Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/15/17

QUIT-CLAIM EASEMENT DEED

LINDA J. CAPONE-NEWTON of Portland, Maine ("OWNER") for consideration paid, hereby grants to the **PORTLAND WATER DISTRICT**, a public quasi-municipal Maine corporation of Portland, Maine ("DISTRICT"), an easement on property located on Peaks Island in the in the City of Portland, Cumberland County, Maine, "easement area" bounded and described as follows:

A road or way known as Ocean Street, extending from Island Avenue westerly to Casco Bay as shown on a plan attached hereto as Exhibit A.

The source of title to the above road is a deed to the OWNER recorded in the Cumberland County Registry of Deeds in Book 21670, Page 317.

The DISTRICT shall have the following permanent easement rights in the easement area described above:

1. the right to install, maintain, replace and remove conduits or pipelines for conveying water, wastewater and storm water, with all necessary fixtures and appurtenances, including electric or other energized control lines; and

2. the right to make connections with the conduits or pipelines on land adjacent to the easement area; and

3. the right to trim, cut down, and/or remove bushes, grass, crops, trees or any other vegetation, to such extent as is necessary for any of these purposes in the sole judgment of the DISTRICT; and

4. the right to change the existing surface grade of the easement area as is reasonably necessary for any of these purposes; and

5. the right to enter on the easement area at any and all times for any of these purposes.

The OWNER reserves the use and enjoyment of the easement area for any purpose that does not interfere with the use of the easement area by the DISTRICT for its own purposes; provided that none of the following improvements may be made by the OWNER in the easement area, without the written permission of the DISTRICT:

1. No buildings or any other permanent structures shall be allowed, except pavement and utilities.

2. No earth shall be removed, no fill may be added, and no other change shall be made to the surface grade of the easement area.

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3. No conduits, pipelines or facilities shall be installed within 5 feet of or above any cond pipeline installed by the DISTRICT, except that pipelines and conduits may be installed i cross perpendicular to the DISTRICT conduits and pipelines with a minimum vertical clearance of one foot.

This easement deed is signed as a document under seal.

Dated: January 11, 2013

Linda J. Capone-Newton

Linda J. Capone-Newton

State of Maine
County of Cumberland

January 11, 2012

Linda J. Capone-Newton personally appeared before me and acknowledged that her signature on this document was her free act and deed.

Priscilla Webster
Notary Public/~~Attorney at Law~~
My Commission Expires 5/30/18

Priscilla Webster
Print Name

SEAL

CITY OF PORTLAND, MAINE
RESURGAM
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EXHIBIT A

Received
Recorded Register of Deeds
Feb 04,2013 12:38:40P
Cumberland County
Pamela E. Lovley