

STATUTORY WARRANTY DEED

That **New Century Development, LLC**, a Maine limited liability company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, and a mailing address of P.O. box 4787, Portland, Maine 04112,

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

Town of Cumberland, a Municipal Corporation, with a principal place of business in the Town of Cumberland, County of Cumberland and State of Maine, with a mailing address of 290 Tuttle Road, Cumberland, Maine 04021,

A certain lot or parcel of land, known as "Castlerock Drive", including the area shown as the cul-de-sac, located in the Town of Cumberland, County of Cumberland and State of Maine being more particularly bounded and described on Exhibit A, attached hereto and made a part hereof, subject to such easements, restrictions, permits, and agreements as set forth in Exhibit A-1 attached hereto and made a part hereof.

For Grantor's source of title, reference is made to a deed from Castle Rock Business Park, LLC to New Century Development, LLC recorded in the Cumberland County Registry of Deeds in Book 30412, Page 36.

IN WITNESS WHEREOF, New Century Development, LLC has caused this instrument to be signed and sealed by Todd R. Settle, its Manager, thereunto duly authorized this 23 day of November, 2015.

Witness

New Century Development, LLC

By: [Signature]
Todd R. Settle, Its Manager

STATE OF MAINE
CUMBERLAND, SS

Date: November 23, 2015

Then personally appeared the above-named Todd R. Settle, Manager of New Century Development, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

[Signature]
Attorney at Law/Notary Public

Printed Name:

My Commission Expires



The Town of Cumberland enters into this instrument for the purpose of accepting the conveyance herein.

IN WITNESS WHEREOF, Town of Cumberland, has caused this instrument to be signed and sealed by William Shane, Town Manager, thereunto duly authorized this 23 day of November, 2015.

Town of Cumberland

By: [Signature]
William Shane, Town Manager

Witness

STATE OF MAINE
CUMBERLAND, SS

Date: November 23, 2015

Then personally appeared the above-named William Shane, Town Manager for the Town of Cumberland as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said municipality.

Before me,

[Signature]
~~Attorney at Law~~ Notary Public

Printed Name:

My Commission Expires:

BRENDA L. MOORE
Notary Public, Maine

My Commission Expires June 14, 2021

SEAL

Exhibit A

Property Description
For
Todd Settle
(Castlerock Drive Right of Way)

A certain lot or parcel of land situated on the Easterly side of Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a point marked with a 4" square granite monument found set in the ground on the Easterly side line of Route 100 and on the Westerly boundary of Lot 17 of "Castle Rock Homes" subdivision as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41; said point being located S 04°40'58" E a distance of 207.21 feet and then S 03°58'41" E a distance of 582.65 feet from a 5/8" capped rebar (#1328) set in the ground at the Southwesterly corner of land now or formerly of Brian H. Jensen (14,268/33);

Thence along the said Lot 17 following a curve to the left with a radius of 30.00 feet a distance of 48.60 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 17 and also along Lots 16 and a portion of Lot 15 following a curve to the left with a radius of 270.00 feet a total distance of 273.31 feet to a rail road spike set in a paved driveway;

Thence N 25°12'04" E continuing along the said Lot 15 and also along lots 14, 13 and a portion of Lot 12 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 12 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a rail road spike set in a paved driveway;

Thence continuing along the said Lot 12 and also along lots 11, 10, 9, 8 and a portion of Lot 7 following a curve to the right with a radius of 70.00 feet a total distance of 349.72 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 7 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a 4" square granite monument found set in the ground;

Thence S 25°12'04" W continuing along the said Lot 7 and also along Lots 6, 5 and a portion of Lot 4 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 4 and also along lots 3, 2, 1 and a portion of the "Castle Rock Homes Open Space" following a curve to the right with a radius of 330.00 feet a total distance of 339.47 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said "Open Space" following a curve to the left with a radius of 30.00 feet a distance of 46.14 feet to a 4" square granite monument found set in the ground on the Easterly side line of the said Route 100;

Thence N 03°58'41" W along the Easterly side line of the said Route 100 a distance of 120.10 feet to the point of beginning.

All bearings are Magnetic.

Meaning and intending to described the right of way of Castlerock Drive as shown on the plan entitled "Castle Rock Homes" recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41.

212107-ROW

Exhibit A-1

The premises are conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto.

