

GABRIEL DRIVE

From Jr. Bd. Ald.
Vol. 28, Page 97

August 6, 1990

READ AND PASSED

From Street Book 1923-199_
Page 227

August 6, 1990

READ AND PASSED

495 ORDERED, That Gabriel Drive, Phase I, as shown on a plan entitled "Subdivision Plan, Central Maine Business Park, H.R.C. Development Co., Inc., Civic Center Drive, Augusta, Maine", drawings 1 and 2 of 2, dated November 1987, revised through February 8, 1989, by Thayer Engineering Company, Farmingdale, Maine, recorded in Kennebec County Registry of Deeds in Plan File E-89081 and E-89082 be accepted as a City Street.

Deed Description

GABRIEL DRIVE

Book 3784, Pages 42-47

Know All Men By These Presents,

That Wishcamper-O'Neil Properties, Inc.' a Maine corporation having a principal place of business in the City of Portland, County of Cumberland and State of Maine, for full value and consideration paid, hereby grants to the City of Augusta, Maine, a municipality in the County of Kennebec and State of Maine, and having a mailing address at City Center Plaza, 16 Cony Street, August, Maine 04330, the real estate in the City of Augusta, County of Kennebec and State of Maine described in Schedule A attached herto and incorporated herein.

The above-referenced property is conveyed subject to:

- (1) The Water Line and Easement Deed from Wishcamper-O'Neil Properties, Inc. to Augusta Water District dated January 4, 1990, and recorded in the Kennebec County Registry of Deeds in Book 3684, Page 171; and

- (2) Easement deed from Wishcamper-O'Neil Properties, Inc. to Central Maine Power Company and New England Telephone and Telegraph Company dated June 4, 1990, and recorded or to be recorded in said Registry of Deeds; and
- (3) Poylphase Contract dated July 10, 1990 between Central Maine power company and Wishcamper-O'Neil Properties, Inc. and recorded or to be recorded in said Registry of Deeds; and
- (4) Declaration of Covenants and Easements of Central Maine Business Park Dated December 14, 1989, and recorded in said Registry of Deeds in Book 3666, Page 122.

Key Bank of Maine joins in this deed as Grantor for the purpose of releasing the above-described real estate from the lien of a mortgage deed from Wishcamper-O'Neil Properties, Inc. to Key Bank of Maine dated December 14, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3666, Page 134.

Ludger A. Dostie and Gabriel V. Dostie, join in this deed as Grantor for the purpose of releasing the above-described real estate from the lien of a certain mortgage from HRC Development Co, Inc. to Ludger A. Dostie and Gabriel Ve. Dostie dated June 29, 1988, and recorded in the Kennebec County Registry of Deeds in Book 3377, Page 145.

SCHEDULE A

A certain lot or parcel of land situated northwesterly of Civic Center Drive, so-called, in the City of Augusta, Kennebec County, State of Maine, being a portion of the lot or parcel of land designated as "Gabriel Drive" from said Civic Center Drive to road centerline station 23+20 as shown on plans entitled "Subdivision Plan, Central Maine Business Park, H.R.C. Development Co., Inc., Civic Center Drive, Augusta Maine", drawings 1 and 2 of 2, dated November 1987, revised through February 8, 1989, by Thayer Engineering Company, Farmingdale, Maine, recorded in Kennebec County Registry of Deeds in Plan File E-89081 and E-89082, and being further bounded and described as follows:

Beginning at the intersection of the southwesterly right-of-way line of said Gabriel Drive with the northwesterly right-of-way line of said Civic Center Drive at the easterly corner of Lot 28, all as shown on said plans, thence North 52 degrees 48 minutes 29 seconds West along the southwesterly right-of-way line of said Gabriel Drive a distance of 103.56 feet to P.C. Station 11+00.00; thence in a general northwesterly direction along the southwesterly right-of-way line of said Gabriel Drive along a curve to the left concave to the southwest having a radius of 770.00 feet through a central angle of 20 degrees 00 minutes 00 seconds an arc distance of 268.78 feet to P.T. Station 13+79.25; thence North 72 degrees 48 minutes 29 seconds West along the southerly right-of-way line of said Gabriel Drive a distance of 328.00 feet to P.C. Station 17+07.25; thence in a general northwesterly direction along the southwesterly right-of-way line of said Gabriel Drive along a curve to the right concave to the northeast having a radius of 830.00 feet through a central angle of 33 degrees 30 minutes 00 seconds an arc distance of 485.29 feet to P.T. Station 21+75.00; thence North 39 degrees 18 minutes 29 seconds West along the southwesterly right-of-way line of said Gabriel Drive a distance of

