

1002340228091

WARRANTY DEED
Maine Statutory Short Form

KNOW ALL MEN BY THESE PRESENTS, That **E & R DEVELOPMENT CORPORATION**, a Maine Corporation with a place of business at 260 Main Street, Biddeford, York County, Maine, for consideration paid, grants to **THE CITY OF BIDDEFORD**, a body politic and corporate with a mailing address of P. O. Box 586, Biddeford, ME, 04005, WITH WARRANTY COVENANTS, the land in Biddeford, York County, Maine, described as follows:

PARCEL ONE (24.459 Acre Tract)

A certain lot or parcel of land located southwesterly of, but not adjacent thereto, the northwesterly sideline of Parkside Drive, so-called, in the City of Biddeford, County of York and State of Maine; said parcel being more particularly described as follows:

Beginning at a capped iron rod found (PLS #2190) at the southwesterly corner of Lot 60 shown on the plan titled "Amended Final Subdivision Plan, Parkside By The Falls Phase II, Pool Street, Biddeford, Maine" and recorded in the York County Registry of Deeds in Plan Book 348, Page 28, the "Parkside II Plan") and the corner of remaining land of E&R Development Corp.;

thence S 02°-22'-32" W along the remaining land of E&R Development Corp. a distance of 420.54 feet to a point;

thence S 51°-37'-45" W along the remaining land of E&R Development Corp. a distance of 365.09 feet to a point;

thence S 38°-22'-15" E along the remaining land of E&R Development Corp. a distance of 120.00 feet to a point;

thence in a general southerly direction along the remaining land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 30.00 feet, an arc length of 47.12 feet to a point; said point being S 06°-37'-45" W a tie distance of 42.43 feet from said previous point;

thence S 51°-37'-45" W along the remaining land of E&R Development Corp. a distance of 20.00 feet to a point;

thence S 38°-22'-15" E along the remaining land of E&R Development Corp. a distance of 210.00 feet to a point and land now or formerly of Roland M. L'Heueux;

thence S 51°-37'-45" W along the land of said L'Heueux a distance of 1296.09 feet to an iron pipe found and land now or formerly of the Mark R. Nadeau Living Trust;

No Transfer Tax

thence N 39°-01'-49" W along the land of the Mark R. Nadeau Living Trust and along land now or formerly of the Heffernan Family Living Trust a distance of 670.50 feet to a wood post found and land now or formerly of Gervais Dube Properties Inc.;

thence N 53°-07'-35" E along the land of said Gervais Dube Properties Inc. a distance of 444.56 feet to a point;

thence N 51°-10'-35" E along the land of said Gervais Dube Properties Inc. a distance of 455.00 feet to a point;

thence N 54°-26'-41" E along the land of said Gervais Dube Properties Inc. a distance of 247.26 feet to a point;

thence N 50°-57'-48" E along the land of said Gervais Dube Properties Inc. a distance of 224.38 feet to a pile of stones painted yellow;

thence N 49°-54'-25" E along the land of Gervais Dube Properties Inc. a distance of 237.82 feet to a point;

thence N 36°-58'-32" W along the land of Gervais Dube Properties Inc. a distance of 138.89 feet to a point and land of E&R Development Corp.;

thence N 58°-27'-50" E along the land of E&R Development Corp. a distance of 216.65 feet to a point;

thence N 81°-12'-57" E along the land of E&R Development Corp. a distance of 191.42 feet to the point of beginning.

The above described parcel contains 24.459 acres. All bearings refer to magnetic north as observed in 1988.

EXCEPT as may have been created as a part of subdivision approvals or dedication as public access by the recordation of approved subdivision plans, no rights of access to the within granted premises over remaining land of Grantor not conveyed to the Grantee by this deed are hereby granted, either expressly or implicitly.

