

**CARDINAL COURT**

From Council Journal  
Vol. 30, Page 612

December 20, 1999

READ AND PASSED

From Street Book 1923-200\_  
Pages 252 & 253

December 20, 1999

READ AND PASSED

ORDERED, That a portion of Bunny Street, Cardinal Court and Moose Circle description below, be accepted as City Streets.

THAT tract of land located easterly of Gagne Street and being an extension of Bunny Street and including Cardinal Court and Moose Circle, in the City of Augusta, County of Kennebec, State of Maine, being more particularly described as follows:

BEGINNING at an iron pin found in 1988 on the northeasterly right-of-way line of Bunny Street and at the southeasterly end of said Bunny Street as shown on a plan entitled "Subdivision of Cushnoc Estate" by Coffin Engineering & Surveying, dated March 1, 1988. Said point of beginning being the most southerly corner of Bryan and Diane Bilodeau (BK 3149-P.66).

THENCE S 60 degrees 27 minutes E and 53.3 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the southwest having a radius of 200.00 feet and an arc length of 93.16 feet.

THENCE S 33 degrees 45 minutes E and 91.3 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 150.00 feet and an arc length of 69.25 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 112.7 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the northwest having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE N 29 degrees 47 minutes E and 82.2 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the southeast having a radius of 175.00 and an arc length of 34.38 feet to a 5/8" rebar set in 1998.

THENCE N 41 degrees 3 minutes E and 35.7 feet to a 5/8" rebar set in 1998.

THENCE northerly along a curve concave to the west having a radius of 20.00 feet and an arc length of 25.62 to a 5/8" rebar set in 1998.

THENCE northerly, easterly, and southerly along a curve concave to the south having a radius of 50.00 feet and an arc length of 221.13 feet to a 5/8" rebar set in 1998.

THENCE S 41 degrees 3 minutes W and 102.8 feet to a 5/8" rebar set in 1998.

THENCE southwesterly along a curve concave to the southeast having a radius of 125.00 feet and an arc length of 24.56 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 82.2 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 653.6 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the northwest having a radius of 85.00 feet and an arc length of 133.52 feet to a 5/8" rebar set in 1998.

THENCE N 29 degrees 47 minutes E and 65.0 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the southeast having a radius of 175.00 feet and arc length of 94.69 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 47 minutes E and 140.9 feet to a 5/8" rebar set in 1998.

THENCE northeasterly, southeasterly, and southwesterly along a curve concave to the southwest having a radius of 50.00 feet and an arc length of 221.13 feet to a 5/8" rebar set in 1998.

THENCE westerly along a reverse curve concave to the south having a radius of 20.00 feet and an arc length of 25.62 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 47 minutes W and 73.9 feet to a 5/8" rebar set in 1998.

THENCE southwesterly along a curve concave to the southeast having a radius of 125.00 feet and an arc length of 67.63 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 125.0 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 125.0 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 50.0 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 13 minutes W and 1151.4 feet to a 5/8" rebar set in 1998.

THENCE northwesterly along a curve concave to the northeast having a radius of 200.00 feet and an arc length of 92.34 feet to a 5/8" rebar set in 1998.

THENCE N 33 degrees 45 minutes W and 91.3 feet to a 5/8" rebar set in 1998.

THENCE northwesterly along a curve concave to the southwest having a radius of 150.00 feet and an arc length of 69.87 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 27 minutes W and 84.2 feet to an iron pin found in 1988.

THENCE N 61 degrees and 5 minutes E and 59.3 feet back to the point of beginning.

MEANING and intending to convey 2.7 acres of land as shown as 50 foot wide right-of-ways named Bunny Street, Cardinal Court, and Moose Circle as shown on a plan entitled "Subdivision of Cushnoc Estate" by Coffin Engineering & Surveying, dated March 1, 1988. All directions are Magnetic North 1987. All 5/8" rebar set are marked with a plastic surveyor's cap "COFFIN PLS 1292".

This deed description prepared by Kane P. Coffin, PLS 1292, an agent of Coffin Engineering & Surveying.

\*\*\*\*\*

**PROOFED**

**Deed Description**

**CARDINAL COURT**

Book 6132, Pages 277 - 281

Know All Men by These Presents,

That We, Alice v. Bonenfant and Paul R. Bonenfant, of Augusta, County of Kennebec and State of Maine

in consideration of one dollar and other valuable considerations paid by the inhabitants of the City of Augusta,

the receipt whereof we do hereby acknowledge, do hereby remise, release, bargain, sell and convey unto the said City of Augusta, its successors and assigns forever, a certain tract of land situated in Augusta, County of Kennebec and State of Maine, and bounded and described as follows:

**ORDERED, That** a portion of Bunny Street, Cardinal Court and Moose Circle description below, be accepted as city streets.

