

**INDUSTRIAL DRIVE**

From Jr. Bd. Ald.  
Vol. 28, Pages 150-152

December 17, 1990

READ AND PASSED

From Street Book 1923-199\_  
Page 228

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READ AND PASSED

620 ORDERED, That Industrial Drive, description below, be accepted as a City Street.

A certain lot or parcel of land, with the improvements thereon, situate northwesterly of Oakland Road, so-called, in the City of Augusta, Kennebec County, State of Maine, being known as Industrial Drive, and shown on a plan entitled "Revised Plan, J & D Business Park, Civic Center Drive & Oakland Road, Augusta, Maine" dated June 1989, recorded in Kennebec County Registry of Deeds in Plan File E-89189, and being bounded and described as follows:

Beginning on the northwesterly right-of-way line of said Oakland Road at the southerly corner of Lot 1 as shown on said plan; thence North 39 degrees 05 minutes 44 seconds West along the southwesterly line of said Lot 1 and along the southwesterly line of Lot 2 a distance of 584.68 feet to a point opposite P. C. Station 6+14.68; thence in a general northwesterly and westerly direction along the southwesterly line of said Lot 2 and along the southerly line of Lot 3 along a curve to the left having a radius of 330.00 feet through a central angle of 43 degrees 30 minutes 00 seconds an arc distance of 250.54 feet to a point opposite P. T. Station 8+42.45; thence North 82 degrees 35 minutes 44 seconds West along the southerly line of said Lot 3 a distance of 293.12 feet to a point opposite P. C. Station 11+35.57; thence in a general westerly and northwesterly direction along the the southerly line of said Lot 3 and along the southwesterly line of Lot 4 along a curve to the right having a radius of 270.00 feet through a central angle of 34 degrees 23 minutes 20 seconds an arc distance of 162.05 feet to a point opposite P. T. Station 13+15.63; thence North 48 degrees 12 minutes 24 seconds West along the southwesterly line of said Lot 4 a distance of 228.35 feet; thence in a general northerly direction along a westerly line of said Lot 4 along a curve to the right having a radius of 25.00 feet through a central angle of 82 degrees 17 minutes 53 seconds an arc distance of 35.91 feet; thence in a general northerly, northwesterly, westerly, southwesterly, southerly and southeasterly direction along a westerly line of said Lot 4, along the southerly line of Lot 5/6 and along northeasterly line of Lot 7 along a curve to the left having a radius of 72.00 feet through a central angle of 262 degrees 17 minutes 52 seconds an arc distance of 329.62 feet; thence South 48 degrees 12 minutes 24 seconds East along the northeasterly line of said Lot 7 a distance of 324.48 feet to a point opposite P. T. Station 13+ 15.63; thence in

a general southeasterly and easterly direction along a northeasterly line of said Lot 7 and along a northerly line of Lot 8 along a curve to the left having a radius 330.00 feet through a central angle of 34 degrees 23 minutes 20 seconds an arc distance of 198.06 feet to a point opposite P. C. Station 11+35.57; thence South 82 degrees 35 minutes 44 seconds East along the northerly line of said Lot 8 a distance of 293.12 feet to a point opposite P. T. Station 8+42.45; thence in a general easterly and southeasterly direction along a northerly and northeasterly line of said Lot 8 along a curve to the right having a radius of 270.00 feet through a central angle of 43 degrees 30 minutes 00 seconds an arc distance of 204.99 feet to a point opposite P. C. Station 6+14.68; thence South 39 degrees 05 minutes 44 seconds East along land to be retained by said J & D Associates on a line parallel to and 10 feet northeasterly of land now or formerly of one Cote a distance of 584.68 feet to the northwesterly right-of-way line of said Oakland Road; thence North 50 degrees 54 minutes 16 seconds East along the northwesterly right-of-way line of said Oakland Road a distance of 60.00 feet to the point of beginning.

Also conveying a snow storage and utility easement, said snow storage and utility easement to be 5 feet in width adjoining the lines of said Industrial Drive as hereinabove described across Lot 1, Lot 2, Lot 3, Lot 4, Lot 5/6, Lot 7, Lot 8 and land to be retained by said J & D Associates.

Bearings are based on plans entitled "Maine State Highway Commission, Right-of-Way Map, State Highway 'G', Augusta Kennebec County, Federal Aid Project F 031-1(3)", dated March 1953, Sheet Nos. 6 & 7 of 11 sheets, S.H.C. File No. 6-59, recorded in Kennebec County Registry of Deeds in Plan Book 21, Pages 40 & 41; said plans are oriented to magnetic north. Being a portion of the premises described in a deed of Richard Jamison to J & D Associates, dated October 17, 1988, recorded in Kennebec County Registry of Deeds in Book 3444, Page 63, and a portion of the premises described in a deed of Jean Pepin and Claire Pepin to J & D Associates, dated October 17, 1988, recorded in Kennebec County Registry of Deeds in Book 3444, Page 65.

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