PARCEL TWO (34.953 Acre Tract)

A certain lot or parcel of land located on the northwesterly and northerly sideline of Parkside Drive, so called, in the City of Biddeford, County of York and State of Maine; said parcel being more particularly described as follows:

Beginning at a capped iron rod found (PLS #611) on the northwesterly sideline of said Parkside Drive at the southwesterly corner of Lot 20 as shown on the plan titled "Parkside By The Falls, Phase I Plan, Pool Street, Biddeford, Maine" and recorded in the York County Registry of Deeds in Plan Book 259,

Page 2 (the "Parkside II Plan");

thence in a general southwesterly direction along the northwesterly sideline of said Parkside Drive and along a circular curve to the left, circumscribed by a radius of 1726.32 feet, an arc length of 25.03 feet to a capped iron rod found (PLS #611) and the southeasterly corner of Lot 22 as shown on aforesaid plan; said capped iron rod found being S 31°-41'-30" W a tie distance of 25.03 feet from said previous capped iron rod found;

thence N 61°-16'-04" W along said Lot 22 a distance of 145.77 feet to a capped iron rod found (PLS #611);

thence S 31°-32'-22" W along said Lot 22 a distance of 110.47 feet to a capped iron rod found (PLS #611) and Lot 24;

thence S 25°-47'-02" W along said Lot 24 and along Lot 26 a distance of 215.00 feet to a capped iron rod found (PLS #611) and Lot 28;

thence S 17°-44'-02" W along said Lot 28 and along Lot 30 a distance of 225.00 feet to a capped iron rod found (PLS #2190) and Lot 32;

thence S 15°-18'-15" W along said Lot 32 and along Lot 34 a distance of 203.90 feet to a capped iron rod found (PLS #611) and Lot 36 as shown on aforesaid plan;

thence S 23°-55'-13" W along said Lot 36 and along Lot 38 a distance of 175.00 feet to a capped iron rod found (PLS #611) and Lot 40;

thence S 48°-41'-31" W along said Lot 40 a distance of 70.07 feet to a capped iron rod found (PLS #611);

thence S 21°-46'-20" E along said Lot 40 a distance of 175.55 feet to a capped iron rod found (PLS #611) and the northerly sideline of said Parkside Drive;

thence in a general westerly direction along the northerly sideline of said Parkside Drive and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 295.00 feet, an arc length of 258.29 feet to a capped iron rod found (PLS #2190) and the southerly corner of Lot 42 as shown on the Parkside II Plan, said capped iron rod found being S 85°-28'-14" W a tie distance of 250.12 feet from said previous capped iron rod found;

thence N 22°-09'-25" E along said Lot 42 a distance of 472.59 feet to a capped iron rod found (PLS #2190);

thence N 46°-31'-15" W along said Lot 42 and along Lot 44 a distance of 136.02 feet to a capped iron rod found (PLS #2190);

thence S 47°-03'-30" W along said Lot 44 a distance of 303.03 feet to a capped iron rod found (PLS

#2190) and Lot 46 as shown on aforesaid plan;

thence S 83° 56' 19" W along said Lot 46 a distance of 133.93 feet to a capped iron rod found (PLS #2190) and Lot 48;

thence N 58° 43' 47" W along said Lot 48 a distance of 166.13 feet to a capped iron rod found (PLS #2190) and Lot 50;

thence S 54° 55' 11" W along said Lot 50 a distance of 172.98 feet to a capped iron rod found (PLS #2190) and Lot 52;

thence S 80° 11' 09" W along said Lot 52 a distance of 136.92 feet to a capped iron rod found (PLS #2190) and Lot 54;

thence S 56° 27' 55" W along said Lot 54 and along Lot 56 a distance of 252.34 feet to a capped iron rod found (PLS #2190);

thence S 42° 05' 28" E along said Lot 56 a distance of 145.30 feet to a capped iron rod found (PLS #2190) and the northwesterly sideline of said Parkside Drive;

thence in a general southwesterly direction along the northwesterly sideline of said Parkside Drive and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 430.00 feet, an arc length of 25.00 feet to a capped iron rod found (PLS #2190) and Lot 58; said capped iron rod found being S 47° 33' 23" W a tie distance of 25.00 feet from said previous capped iron rod found;

thence N 42° 05' 28" W along said Lot 58 a distance of 38.85 feet to a capped iron rod found (PLS #2190);

thence S 81° 52' 27" W along said Lot 58 a distance of 152.15 feet to a capped iron rod found (PLS #2190);

thence S 33° 03' 14" W along said Lot 58 a distance of 107.84 feet to a capped iron rod found (PLS #2190);

thence in a general southeasterly direction along said Lot 58 and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 370.00 feet, an arc length of 85.64 feet to a capped iron rod found (PLS #2190); said capped iron rod found being S 58° 31' 51" E a tie distance of 85.45 feet from said previous capped iron rod found;

