

**COMMUNITY DRIVE
(formerly a portion of TOWNSEND ROAD)**

From Jr. Bd. Ald.
Vol. 23, Page 562

August 16, 1971

READ AND PASSED

From Street Book 1923-199_
Page 163

August 16, 1971

READ AND PASSED

132 ORDERED, That the name of Townsend Road, beginning at the westerly side of the New Belgrade Road, and ending at a point 260 feet easterly of the easterly line of land now and formerly owned by the State of Maine and used as a turnaround for the Townsend Road where said Townsend Road was cut off by Interstate Highway No. 95, said portion being about 1685 feet in length, be changed to read Community Drive.

COMMUNITY DRIVE

From Jr. Bd. Ald.
Vol. 24, Page 2

January 17, 1972

READ AND PASSED

From Street Book 1923-199_
Page 165

January 17, 1972

READ AND PASSED

235 ORDERED, That Community Drive, description below, be accepted as a City Street.

Beginning at a point that is 117.45 feet southerly from the point of tangency at Station 107 + 98.88 on the westerly side of the New Belgrade Road, so-called, and South 88 degrees 41 minutes West, 318.99 feet, said point being the intersection of the proposed University Drive; running thence North 11 degrees 14 minutes West, 23.39 feet; thence northwesterly by a curved line to the left having a radius of 238.75 feet a distance of 333.47 feet; running thence South 88 degrees 41 minutes West, 273.20 feet; thence northerly by a curved line to the right, having a radius of 212.22 feet, a distance of 181.85 feet; running thence North 42 degrees 13 minutes West, 5.40 feet; thence westerly and southerly by a curved line having a radius of 95.50 feet, a distance of 194.05 feet; running thence South 21 degrees 21 minutes East,

375.67 feet; thence southerly by a curved line to the left, having a radius of 286.5 feet, a distance 135 feet more or less to the northerly side of the existing Community Drive, formerly known as the Townsend Road. The above described line to be the center line of a street 50 feet in width.

PROOFED

Deed Description

COMMUNITY DRIVE

Book 1609, Page 118

Know All Men by These Presents,

That Capital Board of Trade, a corporation organized and existing under the laws of the State of Maine and having a place of business at Augusta, in the County of Kennebec and State of Maine, by its officer hereunto duly authorized,

in consideration of one dollar and other valuable considerations

paid by the City of Augusta, a body politic and corporate organized and existing under the laws of the State of Maine and having its place of business at Augusta, in the County of Kennebec and State of Maine,

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said City of Augusta, its successors

and assigns forever, a certain lot or parcel of land situated in said Augusta, and bounded and described as follows, to-wit:

Beginning at a point in the southeasterly right-of-way of State Highway 95 in the City of Augusta as established under Federal Aid Project I-080-6 (3), now I-95-6 (3), said point being 150 feet southeasterly from and as measured along a line normal to the State Highway 95 Base Line at Station 95+75, said point being on a curve having a radius of 11,309.16 feet; thence continuing along said curve to the right in a northeasterly direction 130 feet, more or less; thence running South 89 degrees 17 minutes East 380 feet, more or less; thence running South 0 degrees 43 minutes West 520 feet, more or less, to the northerly side of Townsend Road; thence running North 53 degrees 17 minutes West 158 feet, more or less, said point being the easterly end of the discontinuance dated August 16, 1971; thence running South 36 degrees 43 minutes West 66 feet to the southerly side of the Townsend Road; thence running North 53 degrees 17 minutes West 260 feet, more or less; thence running North 36 degrees 42 minutes 53 seconds East 68 feet, more or less; thence running North 53 degrees 17 minutes 07 seconds West 100.00 feet; thence running North 3 degrees 05 minutes 27 seconds West 78.10 feet; thence running North 49 degrees 09 minutes 16 seconds West 73.77 feet to the point of place of beginning.

Subject to the following restrictions:

1. Said premises shall be attractively landscaped with the entire area being used for building, parking, lawn or ornamental trees.
2. All utility lines shall be constructed underground.
3. All trash, garbage, and debris of every kind shall be stored indoors until such time as it is to be collected for disposal, unless such material is fully screened from the vision of other property owners.
4. No flashing, blinking, or rotating signs shall be permitted outdoors on said premises. The location and contents of any outside sign shall be subject to the approval of the Chairman of Capital Board of Trade, Executive Secretaries of the Maine Municipal Association and Maine Teachers Association and City Manager of the City of Augusta, but such approval shall not be unreasonable withheld.
5. An area of approximately two acres selected by Capital Board of Trade between the New Belgrade Road and the proposed University Drive shall be set aside for a park or open area.