THAT tract of land located easterly of Gagne Street and being an extension of Bunny Street and including Cardinal Court and Moose Circle, in the City of Augusta, County of Kennebec, State of Maine, being more particularly described as follows:

BEGINNING at an iron pin found in 1988 on the northeasterly right-of-way line of Bunny Street and at the southeasterly end of said Bunny Street as shown on a plan entitled "Subdivision of Cushnoc Estate" by Coffin Engineering & Surveying, dated March 1, 1988. Said point of beginning being the most southerly corner of Bryan and Diane Bilodeau (BK 3149-P.66).

THENCE S 60 degrees 27 minutes E and 53.3 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the southwest having a radius of 200.00 feet and an arc length of 93.16 feet.

THENCE S 33 degrees 45 minutes E and 91.3 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 150.00 feet and an arc length of 69.25 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 112.7 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the northwest having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE N 29 degrees 47 minutes E and 82.2 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the southeast having a radius of 175.00 and an arc length of 34.38 feet to a 5/8" rebar set in 1998.

THENCE N 41 degrees 3 minutes E and 35.7 feet to a 5/8" rebar set in 1998.

THENCE northerly along a curve concave to the west having a radius of 20.00 feet and an arc length of 25.62 to a 5/8" rebar set in 1998.

THENCE northerly, easterly, and southerly along a curve concave to the south having a radius of 50.00 feet and an arc length of 221.13 feet to a 5/8" rebar set in 1998.

THENCE S 41 degrees 3 minutes W and 102.8 feet to a 5/8" rebar set in 1998.

THENCE southwesterly along a curve concave to the southeast having a radius of 125.00 feet and an arc length of 24.56 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 82.2 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 653.6 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the northwest having a radius of 85.00 feet and an arc length of 133.52 feet to a 5/8" rebar set in 1998.

THENCE N 29 degrees 47 minutes E and 65.0 feet to a 5/8" rebar set in 1998.

THENCE northeasterly along a curve concave to the southeast having a radius of 175.00 feet and arc length of 94.69 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 47 minutes E and 140.9 feet to a 5/8" rebar set in 1998.

THENCE northeasterly, southeasterly, and southwesterly along a curve concave to the southwest having a radius of 50.00 feet and an arc length of 221.13 feet to a 5/8" rebar set in 1998.

THENCE westerly along a reverse curve concave to the south having a radius of 20.00 feet and an arc length of 25.62 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 47 minutes W and 73.9 feet to a 5/8" rebar set in 1998.

THENCE southwesterly along a curve concave to the southeast having a radius of 125.00 feet and an arc length of 67.63 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 125.0 feet to a 5/8" rebar set in 1998.

THENCE southeasterly along a curve concave to the northeast having a radius of 25.00 feet and an arc length of 39.27 feet to a 5/8" rebar set in 1998.

THENCE S 60 degrees 13 minutes E and 125.0 feet to a 5/8" rebar set in 1998.

THENCE S 29 degrees 47 minutes W and 50.0 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 13 minutes W and 1151.4 feet to a 5/8" rebar set in 1998.

THENCE northwesterly along a curve concave to the northeast having a radius of 200.00 feet and an arc length of 92.34 feet to a 5/8" rebar set in 1998.

THENCE N 33 degrees 45 minutes W and 91.3 feet to a 5/8" rebar set in 1998.

THENCE northwesterly along a curve concave to the southwest having a radius of 150.00 feet and an arc length of 69.87 feet to a 5/8" rebar set in 1998.

THENCE N 60 degrees 27 minutes W and 84.2 feet to an iron pin found in 1988.

THENCE N 61 degrees and 5 minutes E and 59.3 feet back to the point of beginning.

MEANING and intending to convey 2.7 acres of land as shown as 50 foot wide right-of-ways named Bunny Street, Cardinal Court, and Moose Circle as shown on a plan entitled "Subdivision of Cushnoc Estate" by Coffin Engineering & Surveying, dated March 1, 1988. All directions are Magnetic North 1987. All 5/8" rebar set are marked with a plastic surveyor's cap "COFFIN PLS 1292".

This deed description prepared by Kane P. Coffin, PLS 1292, an agent of Coffin Engineering & Surveying.

Kennebec County Registry of Deeds  
Book 6132, Pages 277 – 281

January 10, 2000

\*\*\*\*\*