145.00 feet to Station 23+20.00; thence North 50 degrees 41 minutes 31 seconds East across said Gabriel Drive a distance of 60.00 feet to the northeasterly right-of-way line of said Gabriel Drive; thence South 39 degrees 18 minutes 29 seconds East along the northeasterly right-of-way line of said Gabriel Drive a distance of 145.00 feet to P.T. Station 21+75.00; thence in a general southeasterly direction along the northeasterly right-of-way line of said Gabriel Drive along a curve to the left concave to the northeast having a radius of 770.00 feet through a central angle of 33 degrees 30 minutes 00 seconds an arc distance of 450.21 feet to P.C. Station 17+07.25; thence South 72 degrees 48 minutes 29 seconds East along the northerly right-of-way line of said Gabriel Drive a distance of 328.00 feet to P.T. Station 13+79.25; thence in a general southeasterly direction along the northeasterly right-of-way line of said Gabriel Drive along a curve to the right concave to the southwest having a radius of 830.00 feet through a central angle of 20 degrees 00 minutes 00 seconds an arc distance of 289.72 feet to P.C. Station 11+00.00; thence South 52 degrees 48 minutes 29 seconds East along the northeasterly right-of-way line of said Gabriel Drive a distance of 98.94 feet to the northwesterly right-of-way line of said Civic Center Drive; thence in a general southwesterly direction along the northwesterly right-of-way line of said Civic Center Drive along a curve to the right concave to the northwest having a radius of 2,405.703 feet through a central angle of 1 degree 26 minutes 00 seconds an arc distance of 60.18 feet to the point of beginning. Also conveying 5 foot wide snow storage and utility easements as shown on said plans along the portion of said Gabriel Drive hereinabove describe said 5 foot wide snow storage and utility easements to be located southwesterly of and along the southwesterly right-of-way line of said Gabriel Drive and northeasterly of and along the northeasterly right-of-way line of said Gabriel Drive, from said Civic Center Drive to said Station 23+20.

Also conveying a temporary easement for the purpose of providing a "T" type turnaround on the northeasterly side of said Gabriel Drive near the northwesterly end of the portion of Gabriel Drive hereinabove described, said turnaround easement being bounded and described as follows:

Beginning on the northeasterly right-of-way line of said Gabriel Drive at the southerly corner of Lot 5 as shown on said plans; thence North 50 degrees 51 minutes 24 seconds East along the southeasterly line of said Lot 5 a distance of 50 feet; thence North 39 degrees 18 minutes 29 seconds West across said Lot 5 parallel to the northeasterly right-of-way line of said Gabriel Drive a distance of 50 feet; thence South 50 degrees 51 minutes 24 seconds West across said Lot 5 parallel to the southeasterly line of said Lot 5 a distance of 50 feet to the northeasterly right-of-way line of said Gabriel Drive; thence South 39 degrees 18 minutes 29 seconds East along the northeasterly right-of-way line of said Gabriel Drive a distance of 50 feet to the point of beginning.

Said turnaround easement to be used until such time as said Gabriel Drive is extended and such extension is accepted as a public way, at which time said turnaround easement shall expire.

Bearings are based on a plan entitled "Maine State Highway Commission, Right-of-Way Map, State Highway '6', August, Kennebec County, Federal Aid Project F 031-1(3)", dated March 1953, S.H.C. File No. 6-59; said plan is oriented to magnetic north.

Being a portion of the premises conveyed to Wishcamper-O'Neil Properties, Inc. by HRC Development Co., by deed dated December 14, 1989, and recorded in the Kennebec County Registry of Deeds in Book 3666, Page 117.

The terms and conditions of said easements are more particularly described in Article V of the Declaration of Covenants and Easements dated December 14, 1989, and recorded in said Registry of Deeds in Book 3666, Page 122.

Kennebec County Registry of Deeds
Book 3784, Pages 42-47

August 17, 1990
