

EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **Richard O. Hagar**, with a mailing address of 35 Blackstrap Road, Cumberland Center, Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by the **CITY OF PORTLAND**, a body politic and corporate with a mailing address of 389 Congress Street, Portland, Maine, does hereby remise and release and forever quitclaim to the said City of Portland any interest he may have in certain easements and rights of way as described in Schedule A attached hereto and incorporated herein by reference.

Said drainage easements for the purpose of and conveying the right to perpetually maintain through, under and across said property conduits, catch basins or pipelines with all necessary fixtures and appurtenances for conveying storm water and to lay, relay, repair, maintain, clean and remove said catch basins, storm water pipe or pipes upon or under said parcels, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits, catch basins or pipelines to land adjoining said drainage easements by means of pipes or other services; to trim, cut down and remove trees, bushes, and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said easements to such extent as in the sole judgment of the Grantor is necessary or appropriate for any of the above purposes; and to enter upon said easements at any and all times for any of the foregoing purposes, reserving to the Grantee and their successors and assigns the use and enjoyment of said parcels and for such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the Grantor, its successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said strip by the Grantee, their successors or assigns; and that the Grantee, their successors and assigns shall not remove earth from said easement without the written permission of the Grantor, its successors and assigns.

IN WITNESS WHEREOF, the said Richard O. Hagar has hereunto caused this instrument to be signed this 15th day of MARCH, 2012.

WITNESS:

GRANTOR

Richard O. Hagar
Richard O. Hagar

STATE OF MAINE
CUMBERLAND, ss.

MARCH 15, 2012

Personally appeared the above-named Richard O. Hagar and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Norman V. Twaddel
Notary Public/Attorney-at-Law

Print Name

NORMAN V. TWADDEL
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES DECEMBER 17, 2016

Exhibit A

Doc#: 14963 Bk:29445 Pg: 44

A certain drainage easement across lands situated between but not adjacent to the northwesterly side of Maine Avenue, the southwesterly side of Ohio Avenue and the northeasterly side of Washington Avenue in the City of Portland, Cumberland County, State of Maine, and bounded and described as follows:

COMMENCING at a point at the intersection of the northwesterly sideline of Maine Avenue as accepted by order of the City of Portland City Council on May 5, 1930 City of Portland Clerk's Records Volume 56, Page 145 with the northeasterly sideline of Washington Avenue as accepted by the Cumberland County Commissioners on June 4, 1897, Cumberland County Commissioner's Records Volume 17, Page 963, said point is located N09°37'29"E four and eighty-five hundredths feet (4.85') from a found 6"x 6" granite monument with a brass plug at the three foot offset lines of Maine Avenue and Washington Avenue;

THENCE, N47°51'40"E three hundred thirty-eight and fifty-four hundredths feet (338.54') along the northwesterly side line of said Maine Avenue to a point where the southwesterly side line of the 1951 Fall Brook Branch Combined Sewer Right of Way as accepted by Order of City Council on April 2, 1951, City Clerks Volume 70, Page 381 intersects with the northwesterly side line of said Maine Avenue;

THENCE, N42°08'20"W one hundred forty-one and forty-eight hundredths feet (141.48') along the southwesterly side line of the said 1951 Fall Brook Branch Combined Sewer Right of Way and along the southwesterly side line of the 1953 Fall Brook Branch Combined Sewer Right of Way as accepted by Order of City Council on June 15, 1953, City Clerk Volume 71, Page 278 and through land now or formerly of Richard O. Hagar as described in a deed dated May 12, 1982 and recorded in Deed Book 5047, Page 306 and as shown on a "Property Plan Made for Richard O. Hagar," by John D. Palmiter, dated November 10, 1996 and recorded in Plan Book 197, Page 13 to **THE POINT OF BEGINNING**;

THENCE, S47°51'40"W twenty-five and no hundredths feet (25.00') continuing through land now or formerly of said Richard O. Hagar to a point;

THENCE, N42°08'20"W twenty and no hundredths feet (20.00') continuing through land now or formerly of said Richard O. Hagar to a point;

THENCE, N47°51'40"E twenty-five and no hundredths feet (25.00') continuing through land now or formerly of said Richard O. Hagar to a point in the southwesterly side line of the said 1953 Fall Brook Branch Combined Sewer Right of Way;

THENCE, S42°08'20"E twenty and no hundredths feet (20.00') along the southwesterly side line of the said 1953 Fall Brook Branch Combined Sewer Right of Way and continuing through land now or formerly of said Richard O. Hagar to **THE POINT OF BEGINNING**.

Meaning and intending to convey a 20.00 foot by 25.00 foot drainage easement across land of the Grantor.

Said Grantor's property interest was acquired in the following two deeds:

1. A deed from David P. Hagar et al. to Richard O. Hagar, dated May 12, 1982 and recorded in said Registry in Deed Book 5047, Page 306.
2. A deed from the Estate of Hazen O. Hagar to Richard O. Hagar et al., dated June 25, 1982 and recorded in said Registry in Deed Book 4982, Page 131.

This deed description is based on a plan titled "Fall Brook Sewer and Drainage Right of Way Between Maine Avenue and Ray Street," dated 2010, by the City of Portland, Maine, Public Works Department, Engineering Section to be on file at said Public Works Department Engineering and Archives Vault and to be recorded at said Registry.

Bearings referenced herein are Grid North, Maine State Plane Coordinate System NAD 1983 (HARN) (2-zone projection), West Zone.

Received
Recorded Register of Deeds
Mar 23, 2012 10:30:21A
Cumberland County
Pamela E. Lovley