thence in a general southwesterly direction across remaining land of E&R Development Corp. and along a circular curve to the left, circumscribed by a radius of 256.36 feet, an arc length of 92.31 feet to a point, said point being N 88° 27' 57" W a distance of 91.31 feet from said previous capped iron rod found;

thence S 80°-09'-27" W along the remaining land of E&R Development Corp. a distance of 337.51 feet to a point;

thence in a general westerly direction along the remaining land of E&R Development Corp. and along a circular curve to the left, circumscribed by a radius of 175.00 feet, an arc length of 74.48 feet to a point; said point being S 69°-01'-26" W a tie distance of 73.92 feet from said previous point;

thence S 56°-49'-56" W along the remaining land of E&R Development Corp. a distance of 11.80 feet to a point;

thence N 33°-10'-04" W along the remaining land of E&R Development Corp. a distance of 150.00 feet to a point;

thence S 56°-49'-56" W along the remaining land of E&R Development a distance of 182.79 feet to a point and land now or formerly of Gervais Dube Properties Inc.;

thence N 36°-21'-53" W along the land of said Gervais Dube Properties Inc. a distance of 217.82 feet to a capped iron rod to be set (PLS #2190) and other land of E&R Development Corp.;

thence N 63°-15'-21" E along the other land of E&R Development Corp a distance of 493.75 feet to a capped iron rod to be set (PLS #2190);

thence N 68°-28'-33" E along the other land of E&R Development Corp. a distance of 451.18 feet to a capped iron rod to be set (PLS #2190);

thence N 22°-19'-37" W along the other land of E&R Development Corp. a distance of 156.50 feet to a capped iron rod to be set (PLS #2190);

thence N 62°-22'-41" E along the other land of E&R Development Corp. a distance of 70.30 feet to a capped iron rod to be set (PLS #2190);

thence N 22°-19'-37" W along the other land of E&R Development Corp. a distance of 21.06 feet to a point and land now or formerly of the City of Biddeford;

thence N 68°-00'-51" E along the land of the City of Biddeford a distance of 127.97 feet to a point;

thence N 61°-58'-58" E along the land of the City of Biddeford a distance of 225.86 feet to a point;

thence N 71°-20'-22" E along the land of the City of Biddeford a distance of 289.37 feet to a point;

thence S 76°-12'-30" E along the land of the City of Biddeford a distance of 477.31 feet to a point;

thence N 10°-22'-37" W along the land of the City of Biddeford a distance of 437.96 feet to a point;

thence N 45°-58'-37" E along the land of the City of Biddeford a distance of 124.14 feet to a point;

thence N 34°-14'-28" E along the land of the City of Biddeford a distance of 423.98 feet to a point;

thence N 54°-31'-37" E along the land of the City of Biddeford a distance of 382.45 feet to a point and land now or formerly of Christopher Fraternal Association;

thence S 60°-13'-40" E along the land of said Christopher Fraternal Association a distance of 501.60 feet to a capped iron rod found (PLS #611) and Lot 10 as shown on aforesaid plan, Parkside By The Falls Phase I;

thence S 48°-50'-17" W along said Lot 10 and along Lot 12 a distance of 209.81 feet to a capped iron rod found (PLS #611);

thence S 47°-41'-19" E along said Lot 12 a distance of 155.54 feet to the a capped iron rod found (PLS #611) and the northwesterly sideline of said Parkside Drive;

thence in a general southwesterly direction along the northwesterly sideline of said Parkside Drive and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 1030.00 feet, an arc length of 25.50 feet to a capped iron rod found (PLS #611) and Lot 14; said capped iron rod found being S 53°-38'-30" W a tie distance of 25.50 feet from said previous capped iron rod found;

thence N 47°-41'-19" W along said Lot 14 a distance of 164.85 feet to a capped iron rod set (PLS #611);

thence S 41°-31'-26" W along said Lot 14, along Lot 16 and along Lot 18 a distance of 319.28 feet to a point and said Lot 20;

thence S 31°-32'-22" W along said Lot 20 a distance of 114.50 feet to a capped iron rod found (PLS #611);

thence S 61°-16'-04" E along said Lot 20 a distance of 145.84 feet to the point of beginning.

The above described parcel contains 34.953 acres. All bearings refer to magnetic north as observed in 1988.

