

PROOFED

BALSAM DRIVE

From Council Journal
Volume 31, Page 128

December 14, 2000

READ AND PASSED

ORDER 510, BE IT FURTHER ORDERED, That the portion of Balsam Drive so acquired be accepted as a City Street.

PROOFED

Warranty Deed

BALSAM DRIVE

Book 6390 Page 227

Know All Men by These Presents,

That Kennebec Valley Retirement Community, LLC, a Maine limited liability company with an address of P.O. Box 187, Augusta, Maine 04332-0187,

in consideration of the sum One Dollar and other valuable consideration

paid by the Inhabitants of the Municipality of Augusta, a body corporate, located in Augusta, County of Kennebec, State of Maine,

the receipt whereof being hereby acknowledged, does hereby give, grant, bargain, sell and convey unto the said Inhabitants of the Municipality of Augusta, its successors

and assigns forever, the following described premises:

A certain lot or parcel of land situated westerly of Edison Drive, so-called, in the City of Augusta, Kennebec County, State of Maine, being a parcel labeled "Road" on a plan entitled "Subdivision Plan, Granite Hill Estates, Edison Drive & Smith Street, Augusta, Maine", dated November 6, 1998, revised December 4, 1998, by Thayer Engineering Company, Inc., Farmingdale, Maine, recorded in the Kennebec County Registry of Deeds in Plan Files E98-156 and E98-157, also known as Balsam Drive, and being bounded and described as set forth in Schedule A attached hereto and made a part hereof.

To have and to hold the aforesaid and bargained premises with all the privileges and appurtenances thereof, to the said Inhabitants of the Municipality of Augusta, its successors and assigns, to its and their use and behoof forever.

Kennebec Valley Retirement Community, LLC does further covenant with the said grantee, its successors and assigns, that it is lawfully seized in fee of the premises, that they are free from all encumbrances; that it has good right to sell and convey the same to the said Grantees, to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

It witness whereof, the said Kennebec Valley Retirement Community, LLC, has caused this instrument to be executed by its member, thereunto duly authorized, this 4th day of January, 2001.

Boundary Description

“Schedule A”

A certain lot or parcel of land situated westerly of Edison Drive, so-called, in the City of Augusta, Kennebec County, State of Maine, being a parcel labeled “Road” on a plan entitled “Subdivision Plan, Granite Hill Estates, Edison Drive & Smith Street, Augusta, Maine”, dated November 6, 1998, revised December 4, 1998, by Thayer Engineering Company, Inc., Farmingdale, Maine, recorded in the Kennebec County Registry of Deeds in Plan Files E98-156 and E98-157, also known as Balsam Drive, and being bounded and described as follows:

Beginning on the northwesterly right-of-way line of said Edison Drive at a southeasterly corner of Lot 8, said corner being South 30 degrees 21 minutes 36 seconds West and 6.85 feet as measured along the northwesterly right-of-way line of said Edison Drive from a ¾-inch iron rod set capped “Thayer Engineering Company” at the southerly corner of land now or formerly of one Good, reference deed recorded in said Registry of Deeds in Book 5282, Page 20, all as shown on said Granite Hill Estates plan; thence South 30 degrees 21 minutes 36 seconds West along the northwesterly right-of-way line of said Edison Drive a distance of 90.38 feet to an easterly corner of Lot 4A as shown on said Granite Hill Estates plan, said corner being North 30 degrees 21 minutes 36 seconds East and 2.77 feet as measured along the northwesterly right-of-way line of said Edison Drive from a ¾-inch iron rod set capped “Thayer Engineering Company” at the easterly corner of land now or formerly of one Koski, reference deed recorded in said Registry of Deeds in Book 2804, Page 256; thence in a general northerly direction along the easterly line of said Lot 4A along a curve to the left having a radius of 20.00 feet through a central angle of 95 degrees 14 minutes 09 seconds an arc distance of 33.24 feet to a point of tangency, said point being North 17 degrees 15 minutes 29 seconds West and a chord distance of 29.55 feet from the last mentioned corner of Lot 4A; thence North 64 degrees 52 minutes 34 seconds West along the northeasterly line of said Lot 4A a distance of 657.05 feet to a point of curvature; thence in a general westerly direction along the northerly line of said Lot 4A along a curve to the left having a radius of 275.00 feet through a central angle of 58 degrees 41 minutes 10 seconds an arc distance of 281.67 feet to a westerly corner of said Lot 4A and the northerly corner of Lot 2A as shown on said Granite Hill Estates plan, said corner being South 85 degrees 46 minutes 52 seconds West and a chord distance of 269.52 feet from the last mentioned point; thence in a general southwesterly direction along a northwesterly line of said Lot 2A along a curve to the left having a radius of 275.00 feet through a central angle of 21 degrees 04 minutes 40 seconds an arc distance of 101.17 feet to a point of tangency, said point being South 45 degrees 53 minutes 56 seconds West and a chord distance of 100.60 feet from the last mentioned point; thence South 35 degrees 21 minutes 36 seconds West along a northwesterly line of said Lot 2A a distance of 65.90 feet to curvature; thence in a general southwesterly direction along a northwesterly line of said Lot 2A along a curve to the right having a radius of 375.00 feet through a central angle of 39 degrees 33 minutes 08 seconds an arc distance of 258.87 feet to a point of reverse curvature, said point being South 55 degrees 08 minutes 10 seconds West and a chord distance of 253.76 feet from the last mentioned point; thence in a general southwesterly direction along a northwesterly line of said Lot 2A along a curve to the left having a radius of 20.00 feet through a central angle of 84 degrees 33 minutes 08 seconds an arc distance of 29.51 feet to a point of tangency, said point being South 32 degrees 38 minutes 10 seconds West and a chord distance of 26.91 feet from the last mentioned point; thence South 9 degrees

