

PLOT PLAN - 675 Congress St.
 To Be Used With General
 Building Permit Application
 1" = 10 Feet

Congress St. Sidewalk

Me

STATE OF MAINE
CUMBERLAND, ss

SUPERIOR COURT
PORSC- CV-2012-487

ANDREW J DOUKAS
&
WILLIAM B DOUKAS

Plaintiffs

v.

SEA OTTER LIMITED LIABILITY
COMPANY

&

SEA OTTER STATE LLC
Defendants

Order

STATE OF MAINE
Cumberland ss. Clerk's Office
FEB 29 2016
RECEIVED

This matter came before the court for hearing on October 15, 2014, with plaintiffs present and defendants' sole member present and represented by James Cloutier Esq..

Count 1 of plaintiffs' complaint asks for the extinguishment of a right of way that runs from defendants' property to Congress Street, located between the plaintiffs' two properties. In defendants' deeds it is described as follows: "Also hereby conveying the right to use the passageway extending from the rear of the above described premises southerly to Congress Street." (Deed from HCR PROPERTIES LIMITED LIABILITY COMPANY to SEA OTTER LIMITED LIABILITY COMPANY, rec 1-14-2004 CCRD Book 20768 Page 239; Deed from SEA OTTER LIMITED LIABILITY COMPANY to SEA OTTER STATE LLC, rec 12-31-2012 CCRD Book 30263 Page 126.)

The parties agree and stipulate that the above easement has by law been extinguished, and therefore it is ordered that the above easement benefitting defendant's property as described above is extinguished and shall no longer be valid, and shall not burden the land belonging to plaintiff William B. Doukas, as is described in a deed from RITA L. DOUKAS to WILLIAM B. DOUKAS, rec 10-9-1986 CCRD Book 7420 Page 43.

The parties also stipulate, and it is so ordered, that plaintiff William B. Doukas and the property above described shall be benefitted by an easement to maintain an exterior stairway which provides access for the second and third floors of the property at 193-197 State Street. The stairway is located on the northern boundary of plaintiff's land and protrudes over the southern boundary of defendants' land.

The clerk is directed to make the following entry in the civil docket pursuant to M.R.Civ.P. 79(a): "Order of Stipulations of Plaintiffs and Defendants as to extinguishment of Defendants' easement and addition of Plaintiff's easement granted."

So ordered,-

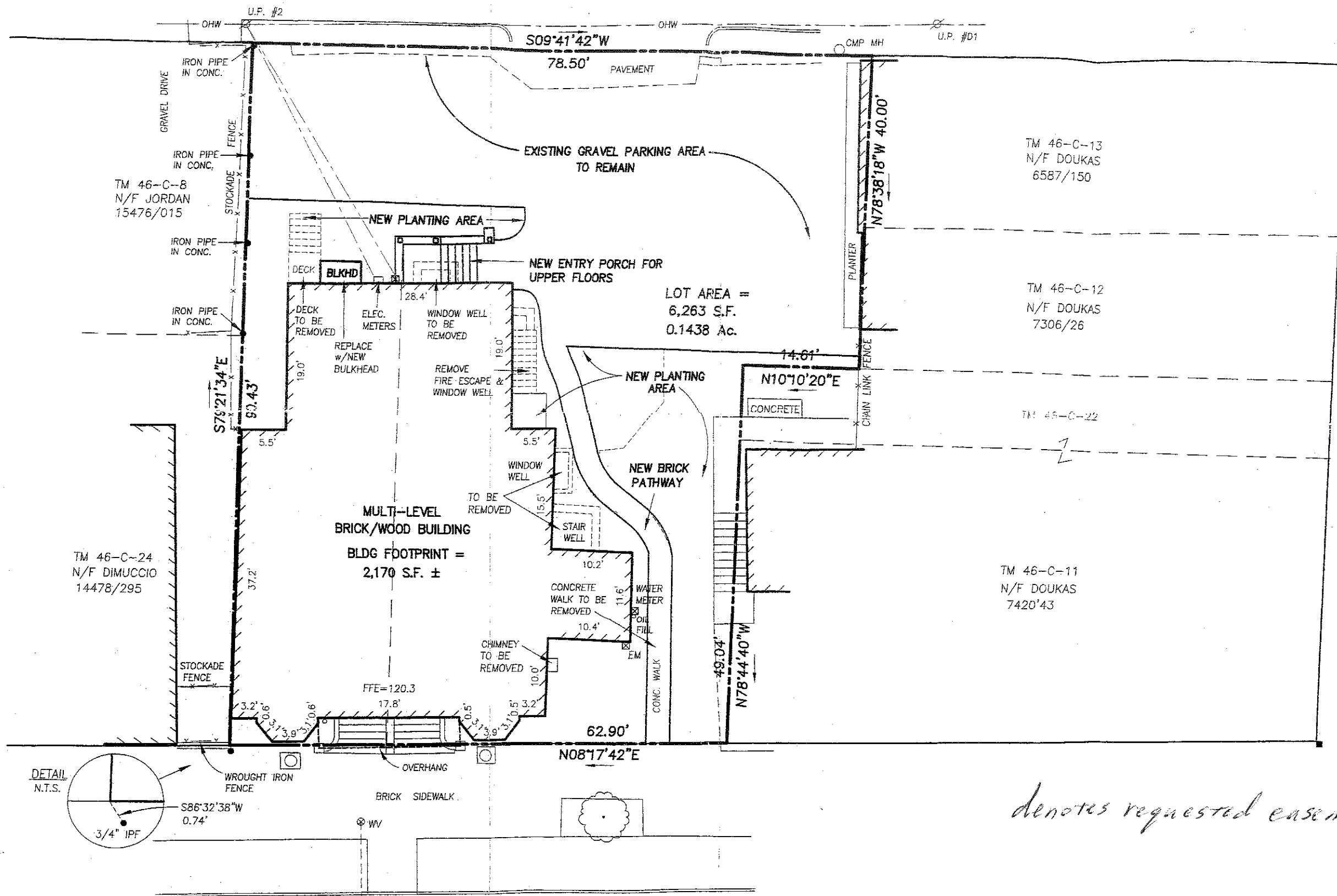
Joyce A. Wheeler 2/29/16
Joyce A. Wheeler, Justice

SEAL

A True Copy

Attest: *Sally A. Bouchet*
Clerk of Courts

Received
Recorded Register of Deeds
Mar 08, 2016 10:15:54A
Cumberland County
Nancy A. Lane



CONGRESS STREET
PAVED - PUBLIC WIDTH VARIES

denotes requested easement