PERSONS BY THESE PRESENTS, that MORRILL PROPERTIES, a Maine general partnership, of Freeport, in the County of Cumberland, and State of Maine, for consideration paid, grants to the TOWN OF CUMBERLAND, a municipal corporation in the Town of Cumberland, County of Cumberland and State of Maine, whose mailing address is 12 Drowne Road, Cumberland, Maine 04021, with WARRANTY COVENANTS, the following described real property situated in Cumberland, Cumberland County, Maine:

All that certain lot or parcel of land known as Conifer Ridge Road situated in Cumberland, Cumberland County, Maine, as more particularly shown on a plan entitled "Morrill Properties, Subdivision Recording Plan," recorded in Cumberland County Registry of Deeds, Plan Book 176, Page 11, and being more particularly described in Schedule A attached hereto and made a part hereof.

The within premises are conveyed subject to easements granted by Morrill Properties to Central Maine Power Company recorded on January 11, 1990 in Cumberland County Registry of Deeds, Book 9052, Page 37 and to Portland Water District recorded on November 9, 1989, in Cumberland County Registry of Deeds, Book 8982, Page 255; to those certain easement rights as set forth in a deed from Elizabeth H. Johnson to Pamela Rosetti dated November 1, 1977, recorded in Cumberland County Registry of Deeds, Book 4125, Page 91; and to those certain easement rights of Central Maine Power Company by Deed dated July 19, 1973 recorded in Cumberland County Registry of Deeds, Book 3475, Page 25.

IN WITNESS WHEREOF, the said MORRILL PROPERTIES has caused this instrument to be signed and sealed in its name by Elizabeth Johnson, it general partner, thereunto duly authorized, this 7th day of Feb, 1994.

WITNESS: Mary Ann Goodrich, Notary  
MORRILL PROPERTIES

BY: Elizabeth Johnson (General Partner)  
State of Florida, County of Lee, ss.

2-7-94

Personally appeared before me the above-named Elizabeth Johnson, general partner, of said general partnership, as aforesaid, and acknowledged the foregoing to be her free act and deed in her said capacity and the free act and deed of said general partnership.  
Mary Ann Goodrich, Notary

SCHEDULE A TO  
WARRANTY DEED DATED FEB. 7, 1994  
MORRILL PROPERTIES, GRANTOR  
TOWN OF CUMBERLAND, GRANTEE

A certain lot or parcel of land being shown as Conifer Ridge Road on a plan entitled "Morrill Properties, Subdivision Recording Plan" recorded in the Cumberland County Registry of Deeds, Plan Book 176, Page 11, said parcel being more particularly bounded and described as follows:

Beginning at a monument at the most easterly corner of property now or formerly of Cheryl A Ricci as described in a deed recorded in the Cumberland County Registry of Deeds, Book 4513, Page 274, and on the northerly sideline of Cumberland Foreside Road (Route 88);

Thence on a course of North 69 degrees 09'00" West a distance of four hundred eighty-nine and six tenths feet (489.6') to an angle point and a monument;

Thence on a course of North 29 degrees 09'00" West a distance of two hundred eighty-six and thirteen hundredths feet (286.13') to a point of tangency and a monument;

Thence on a curve to the left having a radius of twenty feet (20.00') ,an arc distance of twenty and eighty-two hundredths feet (20.82') to an angle point and a monument;

Thence on a curve to the right having a radius of seventy feet (70.00') an arc distance of forty-three feet (43.00') to a point and an iron reinforcing bar;

Thence continuing on the same curve an arc distance of two hundred two feet (202.00') to a reinforcing iron bar;

Thence continuing on the same curve an arc length of one hundred twenty and sixty-two hundredths feet (120.62') to a monument set;

Thence on a curve to the left having a radius of twenty feet (20.00') an arc length of twenty and eighty-two hundredths feet (20.82') to a monument;

Thence on a course of South 29 degrees 09'00" East a distance of sixty feet (60.00') to an iron rod set;

Thence continuing on the same course a distance of one hundred seventy feet (170.00') to a monument and an angle point;

Thence on a course of South 45 degrees 52'08" East a distance of sixty-one and nine hundredths feet (61.09') to a monument and the

northwesterly corner of land now or formerly of Joseph A. and Denise B. Troino as described in a deed recorded in Cumberland County Registry of Deeds, Book 7342, Page 158;

Thence on a course of South 69 degrees 09'00" East a distance of four hundred thirty-six and six hundredths (436.06') to a monuument and the northerly sideline of said Cumberland Foreside Road;

SCHEDULE A TO WARRENTY DEED  
DATED FEB 7, 1994

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Thence on a course of South 12 degrees 20'03" West by said Cumberland Foreside Road a distance of fifty-one and fifty-seven hundredths feet (51.57') to the point of beginning.

Meaning and intending to describe Conifer Ridge Road as shown on said plan.

For further reference, see the recorded subdivision plan of Conifer Ridge recorded in Cumberland County Registry of Deeds, Plan Book 193, Page 198.