38 minutes 24 seconds East along the westerly line of said Lot 2A a distance of 51.36 feet to the southwesterly corner of said Lot 2A and the Augusta-Hallowell municipal boundary; thence North 61 degrees 08 minutes 42 seconds West along the Augusta-Hallowell municipal boundary and in part along the Granite Hill Estates proposed public road in Hallowell a distance of 192.10 feet to the southwesterly corner of Lot 3A as shown on said Granite Hill Estates plan; thence North 80 degrees 21 minutes 36 seconds East along the southerly line of said Lot 3A a distance of 132.85 feet to a point of curvature; thence in a general northeasterly direction along a southeasterly line of said Lot 3A along a curve to the left having a radius of 325.00 feet through a central angle of 45 degrees 00 minutes 00 seconds an arc distance of 255.25 feet to a point of tangency, said point being North 57 degrees 51 minutes 36 seconds East and a chord distance of 248.74 feet from the last mentioned point; thence North 35 degrees 21 minutes 36 seconds East along a southeasterly line of said Lot 3A a distance of 65.90 feet to a point of curvature; thence in a general northeasterly direction along a southeasterly line of said Lot 3A along a curve to the right having a radius of 325.00 feet through a central angle of 23 degrees 26 minutes 45 seconds an arc distance of 132.99 feet to the southeasterly corner of said Lot 3A and the southwesterly corner of said Lot 8, said corner being North 47 degrees 04 minutes 59 seconds East and a chord distance of 132.07 feet from the last mentioned point; thence in a general easterly direction along a southerly line of said Lot 8 along a curve to the right having a radius of 325.00 feet through a central angle of 56 degrees 19 minutes 05 seconds and arc distance of 319.45 feet to a point of tangency, said point being North 86 degrees 57 minutes 54 seconds East and a chord distance of 306.75 feet from the last mentioned point; thence South 64 degrees 52 minutes 34 seconds East along the southwesterly line of said Lot 8 a distance of 665.30 feet to a point of curvature; thence in a general easterly direction along a southerly line of said Lot 8 along a curve to the left having a radius of 20.00 feet through a central angle of 84 degrees 45 minutes 51 seconds an arc distance of 29.59 feet to the point of beginning, said point being North 72 degrees 44 minutes 31 seconds East and a chord distance of 26.96 feet from the last mentioned point, containing 1.84 acres, more or less.

Also granting with a 5-foot wide utility easement along and adjoining both sides of the entire length of said proposed public road from the northwesterly right-of-way line of said Edison Drive over portions of said Lots 2A, 3A, 4A, and 8 to the Augusta-Hallowell municipal boundary.

Bearings are based upon a magnetic north observation as referenced on said plan entitled "Subdivision Plan, Granite Hill Estates, Edison Drive & Smith Street, Augusta, Maine", dated November 6, 1998, revised December 4, 1998, by Thayer Engineering Company, Inc., Farmingdale, Maine, recorded in Kennebec County Registry of Deeds in Plan Files E98-156 and E98-157.

Being a portion of the premises described in a deed of John B. Wasileski to Kennebec Valley Retirement Community, LLC, dated May 5, 1999, recorded in Kennebec County Registry of Deeds in Book 5940, Page 90; and a portion of the premises described in a deed of Mary J. Trask to Kennebec Valley Retirement Community, LLC, dated May 3, 1999, recorded in Kennebec County Registry of Deeds in Book 5940, Page 74.

Kennebec County Registry of Deeds

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