

LEE STREET

From Jr. Bd. Ald.
Vol. 22, Page 452

July 16, 1962

READ AND PASSED

From Street Book 1923-199_
Page 134

July 16, 1962

READ AND PASSED

497 ORDERED, That Lee Street, so-called, extending from Western Avenue northerly for a distance of about 300 feet be accepted as a City Street.

Description

Beginning in the southerly line of land formerly of J. E. Tibbetts, now of said Cleo T. Couture at a point five feet (5') easterly (measured in said southerly line) of the northeasterly corner of Lot #20, as shown on a Plan of Westfield Development, Outer Western Avenue, Augusta, Maine dated October 1940, recorded in Kennebec County Registry of Deeds in Plan Book 13 at Page 5; thence easterly in the southerly line of said land formerly of J. E. Tibbetts forty feet (40'), more or less, to a point five feet (5') easterly (measured in said southerly line) of the westerly lines of Lots #24, #25, and #26, according to said Plan of Westfield Development, extended; thence southerly parallel to said westerly lines of Lots #24, #25, and #26 three hundred nine and five tenths feet (309.5'), more or less, to the northerly line of Western Avenue; thence westerly in the northerly line of Western Avenue forty feet (40'), more or less, to a point five feet (5') easterly of the easterly line of Lots #23, #22, #21, and #20 according to said Plan of Westfield Development, extended; thence northerly parallel with the easterly line of said Lots #23, #22, #21, and #20 to the point of beginning.

Together with the right to construct and maintain slopes on a strip of land five feet in width, next westerly of the premises hereby conveyed for a distance of one hundred forty feet northerly of said Western Avenue, as they are necessary for the construction and maintenance of a public street.

Subject to a right of way conveyed by Cleo T. Couture to the said Cleo T. Couture by deed dated July 6, 1962, to be recorded in said Registry.

Said premises are a part of the premises conveyed by Napoleon Jolicoeur to Cleo T. Couture by deed dated May 9, 1958, recorded in said Registry in Book 1115 at Page 117 and by deed dated June 15, 1950, recorded in said Registry in Book 892 and Page 361.

The following note was typed on August 2, 1993

* NOTE: See MRS 23 Section 3028 Abandonment of Public Ways

"It shall be prima facie evidence that a town or county way not kept passable for the use of motor vehicles at the expense of the municipality or county for a period of 30 or more consecutive years has been discontinued by abandonment."

PROOFED

Deed Description

LEE STREET

Book 1275, Page 21

Know All Men by These Presents,

That I, Cleo T. Couture, of Readfield 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 Municipal Corporation located at Augusta in said County of Kennebec,

the receipt whereof I do hereby acknowledge, do 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 in the County of Kennebec, bounded and described as follows: Beginning in the southerly line of land formerly of J. E. Tibbetts, now of said Cleo T. Couture at a point five feet (5') easterly (measured in said southerly line) of the northeasterly corner of Lot #20, as shown on a Plan of Westfield Development, Outer Western Avenue, Augusta, Maine, dated October, 1940, recorded in Kennebec County Registry of Deeds in Plan Book 13 at Page 5; thence easterly in the southerly line of said land formerly of J. E. Tibbetts forty feet (40'), more or less, to a point five feet (5') easterly (measured in said southerly line) of the westerly lines of Lots #24, #25, and #26, according to said Plan of Westfield Development, extended; thence southerly parallel to said westerly lines of Lots #24, #25, and #26 three hundred nine and five tenths feet (309.5'), more or less, to the northerly line of Western Avenue; thence westerly in the northerly line of Western Avenue forty feet (40'), more or less, to a point five feet (5') easterly of the easterly line of Lots #23, #22, #21, and #20 according to said Plan of Westfield Development, extended; thence northerly parallel with the easterly line of said Lots #23, #22, #21, and #20 to the point of beginning.

Together with the right to construct and maintain slopes on a strip of land five feet in width, next westerly of the premises hereby conveyed for a distance of one hundred forty feet

northerly of said Western Avenue, as they are necessary for the construction and maintenance of a public street.

Subject to a right-of-way conveyed by Cleo T. Couture to the said Cleo T. Couture by deed dated July 6, 1962, to be recorded in said Registry.

Said premises are a part of the premises conveyed by Napoleon Jolicoeur to Cleo T. Couture by deed dated May 9, 1958, recorded in said Registry in Book 1115 at Page 117 and by deed dated June 15, 1950, recorded in said Registry in Book 892 at Page 361.

To Have and to Hold the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said The City of Augusta, its successors and assigns, to its and their use and behoof forever.

And I do covenant with the said Grantee, its successors and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my 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.

In Witness Whereof, I the said Cleo T. Couture and Alice Couture, wife of the said Cleo T. Couture, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 16 day of July in the year of our Lord one thousand nine hundred and sixty-two.

Kennebec County Registry of Deeds
Book 1275, Page 21

August 15, 1962