Capital Board of Trade covenants and agrees with said grantee, its successors or assigns, that the remaining area owned by Capital Board of Trade bounded by the Community Drive, formerly Townsend Road, New Belgrade Road and Route 95, shall be used only for a convention center, sports center or auditorium, office buildings, banking facilities, a single or double cinema, educational, scientific or research facilities, and, with the approval of the above named committee and Howard Johnson Company, a second restaurant, all with related and comparable facilities used in connection therewith. The exterior design of the aforesaid second restaurant shall be first approved by said committee and Howard Johnson Company but such approval shall not be unreasonably withheld.

Excepting and reserving to Capital Board of Trade, its successors or assigns, the right to lay and maintain water, sewer and utility lines underground across said premises at such locations as will not interfere with any building to be constructed on said premises.

Excepting and reserving to Capital Board of Trade, its successors and assigns an easement 10 feet wide on said premises along any adjacent street to be used for underground utility purposes.

Kennebec County Registry of Deeds
Book 1609, Page 118

January 12, 1973

PROOFED

Deed Description

COMMUNITY DRIVE

Book 1950, Page 244

Know All Men by These Presents,

That Capital Board of Trade, a corporation organized and existing under the laws of the State of Maine and having its place of business at Augusta, in the County of Kennebec and State of Maine,

in consideration of one dollar and other valuable considerations,

paid by the City of Augusta, a body politic and corporate organized and existing under the laws of Maine and having an office at said Augusta,

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said City of Augusta, its successors

and assigns forever, a certain lot or parcel of land situated in said Augusta, bounded and described as follows:

Beginning at a point in the southeasterly right-of-way of State Highway 95 in the City of Augusta as established under Federal Aid Project I-080-6 (3), now I-95-6 (3), said point being 150 feet southeasterly from and as measured along a line normal to the State Highway 95 Base Line at Station 97+05, said point being on a curve having a radius of 11,309.16 feet; and being the northwesterly corner of the "Civic Center Lot" as described in a deed from the Capitol Board of Trade to the City of Augusta, recorded in Book 1609, Page 118, at the Kennebec County Registry of Deeds; thence continuing along said curve to the right in a northeasterly direction 71 feet, more or less; thence running South 89 degrees 17 minutes East, 325 feet, more or less; thence running South 0 degrees 43 minutes West, 45.00 feet, to the northeasterly corner of said "Civic Center Lot"; thence running North 89 degrees 17 minutes West, 380 feet, more or less, to the point of beginning. Meaning and intending to describe a parcel of land 45 feet in width, adjoining said "Civic Center Lot"; on its northerly boundary.

Subject to the following restrictions:

1. Said premises shall be attractively landscaped with the entire area being used for building, parking, lawn or ornamental trees.
2. All utility lines shall be constructed underground.
3. All trash, garbage, and debris of every kind shall be stored indoors until such time as it is to be collected for disposal, unless such material is fully screened from the vision of other property owners.
4. No flashing, blinking, or rotating signs shall be permitted outdoors on said premises. The location and contents of any outside sign shall be subject to the approval of the Chairman of Capital Board of Trade, Executive Secretaries of the Maine Municipal Association and Maine Teachers Association and City Manager of the City of Augusta, but such approval shall not be unreasonable withheld.
5. An area of approximately two acres selected by Capital Board of Trade between the New Belgrade Road and the proposed University Drive shall be set aside for a park or open area.

Capital Board of Trade covenants and agrees with said grantee, its successors or assigns, that the remaining area owned by Capital Board of Trade bounded by the Community Drive, formerly Townsend Road, New Belgrade Road and Route 95, shall be used only for a

convention center, sports center or auditorium, office buildings, banking facilities, a single or double cinema, educational, scientific or research facilities, and, with the approval of the above named committee and Howard Johnson Company, a second restaurant, all with related and comparable facilities used in connection therewith. The exterior design of the aforesaid second restaurant shall be first approved by said committee and Howard Johnson Company but such approval shall not be unreasonably withheld.

Excepting and reserving to Capital Board of Trade, its successors or assigns, the right to lay and maintain water, sewer and utility lines underground across said premises at such locations as will not interfere with any building to be constructed on said premises.

Excepting and reserving to Capital Board of Trade, its successors and assigns an easement 10 feet wide on said premises along any adjacent street to be used for underground utility purposes.

Kennebec County Registry of Deeds
Book 1950, Page 244

October 19, 1976

PROOFED

Deed Description

COMMUNITY DRIVE

Book 2504, Pages 209 & 210

Know All Men by These Presents,

That Capital Board of Trade, a corporation organized and existing under the laws of the State of Maine and having a principal place of business at Augusta, in the County of Kennebec and State of Maine, by its officer hereunto duly authorized,

in consideration of one dollar and other valuable considerations,

paid by the City of Augusta, a body politic and corporate organized and existing under the laws of the State of Maine and having a principal place of business at said Augusta,

the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said City of Augusta, its successors

and assigns forever, certain lots or parcels of land situated in said Augusta, bounded and described as follows:

Parcel 1: Beginning in the south line of the Townsend Road at a stone bound; thence southerly to a maple tree; thence running westerly to a stone bound; thence running northerly to a stone bound in the south line of said Townsend Road; and thence running easterly in the south line of said Townsend Road to the point of beginning.