Recorded Cumberland County Registry of Deeds, 3/7/94, 12:46:46 p.m.  
John B. O'Brien, Register

CUMBERLAND, its successors and assigns, to its and their use and behoof forever. And it does covenant with the said Grantee, its successors and assigns, that Grantor is lawfully seized in fee of the premises; that they are free of all encumbrances except as aforesaid; that it has good right to sell and convey said easement to the said Grantee to hold as aforesaid; and that it and its successors and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns, forever against the lawful claims and demands of all persons.

#### EASEMENT DEED

IN WITNESS WHEREOF, the said MORRILL PROPERTIES has caused this instrument to be signed and sealed in its name by Elizabeth Johnson, its general partner, thereunto duly authorized, this 7th day of February, 1994.

WITNESS:

MORRILL PROPERTIES

Mary Ann Goodrich

BY: Elizabeth Johnson  
Its General Partner  
(Elizabeth Johnson)

No 14373 Bk 11319 Pg 254

STATE OF FLORIDA  
County of Lee, ss.

2-7-94

Personally appeared before me the above-names Elizabeth Johnson, general partner, of said general partnership, as aforesaid, and acknowledged the foregoing to be her free act and deed in her said capacity and the free act and deed of said general partnership.

Mary Ann Goodrich  
Notary Public/Attorney-At-Law

IDENTIFICATION PROVIDED Fl. drivers license  
(S)HE DID/DID NOT TAKE AN OATH

### EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that MORRILL PROPERTIES, a Maine general partnership, of Freeport, in the County of Cumberland and State of Maine, (hereinafter called "Grantor") in consideration of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, paid by the TOWN OF CUMBERLAND, a municipal corporation in the Town of Cumberland, County of Cumberland and State of Maine, whose mailing address is 12 Drowne Road, Cumberland, Maine 04021, does hereby GIVE, GRANT, BARGAIN, SELL and CONVEY unto the said TOWN OF CUMBERLAND, its successors and assigns forever, the perpetual right and easement, in common with Grantor, for the following described purposes across the portion of land of the Grantor, bounded and described as set forth in Exhibit A attached hereto and made a part hereof, which easement shall be appurtenant to and run with the adjoining land of Grantee (being Conifer Ridge Road) its successors and assigns.

1. Drainage: The perpetual right and easement to enter such areas and to install, construct, maintain, inspect and repair a drainage swale for drainage purposes and to flow and direct water into such areas.

2. Landscaping: Together with the perpetual right and easement to fill, grade, landscape, seed, plant grass, trees and shrubs, to mow, cut and trim the same and to remove and replace the same.

3. Related Rights: Together with the perpetual right and easement in connection with or in exercising any of the above described rights to enter such areas to such extent as in the judgment of Grantee is necessary or appropriate for any of the above-described purposes.

The within premises are conveyed subject to the rights of the Portland Water District in such easement area under an easement for Grantor recorded November 9, 1989, in the Cumberland County Registry of Deeds, Book 8982, Page 255.

TO HAVE AND TO HOLD, the aforegranted rights and easements, with all the privileges and appurtenances thereof to the said TOWN OF

EXHIBIT A TO  
EASEMENT DEED DATED Feb. 7, 1994  
MORRILL PROPERTIES, GRANTOR  
TOWN OF CUMBERLAND, GRANTEE

No.14373 Bk11319 Pg 255

A certain lot or parcel of land being thirty feet (30') wide and being described as follows:

Beginning at an iron rod set on the westerly side of Conifer Ridge Road as shown on a plan entitled "Morrill Properties, Subdivision Recording Plan" recorded in the Cumberland County Registry of Deeds, Plan Book 176, Page 11, and at the common boundary line between Lot 3 and Lot 4 as shown on said plan;

Thence on a course of North 78 Degrees 59'35" West by and along said common boundry line a distance of three hundred nine and ninety-two hundredths feet (309.92') to a point on the southeasterly sideline of U.S. Route One;

Thence by the southeasterly boundry line of said U.S. Route One in a southwesterly direction a distance of thirthy-two feet (32.00'), more or less, to a point;

Thence on a course of South 78 Degrees 59'35" East, and being parallel to and thirty feet (30.00') distant from the first course as measured at right angles from said first course, a distance of three hundred ninety-five feet (395.00'), more or less, to a point on the westerly

boundary line of Conifer Ridge Road as shown on said Plan;

Thence on a course of North 29 Degrees 09'00" West by said Conifer Ridge Road a distance of twenty feet (20.00'), more or less, to a granite monument and a point of tangency;

Thence on a curve to the left having a radius of twenty feet (20.00'), and an arc length of twenty and eighty-two hundredths feet (20.82') to a point;

Thence on a curve to the right having a radius of seventy feet (70.00'), an arc length of forty-three feet (43.00') to the point of beginning.

Meaning and intending to describe a thirty (30.00') foot wide strip of land being located on the most northerly sideline of Lot 4 as shown on said plan.

(For further reference, see the recorded subdivision plan of Conifer Ridge recorded in Cumberland County Registry of Deeds, Plan Book 193, Page 198.)

Recorded Cumberland County Registry of Deeds: 03-07-94, 12:45:01 P.M.  
John O'Brien, Register.