This conveyance is subject to, and together with, as the case may be, the following:

1. Such state of facts, including, but not limited to pedestrian, snowmobile, and/or other easements, as disclosed by surveys entitled: "Castlerock Business Park Subdivision Plan, prepared for Elvin H. Copp" dated June 17, 2006, as amended through August 27, 2007, and approved by the Town of Cumberland Planning Board on December 7, 2007, prepared by Terradyn Consultants L.L.C., and recorded at the Cumberland County Registry of Deeds in Plan Book 207, Page 777; Plan entitled "Castle Rock Homes Residential Affordable Housing, Rte. 100/26, Cumberland, Maine", prepared by SYTDesign Consultants, and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Pages 50 & 51; "Amended Subdivision Plan, Castle Rock Homes Residential Affordable Housing, Rte. 100, Cumberland, Maine", prepared by SYTDesign Consultants, and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 41 & 42, which plan amends and supercedes the prior approved plans.
2. Utility easement granted to Central Maine Power Company dated September 13, 1952, and recorded at the Cumberland County Registry of Deeds in Book 2106, Page 92.
3. Utility easement to Central Maine Power Company and New England Telephone and Telegraph Company dated October 28, 1974, and recorded at said Registry in Book 3629, Page 195.
4. Terms and conditions of a Memorandum of Highway Entrance Permit Waiver granted by the Maine Department of Transportation to Elvin H. Copp dated June 6, 2005, and recorded at said Registry in Book 22845, Page 171.
5. Easements and rights as set forth in deed from Elvin H. Copp to the Town of Cumberland dated September 28, 2007, and recorded at said Registry in Book 25518, Page 94.
6. Right of way given to Elvin H. Copp and Randall Copp, in common with others, as set forth in deed from Elvin H. Copp to Castle Rock Business Park, LLC dated December 19, 2007, and recorded at said Registry in Book 25701, Page 249, as corrected by instrument recorded in Book 30412, Page 34.
7. Terms and conditions of a Contract Zoning Agreement by and between the Town of Cumberland and Telos Capital, LLC dated November 1, 2012, and recorded at said Registry in Book 30095, Page 65.
8. Terms and conditions as set forth in the Plan and in the Declaration of Protective Covenants, Reservations, Restrictions and Common Easements dated February 22, 2013, and recorded at said Registry in Book 30412, Page 41 ("Declaration").
9. Utility easement granted to Central Maine Power Company dated July 24, 2013, and recorded at said Registry of Deeds in Book 30945, Page 156.
10. Utility and other easements granted to the lot owners as set forth in the following deeds from New Century Development LLC: (a) to Richard T. Gonye recorded in Book 30956, Page 231; (b) to Craig D. & Kathryn A. Pariseau, Book 31191, Page 282; (c) to Shaun C. & Rebecca K. Breton, Book 31288, Page 72; (d) to Carly E. Crouse, Book 31374, Page 194; (e) to Myrlande & Jean J. Antoine, Book 31765, Page 153; (f) to Bryan J. & Natasha I. Plourde, Book 31817, Page 291; (g) to Matthew A. & Vivian W. B. Curren, Book 31843, Page 312; (h) deed to Ursula Herold, Book 31844, Page 93; (i) deed to Kelly & Peter McFarland, Book 31890, Page 241; (j) deed to Victoria R. Hartig, Book 31919, Page 42; (k) deed to Daniel Raftery, Book 31924, Page 97; (l) deed to Jennifer Flaherty & Justin H. Foster, Book 31950, Page 154; (m) deed to Kristen & Nicklaus Bloom, Book 31962, Page 108; (n) to Ashley & Adam C. Dougherty, Book 31971, Page 73; (o) to Elizabeth E. Brazier, Book 31996, Page 221; (p) to Michael A. & Anne E. Bergeron, Book 32058, Page 28; (q) to Robert J. & Whitney M. Miller, Book 32104, Page 33.

Received
Recorded Register of Deeds
Dec 23, 2015 01:42:04P
Cumberland County
Nancy A. Lane

WARRANTY AGREEMENT

This Agreement is made and entered into this 23 day of November, 2015, by and between **New Century Development, LLC**, a Maine limited liability company with a place of business in Portland, Maine, and a mailing address of P.O. Box 4787, Portland, Maine 04112 (hereinafter "New Century") and the **TOWN OF CUMBERLAND**, a municipal corporation with a mailing address of 290 Tuttle Road, Cumberland, Maine 04021 (hereinafter the "Town"), for and in consideration of the acceptance of the following real property as a public road by the Town of Cumberland, being the same real property being conveyed by New Century Development, LLC to the Town by deed of even or near date recorded in the Cumberland County Registry of Deeds in Book 32818, Page 321 (hereinafter the "Road"), and more particularly described as:

A certain lot or parcel of land, situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described in Exhibit A annexed hereto and made a part hereof.