Certain portions of Parcel Two above described and remaining land of E & R. Development Corporation as hereinafter described are encompassed within the boundaries of a "Wildlife Travel Corridor", so-called, as partially depicted on plan entitled "Final Plan, West Brook Subdivision, Winding Creek Lane, Biddeford, Maine, for E & R. Development Corporation, P. O. Box 444, Biddeford, Maine" (the "West Brook Plan") prepared by BH2M, Berry Huff, McDonald, Milligan, Inc., Engineers, Surveyors, Gorham, Maine, dated December 2020, as revised through September 15, 2022, and duly recorded in York Registry of Deeds in Plan Book 427, page 9, and are to be held by the Grantee, its successors and assigns subject to all conditions placed thereof by the Planning Board of the City of Biddeford in connection with its approval of the "West Brook Subdivision whether set

forth on the Plan itself or as a condition of approval of the subdivision. The area encumbered by such easement which affects both Parcel Two and remaining land of Grantor is more particularly bounded and described as follows:

A certain **Wildlife Corridor Easement** area located partly on land to be retained by E&R Development Corp. and Partly on **PARCEL TWO** above described located northwesterly of, but not adjacent thereto, the northwesterly sideline of Parkside Drive, so-called, in the City of Biddeford, County of York and State of Maine; said Wildlife Corridor Easement area being more particularly described as follows:

Beginning at a capped iron rod found (PLS #2190) at the northeasterly corner of Lot 58 as shown on the Parkside II Plan; said point of beginning being N 42° 05' 28" W a tie distance of 38.85 feet from a capped iron rod found (PLS #2190) on the northwesterly sideline of said Parkside Drive at the southeasterly corner of said Lot 58 as shown on aforesaid plan;

thence from said point of beginning S 81° 52' 27" W along said Lot 58 a distance of 152.15 feet to a capped iron rod found (PLS #2190);

thence S 33° 03' 14" W along said Lot 58 a distance of 100.65 feet to a point;

thence in a general westerly direction across the land of E&R Development Corp. and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 150.00 feet, an arc length of 24.88 feet to a point; said point being N 75° 43' 32" W a tie distance of 24.86 feet from said previous point;

thence S 62° 38' 40" W across the land of E&R Development Corp. a distance of 31.11 feet to a point;

thence in a general southwesterly direction across the land of E&R Development Corp. and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 163.18 feet, an arc length of 50.46 feet to a point; said point being S 28° 07' 07" W a tie distance of 50.26 feet from said previous point;

thence S 81° 12' 57" W across the land of E&R Development Corp. a distance of 208.76 feet to a point;

thence N 58° 58' 43" W across the land of E&R Development Corp. a distance of 47.27 feet to a point;

thence in a general southwesterly direction across the land of E&R Development Corp. and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 150.00 feet, an arc length of 31.55 feet to a point; said point being S 53° 34' 09" W a tie distance of 31.49 feet from said previous point;

thence S 59° 35' 43" W across the land of E&R Development Corp. a distance of 30.08 feet to a

point;

thence in a general westerly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 77.42 feet, an arc length of 122.01 feet to a point; said point being N 76°-32'-36" W a tie distance of 109.77 feet from said previous point;

thence S 63°-39'-56" W across the land of E&R Development Corp. a distance of 96.34 feet to a point;

thence in a general westerly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 150.00 feet, an arc length of 115.51 feet to a point and land now or formerly of Gervais Dube Properties Inc.; said point being S 85°-43'-35" W a tie distance of 112.68 feet from said previous point;

thence N 56°-49'-56" E along the land of Gervais Dube Properties Inc. a distance of 11.52 feet to a point;

thence N 36°-21'-53" W along the land of Gervais Dube Properties Inc. a distance of 296.75 feet to a capped iron rod found (PLS #2190);

thence in a general northeasterly direction across the land of E&R Development and along a circular curve to the left (non-tangent to the last described line), circumscribed by a radius of 101.00 feet, an arc length of 29.28 feet to a point; said point being N 41°-35'-42" E a tie distance of 29.28 feet from said previous point;

thence N 49°-55'-46" E across the land of E&R Development Corp. a distance of 25.12 feet to a point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 100.99 feet, an arc length of 94.59 feet to a point; said point being N 76°-45'-35" E a tie distance of 91.17 feet from said previous point;

thence S 75°-37'-34" E across the land of E&R Development Corp. a distance of 6.66 feet to a point;