Meaning and intending to convey the same premises conveyed to the Capital Board of Trade by deed of Nolan H. Sage recorded in Kennebec County Registry of Deeds in Book 1542, Page 102.

Excepting and reserving a portion of the same acquired by the State of Maine by instrument recorded in Book 1103, Page 140 of said Kennebec Registry.

Parcel 2: Beginning at the northeasterly corner of Lot H, as shown on a Plan entitled "Civic Center Complex," Augusta, Maine, July 1978, by Oliver G. Coulling, Professional Engineer, on file at the Kennebec County Registry of Deeds File Number 78133; running thence northeasterly along the southwesterly line of University Drive, 33 feet more or less on the arc of a 741.20 foot radius curve, to the northwesterly corner of Lot J; running thence South 53 degrees 06 minutes East, 120 feet; running thence North 53 degrees 08 minutes East, 163 feet; running thence South 75 degrees 50 minutes West, 163 feet; running thence South 9 degrees 23 minutes West, 392.82 feet; running thence North 56 degrees 43 minutes West, 404.53 feet; running thence North 50 degrees 05 minutes East, 110 feet; running thence North 48 degrees 52 minutes West, 121 feet to the point of beginning.

Meaning and intending to describe the lot containing the Pond as shown on said plan.

Parcel 3: Beginning at the southwesterly corner of the parcel entitled "Sidney Domb, Book 1865, Page 73," at its intersection with the northerly line of "Community Drive," as shown on a plan entitled "Civic Center Complex," Augusta, Maine, July 1978, by Oliver G. Coulling, P.E., on file at the Kennebec Registry, File number E 78133; running thence South 88 degrees 39 minutes West, 3.04 feet, running thence northwesterly on the arc of a 187.22 foot radius curve, 160.44 feet; running thence North 42 degrees 15 minutes West, 5.40 feet; running thence northwesterly, westerly and southwesterly on the arc of a 120.50 foot radius curve 244.87 feet; running thence North 21 degrees 19 minutes East, 108 feet more or less; running thence North 68 degrees 41 minutes West, 325 feet more or less to the easterly line of Interstate 95; running thence northeasterly on the arc of a 11,309.16 foot radius curve, 287.7 feet more or less; running thence North 73 degrees 07 minutes East, 353.9 feet more or less; running thence South 01 degrees 19 minutes East 434.00 feet to the point of beginning.

Meaning and intending to describe the parcel entitled "Capitol Board of Trade, Book 1542, Page 102" on said plan.

Parcel 4: Beginning at a point on the westerly side of University Drive where the same intersects the northeasterly corner of a parcel of land owned by Victor K. and Sidney Peachey, as shown on a plan entitled "Civic Center Complex," Augusta, Maine, July 1978, by Oliver G. Coulling, P.E., on file at the Kennebec Registry File number E 78133; running thence northeasterly, on the arc of a 741.25 foot radius curve, 185.92 feet; running thence North 65 degrees 24 minutes East, 20.40 feet; running thence northeasterly on the arc of a 691.25 foot radius curve, 269.44 feet; running thence North 43 degrees 04 minutes East, 155 feet more or less; running thence northeasterly, northerly and northwesterly on the arc of a 100 foot radius curve, 130 feet more or less; running thence northwesterly on the arc of a 213.75 foot radius curve, 220 feet more or less; running thence South 88 degrees 39 minutes West, 273.20 feet; running thence westerly on the arc of a 237.22 foot radius curve, 203.29 feet; running thence North 42 degrees 15 minutes West, 5.40 feet; running thence northwesterly, westerly and southwesterly, on the arc of a 70.50 foot radius curve, 143.27

feet; running thence South 21 degrees 19 minutes West, 375.67 feet; running thence southerly and southeasterly on the arc of a 261.50 foot radius curve, 178 feet more or less; running thence South 32 degrees 41 minutes East, 82.5 feet more or less to the southwesterly corner of the aforesaid Peachey Parcel; running thence northeasterly on the westerly line of Peachey, 205.8 feet; running thence southeasterly on the northerly line of Peachey, 250 feet to the point of beginning.

Meaning and intending to describe the parcel entitled "Capitol Board of Trade, Book 1523, Page 131" on said plan.

Kennebec County Registry of Deeds
Book 2504, Pages 209 & 210

September 9, 1982