New Century hereby agrees to guarantee the roadways, storm drainage system and sidewalks free from defects and failures in materials and workmanship, and to maintain the improvements, at a minimum, to meet the street design and construction standards set forth in Article VI of Chapter 250 of the Cumberland Code. This guarantee shall be valid for a period of two years following the Town's acceptance of the Road under warranty (the "Warranty Period"). New Century shall provide financial security in the form of an irrevocable letter of credit or a performance and payment bond underwritten by an acceptable surety in an amount equal to 10% of the value of the performance guarantee required prior to construction of the Road. In the event of a defect in materials or workmanship occurring within two years of the acceptance of the Road by the Town, the Town will conduct all necessary repairs and draw funds from the security as needed to correct said defects during the warranty period.

Dated this 23 day of November, 2015.

[SIGNATURE PAGE TO FOLLOW]

WITNESS:

New Century Development, LLC

Todd R. Settle
Print Name: _____
Its Manager

State of Maine
County of Cumberland, ss.

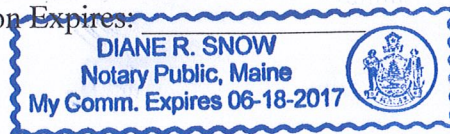
Date: November 23, 2015

Personally appeared before me the above named Todd Settle, Manager of New Century Development, LLC and acknowledged the foregoing instruments to be his free act and deed in said capacity and the free act and deed of said entity.

Diane R. Snow
Notary Public/Attorney at Law

Print Name: _____

My Commission Expires: _____



WITNESS:

ACCEPTED BY:
TOWN OF CUMBERLAND

William R. Shane
William R. Shane
Town Manager

State of Maine
County of Cumberland, ss.

Date: November 23, 2015

Personally appeared before me the above named William R. Shane, Town Manager of the Town of Cumberland, and acknowledged the foregoing instruments to be his free act and deed in said capacity and the free act and deed of the Town of Cumberland.

Brenda L. Moore
Notary Public/Attorney at Law

Print Name: _____

My Commission Expires: My Commission Expires June 14, 2021

BRENDA L. MOORE
Notary Public, Maine

SEAL

Exhibit A

Property Description
For
Todd Settle
(Castlerock Drive Right of Way)

A certain lot or parcel of land situated on the Easterly side of Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a point marked with a 4" square granite monument found set in the ground on the Easterly side line of Route 100 and on the Westerly boundary of Lot 17 of "Castle Rock Homes" subdivision as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41; said point being located S 04°40'58" E a distance of 207.21 feet and then S 03°58'41" E a distance of 582.65 feet from a 5/8" capped rebar (#1328) set in the ground at the Southwesterly corner of land now or formerly of Brian H. Jensen (14,268/33);

Thence along the said Lot 17 following a curve to the left with a radius of 30.00 feet a distance of 48.60 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 17 and also along Lots 16 and a portion of Lot 15 following a curve to the left with a radius of 270.00 feet a total distance of 273.31 feet to a rail road spike set in a paved driveway;

Thence N 25°12'04" E continuing along the said Lot 15 and also along lots 14, 13 and a portion of Lot 12 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 12 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a rail road spike set in a paved driveway;

Thence continuing along the said Lot 12 and also along lots 11, 10, 9, 8 and a portion of Lot 7 following a curve to the right with a radius of 70.00 feet a total distance of 349.72 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 7 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a 4" square granite monument found set in the ground;

Thence S 25°12'04" W continuing along the said Lot 7 and also along Lots 6, 5 and a portion of Lot 4 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 4 and also along lots 3, 2, 1 and a portion of the "Castle Rock Homes Open Space" following a curve to the right with a radius of 330.00 feet a total distance of 339.47 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said "Open Space" following a curve to the left with a radius of 30.00 feet a distance of 46.14 feet to a 4" square granite monument found set in the ground on the Easterly side line of the said Route 100;

Thence N 03°58'41" W along the Easterly side line of the said Route 100 a distance of 120.10 feet to the point of beginning.