thence N 73°-11'-31" E across the land of E&R Development Corp. a distance of 6.52 feet to a point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 101.00 feet, an arc length of 26.96 feet to a point; said point being N 80°-50'-20" E a tie distance of 26.88 feet from said previous point;

thence N 56°-41'-08" E across the land of E&R Development Corp. a distance of 23.25 feet to a point;

thence in a general easterly direction across the land of E&R Development and along a circular curve to the right, circumscribed by a radius of 59.49 feet, an arc length of 42.05 feet to a point; said point

being N 76°-56'-01" E a tie distance of 41.18 feet from said previous point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the left circumscribed by a radius of 71.35 feet, an arc length of 30.06 feet to a point; said point being N 85°-06'-46" E a tie distance of 29.84 feet from said previous point;

thence N 61°-06'-38" E across the land of E&R Development Corp. a distance of 99.85 feet to a point;

thence in a general northeasterly direction across the land of E&R Development Corp. and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 148.19 feet, an arc length of 27.48 feet to a point; said point being N 43°-01'-25" E a tie distance of 27.44 feet from said previous point;

thence in a general northerly direction across the land of E&R Development Corp. and along a circular curve to the left, circumscribed by a radius of 15.00 feet, an arc length of 21.96 feet to a point; said point being N 06°-24'-06" E a tie distance of 20.05 feet from said previous point;

thence in a general northerly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 66.30 feet, an arc length of 66.27 feet to a point; said point being N 06°-53'-46" W a tie distance of 63.54 feet from said previous point;

thence in a general northeasterly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 32.89 feet, an arc length of 54.84 feet to a point; said point being N 69°-54'-25" E a tie distance of 48.71 feet from said previous point;

thence in a general southeasterly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 55.11 feet, an arc length of 32.35 feet to a point; said point being S 48°-44'-36" E a tie distance of 31.89 feet from said previous point;

thence S 25°-02'-06" E across the land of E&R Development Corp. a distance of 29.69 feet to a point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the left, circumscribed by a radius of 5.00 feet, an arc length of 8.52 feet to a point; said point being S 73°-50'-19" E a tie distance of 7.52 feet from said previous point;

thence N 58°-11'-31" E across the land of E&R Development Corp. a distance of 4.40 feet to a point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the right, circumscribed by a radius of 151.00 feet, an arc length of 120.65 feet to a point; said point being N 81°-54'-58" E a tie distance of 117.47 feet from said previous point;

thence S 75°-11'-37" E across the land of E&R Development Corp. a distance of 21.96 feet to a point;

thence N 68°-26'-50" E across the land of said E&R Development Corp. a distance of 245.63 feet to

a capped iron rod to be set (PLS #2190);

thence N 24°-48'-34" E across the land of said E&R Development Corp. a distance of 64.56 feet to a capped iron rod to be set (PLS #2190);

thence N 44°-24'-05" E across the land of E&R Development Corp. a distance of 31.99 feet to a point;

thence S 06°-18'-05" W across the land of E&R Development Corp. a distance of 50.27 feet to a point;

thence S 42°-02'-25" E across the land of E&R Development Corp. a distance of 39.67 feet to a point;

thence S 58°-04'-00" E across the land of E&R Development Corp. a distance of 26.75 feet to a point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the right (non-tangent to the last described line), circumscribed by a radius of 100.03 feet, an arc length of 69.71 feet to a point; said point being N 82°-12'-10" E a tie distance of 68.31 feet from said previous point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular to the right, circumscribed by a radius of 100.00 feet, an arc length of 27.91 feet to a point; said point being S 69°-49'-59" E a tie distance of 27.82 feet from said previous point;

thence in a general easterly direction across the land of E&R Development Corp. and along a circular curve to the left, circumscribed by a radius of 50.68 feet, an arc length of 52.78 feet to a point; said point being N 88°-08'-11" E a tie distance of 50.43 feet from said previous point;

thence N 63°-11'-06" E across the land of E&R Development Corp. a distance of 36.77 feet to a point;

thence N 61°-18'-37" E across the land of E&R Development Corp. a distance of 43.01 feet to a point;

thence S 11°-36'-04" W across the land of E&R Development Corp. a distance of 208.55 feet to a point on the northwesterly sideline of Lot 56 shown on aforesaid plan;

thence S 56°-27'-55" W along said Lot 56 a distance of 100.80 feet to a capped iron rod found (PLS #2190);

thence S 42°-05'-28" E along said Lot 56 a distance of 88.24 feet to a point;

thence S 11°-36'-04" W across the land of E&R Development Corp. a distance of 31.02 feet to the point of beginning.