All bearings are Magnetic.

Meaning and intending to described the right of way of Castlerock Drive as shown on the plan entitled "Castle Rock Homes" recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41.

212107-ROW

Received
Recorded Register of Deeds
Dec 23, 2015 01:43:32P
Cumberland County
Nancy A. Lane

QUITCLAIM DEED WITH COVENANT

That **New Century Development, LLC**, a Maine limited liability company with a principal place of business in the City of Portland, County of Cumberland and State of Maine, and a mailing address of P.O. box 4787, Portland, Maine 04112,

For Consideration Paid, GRANTS with QUITCLAIM COVENANT to:

Castle Rock Homeowners Association, a Maine non-profit Corporation, with a principal place of business in the Town of Cumberland, County of Cumberland and State of Maine, with a mailing address of 13 Castlerock Drive, Cumberland, Maine 04021,

Certain lots or parcels of land situated in the Town of Cumberland, County of Cumberland and State of Maine, and being two lots referred to as **"Open Space (Association) 83,733 sq. ft. 1.92 Acres"** and **"Open Space (Association) 39,270 sq. ft. .90 Ac."** on a Plan entitled "Amended Subdivision Plan, Castle Rock Homes Residential Affordable Housing, Rte. 100, Cumberland, Maine", prepared by SYTDesign Consultants, and recorded in the Cumberland County Registry of Deeds in Plan Book 214, Pages 41 & 42, to which plan reference are made for a more particular description (collectively the "Plan"), together with and subject to all rights, easements, privileges and appurtenances belonging to the premises.

For Grantor's source of title, reference is made to a deed from Castle Rock Business Park, LLC to New Century Development, LLC recorded in the Cumberland County Registry of Deeds in Book 30412, Page 36.

The premises are conveyed subject to any and all easements, restrictions and encumbrances of record, and together with any and all rights, easements, privileges and appurtenances pertaining thereto.

This conveyance is subject to, and together with, as the case may be, the following:

1. Such state of facts as disclosed by a survey entitled "Castlerock Business Park Subdivision Plan, prepared for Elvin H. Copp" dated June 17, 2006, as amended through August 27, 2007, and approved by the Town of Cumberland Planning Board on December 7, 2007, prepared by Terradyn Consultants L.L.C., and recorded at the Cumberland County Registry of Deeds in Plan Book 207, Page 777, and a Plan entitled "Castle Rock Homes Residential Affordable Housing, Rte. 100/26, Cumberland, Maine", prepared by SYTDesign Consultants, and recorded in the Cumberland County Registry of Deeds in Plan Book 213, Pages 50 & 51, as may be amended and superceded by the above referenced Plan.

2. Utility easement granted to Central Maine Power Company dated September 13, 1952, and recorded at the Cumberland County Registry of Deeds in Book 2106, Page 92.

3. Utility easement to Central Maine Power Company and New England Telephone and Telegraph Company dated October 28, 1974, and recorded at said Registry in Book 3629, Page 195.
4. Terms and conditions of a Memorandum of Highway Entrance Permit Waiver granted by the Maine Department of Transportation to Elvin H. Copp dated June 6, 2005, and recorded at said Registry in Book 22845, Page 171.
5. Easements and rights as set forth in deed from Elvin H. Copp to the Town of Cumberland dated September 28, 2007, and recorded at said Registry in Book 25518, Page 94.
6. Right of way given to Elvin H. Copp and Randall Copp, in common with others, as set forth in deed from Elvin H. Copp to Castle Rock Business Park, LLC dated December 19, 2007, and recorded at said Registry in Book 25701, Page 249.
7. Terms and conditions of a Contract Zoning Agreement by and between the Town of Cumberland and Telos Capital, LLC dated November 1, 2012, and recorded at said Registry in Book 30095, Page 65.
8. Terms and conditions as set forth in the Plan and in the Declaration of Protective Covenants, Reservations, Restrictions and Common Easements dated February 22, 2013, and recorded at said Registry in Book 30412, Page 41 ("Declaration").

IN WITNESS WHEREOF, New Century Development, LLC has caused this instrument to be signed and sealed by Todd R. Settle, its Manager, thereunto duly authorized this 23 day of November, 2015.