The above described Wildlife Corridor Easement area encompasses 8.932 acres. All bearings refer to magnetic north as observed in 1988.

EXCEPTING AND RESERVING HEREFROM, HOWEVER, perpetual limited rights of ways and easements for the benefit of remaining land of E & R Development, its successors and assigns which it may now own or may hereinafter acquire which lies adjacent to land it now owns (the same being hereinafter referred to as the "Land") for the purpose of providing surface and subsurface drainage from the Land as the same may be developed in the future with the right to grade, re-grade and contour the premises herein conveyed so that such drainage flows into natural watercourses or as may be otherwise created pursuant to approvals from all applicable governmental entities. Such reservation shall include the right of limited entry by persons in such vehicles and with such equipment and machinery as may be reasonably necessary to create and maintain such drainageways and reserving the right to install such pipes, catch basins, drainage structures, filter beds, outfall areas and appurtenances as may be reasonably necessary to facilitate future development of the Land, subject to, however, to the requirement of obtaining all applicable governmental approvals required to develop the Land and create such drainageways.

FURTHER EXCEPTING AND RESERVING HEREFROM, HOWEVER, a perpetual right of way and easement for access on foot or in vehicles and for the use, construction, maintenance, repair and replacement of all facilities approved by applicable governmental agencies, bodies and/or employees in that area described as "Stormwater Treatment Facility Easement" on the West Brook Plan, together with a right of entry by persons with such machinery and equipment as may be reasonably necessary to accomplish the purposes of this reservation. Such facilities as have been previously approved by the Planning Board of the City of Biddeford include the creation and maintenance of a stormwater detention pond with its applicable pipes, drainage structures and appurtenances.

The area encumbered by this right of way and easement is more particularly bounded and described as follows:

Beginning at a capped iron rod to be set (PLS #2190) at the northwesterly corner of the above described Parcel Two at the corner of open space as shown on aforesaid plan;

thence N 62°-22'-41" E along said open space a distance of 70.30 feet to a capped iron rod to be set (PLS #2190);

thence S 52°-13'-24" E across the above described parcel a distance of 146.49 feet to a point;

thence S 22°-19'-37" E across the above described parcel a distance of 96.72 feet to a point;

thence S 67°-40'-23" W across the above described parcel a distance of 158.64 feet to a point

thence N 22°-19'-37" W across the above described parcel a distance of 60.95 feet to a point and said

open space;

thence N 68° -28'-33" E along said open space a distance of 15.63 feet to a capped iron rod to be set (PLS #2190);

thence N 22° -19'-37" W along said open space a distance of 156.50 feet to the point of beginning.

The above described stormwater treatment facility easement encompasses 28,082 s.f..

For Grantor's source of title reference is made to the following:

A. Deed from Claire R. Laverriere to E & R Development Corporation dated January 18, 1985 and recorded in the York County Registry of Deeds in Book 3458, Page 43.

B. Deed from Claire R. Laverriere to E & R Development Corporation dated June 15, 1987 and recorded in the York County Registry of Deeds in Book 3458, Page 43.

C. Deed from Gary Gobeil to E & R Development Corporation dated October 30, 2000 and recorded in the York County Registry of Deeds in Book 10290, Page 235.

D. Deed from Raymond DeRyck dated March 20, 2013, and recorded in York Registry of Deeds in Book 16554, page 568.

IN WITNESS WHEREOF, E & R DEVELOPMENT CORPORATION has caused this instrument to be signed and sealed in its corporate name and behalf by Michael R. Eon, its President, thereunto duly authorized this 3rd day of March, 2023.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF:



E & R DEVELOPMENT CORPORATION

By: 

Its: President

Michael R. Eon

STATE OF MAINE
YORK, ss.

March 3, 2023

Personally appeared the above named Michael R. Eon, President of said E & R DEVELOPMENT CORPORATION and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Corporation.

Before me, 

Notary Public/Attorney-At-Law

Printed Name: Richard A. Hill

Shared/rah/19416/003/dcedtocity/revvised2/21/2023/rev2/26/2023/rev/3/1/2023