New Century Development, LLC

By: 
Todd R. Settle, Its Manager

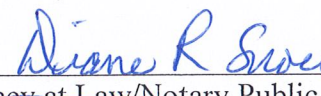
Witness

STATE OF MAINE
CUMBERLAND, SS

Date: November 23, 2015

Then personally appeared the above-named Todd R. Settle, Manager of New Century Development, LLC as aforesaid and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,



Attorney-at-Law/Notary Public

Printed Name:

My Commission Expires:



SEAL

Castle Rock Homeowners Association enters into this instrument for the purpose of accepting the conveyance herein.

IN WITNESS WHEREOF, Castle Rock Homeowners Association, has caused this instrument to be signed and sealed by Kathryn A. Pariseau, its President, thereunto duly authorized this 22 day of December, 2015.

Castle Rock Homeowners Association

Alyssa C. Tibbells

Witness

By:

Kathryn A. Pariseau
Printed Name: Kathryn A. Pariseau
Its: President

STATE OF MAINE
CUMBERLAND, SS

Date: December 22, 2015

Then personally appeared the above-named Kathryn Pariseau,
President of Castle Rock Homeowners Association as aforesaid, and acknowledged the foregoing instrument to be his/her free act and deed in his/her said capacity and the free act and deed of said corporation.

Before me,

Alyssa C. Tibbells

Attorney at Law/Notary Public

Printed Name: Alyssa C. Tibbells

My Commission Expires:

Received
Recorded Register of Deeds
Dec 23, 2015 01:45:26P
Cumberland County
Nancy A. Lane

DRAINAGE MAINTENANCE AGREEMENT

This Agreement is made and entered into this 23 day of November, 2015, by and between **New Century Development, LLC**, a Maine limited liability company with a place of business in Portland, Maine, and a mailing address of P.O. Box 4787, Portland, Maine 04112 (hereinafter "New Century"), **Castle Rock Homeowners Association**, a Maine non-profit corporation, with a principal place of business in Portland, Maine, and a mailing address of P.O. Box 4787, Portland, Maine 04112 (hereinafter "Homeowners Association"), and the **TOWN OF CUMBERLAND**, a municipal corporation with a mailing address of 290 Tuttle Road, Cumberland, Maine 04021 (hereinafter the "Town"), for and in consideration of the acceptance of the following real property as a public road by the Town of Cumberland, being the same real property being conveyed by New Century Development, LLC to the Town by deed of even or near date recorded in the Cumberland County Registry of Deeds in Book 32818, Page 321 (hereinafter the "Road"), and more particularly described as:

A certain lot or parcel of land, situated in the Town of Cumberland, County of Cumberland and State of Maine, being more particularly described in Exhibit A annexed hereto and made a part hereof.

1. Drainage Maintenance.

New Century hereby agrees to perpetually maintain the drainage facilities in the Road, as further defined herein, within the above described property. For purposes of this agreement, "drainage facilities" shall include detention or retention pond(s) and stormwater grates located within or immediately adjacent to the detention or retention pond(s). New Century agrees to maintain, repair defects and remove obstructions in the drainage facilities to ensure that the hydraulic capacity and structural soundness of the drainage facilities remain intact. New Century agrees to keep the detention or retention pond(s) clear of debris, trash, excessive sediment accumulation, overgrowth and other obstructions, inspected and mowed on a regular basis and to repair erosion and maintain or remove vegetation as needed. New Century agrees to inspect on a regular basis and keep clear of debris, trash and sediment accumulation all stormwater grates located within or immediately adjacent to the detention or retention pond(s).

The foregoing maintenance obligations shall be in addition to any and all conditions of drainage maintenance and stormwater management that have been or are at any time in the future imposed by state and/or federal agencies with jurisdiction regarding the same including, but not limited to, the United States Environmental Protection Agency, the Maine Department of Environmental Protection and the Cumberland County Soil and Water Conservation District.

New Century agrees to perform maintenance or repair obligations under this section on an ongoing and as needed basis, but in no event shall maintenance or repair occur later than thirty (30) days after New Century receives notice from the Town of Cumberland regarding the

need for maintenance or repair of drainage facilities. The cost of all such maintenance and repair under this Agreement shall be borne solely by New Century.

2. Successors.

This agreement shall bind New Century only so long as it retains any interest in the above described Road and Subdivision, and shall run with the land and be binding upon Homeowners Association, upon and after title to the common areas within the Subdivision passes from New Century to the said Homeowners Association.

Dated this 23 day of November, 2015.

[SIGNATURE PAGE TO FOLLOW]

WITNESS:

New Century Development, LLC

[Signature]
Print Name: TODD D. SETTLE
Its Manager

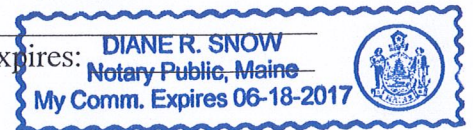
State of Maine
County of Cumberland, ss.

Date: November 23, 2015

Personally appeared before me the above named Todd Settle, Manager of New Century Development, LLC and acknowledged the foregoing instruments to be his free act and deed in said capacity and the free act and deed of said entity.

SEAL

Diane R. Snow
Notary Public/Attorney at Law
Print Name: _____
My Commission Expires: _____



WITNESS:

Castle Rock Homeowners Association

Alyssa C. Tibbells

[Signature]
Print Name: Kathryn A. Pariseau
Its President

State of Maine
County of Cumberland, ss.

Date: December 22, 2015

Personally appeared before me the above named Kathryn Pariseau, President of Castle Rock Homeowners Association and acknowledged the foregoing instruments to be his/her free act and deed in said capacity and the free act and deed of said entity.

Alyssa C. Tibbells
Notary Public/Attorney at Law
Print Name: Alyssa C. Tibbells
My Commission Expires: _____

WITNESS:

ACCEPTED BY:
TOWN OF CUMBERLAND

WR Shane
William R. Shane
Town Manager

State of Maine
County of Cumberland, ss.

Date: November 23, 2015

Personally appeared before me the above named William R. Shane, Town Manager of the Town of Cumberland, and acknowledged the foregoing instruments to be his free act and deed in said capacity and the free act and deed of the Town of Cumberland.

Brenda L. Moore
Notary Public/Attorney at Law

Print Name: BRENDA L. MOORE

My Commission Expires: Notary Public, Maine
~~My Commission Expires June 14, 2021~~

SEAL

Property Description
For
Todd Settle
(Castlerock Drive Right of Way)

A certain lot or parcel of land situated on the Easterly side of Route 100 in the Town of Cumberland, County of Cumberland and State of Maine being more particularly described as follows:

Beginning at a point marked with a 4" square granite monument found set in the ground on the Easterly side line of Route 100 and on the Westerly boundary of Lot 17 of "Castle Rock Homes" subdivision as shown on a plan recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41; said point being located S 04°40'58" E a distance of 207.21 feet and then S 03°58'41" E a distance of 582.65 feet from a 5/8" capped rebar (#1328) set in the ground at the Southwesterly corner of land now or formerly of Brian H. Jensen (14,268/33);

Thence along the said Lot 17 following a curve to the left with a radius of 30.00 feet a distance of 48.60 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 17 and also along Lots 16 and a portion of Lot 15 following a curve to the left with a radius of 270.00 feet a total distance of 273.31 feet to a rail road spike set in a paved driveway;

Thence N 25°12'04" E continuing along the said Lot 15 and also along lots 14, 13 and a portion of Lot 12 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 12 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a rail road spike set in a paved driveway;

Thence continuing along the said Lot 12 and also along lots 11, 10, 9, 8 and a portion of Lot 7 following a curve to the right with a radius of 70.00 feet a total distance of 349.72 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 7 following a curve to the left with a radius of 30.00 feet a distance of 27.82 feet to a 4" square granite monument found set in the ground;

Thence S 25°12'04" W continuing along the said Lot 7 and also along Lots 6, 5 and a portion of Lot 4 a total distance of 248.83 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said Lot 4 and also along lots 3, 2, 1 and a portion of the "Castle Rock Homes Open Space" following a curve to the right with a radius of 330.00 feet a total distance of 339.47 feet to a 4" square granite monument found set in the ground;

Thence continuing along the said "Open Space" following a curve to the left with a radius of 30.00 feet a distance of 46.14 feet to a 4" square granite monument found set in the ground on the Easterly side line of the said Route 100;

Thence N 03°58'41" W along the Easterly side line of the said Route 100 a distance of 120.10 feet to the point of beginning.

All bearings are Magnetic.

Meaning and intending to described the right of way of Castlerock Drive as shown on the plan entitled "Castle Rock Homes" recorded in the Cumberland County Registry of Deeds in Plan Book 214 on Page 41.

212107-ROW

Received
Recorded Register of Deeds
Dec 23, 2015 01:46:04P
Cumberland County
Nancy A. Lane