

**Final Plan - Minor Subdivision**

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**Project Name:** Anglers Road Subdivision

**Tax Map:** 80 **Lot:** 66

**Number of lots/dwelling units:** 4 lots (3 new 1 previous) **Estimated road length:** None - existing

**Is the total disturbance proposed > 1 acre?**  **Yes**  **No**

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**Contact Information**

1. Applicant

Name: Windham Economic Development Corporation

Mailing Address: 8 School Road, Windham, ME 04062

Telephone: 892 - 1902 Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

2. Record owner of property

(Check here if same as applicant)

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

3. Contact Person/Agent (if completed and signed by applicant's agent, provide written documentation of authority to act on behalf of applicant)

Name: Dustin Roma

Company Name: DM Roma Consulting Engineers

Mailing Address: PO Box 1116, Windham, ME 04062

Telephone: 310 - 0506 Fax: \_\_\_\_\_ E-mail: dustin@dmroma.com

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I certify all the information in this application form and accompanying materials is true and accurate to the best of my knowledge.

*Dustin Roma*

Signature

2-21-2019

Date

**Warranty Deed**

33 M.R.S.A. §761 et seq.  
Maine Statutory Short Forms Deeds Act  
FD 061908 ~ PD 12/28/2009 3:39 PM  
r&t10003wd

Prepared by: Law Office of Thomas J. Peterson ~ 207 892-8543

MAINE REAL ESTATE TAX PAD

**R & T Enterprise, LLC**, a limited liability company duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Anthony M. Vance, 588 Roosevelt Trail, Windham ME 04062, for consideration paid, grants to the **Windham Economic Development Corporation**, a non-profit corporation duly organized and existing under the laws of the State of Maine, with a principal place of business in the Town of Windham, County of Cumberland and State of Maine, and a mailing address of c/o Thomas H. Bartell, 8 School Road, Windham ME 04062, with Warranty Covenants, the real estate in the Town of **Windham**, County of Cumberland and State of Maine, bounded and described, viz:

**Parcel A – 905 Roosevelt Trail – identified on tax records as Map 80, Lot 66:**

A certain lot or parcel of land situated on the easterly side of U. S. Route #302 and the southerly side of Anglers Road in the Town of Windham, in the County of Cumberland and State of Maine, bounded and described as follows:

Beginning at the intersection of the southerly sideline of said Anglers Road with the easterly sideline of said U. S. Route #302; thence southerly along the easterly sideline of said U. S. Route #302 one hundred twenty-six (126) feet, more or less, to a point; thence easterly one hundred sixty-eight (168) feet to a point; thence northerly one hundred fifty-nine (159) feet to a point on the southerly sideline of said Anglers Road; thence westerly along the southerly sideline of said Anglers Road one hundred sixty-eight (168) feet to the point of beginning.

The above-described premises are conveyed subject however to, and exception is hereby made to the incorporated statutory covenant of "free of all encumbrances" for, rights and easements conveyed by Hazel G. Kilgore and Arthur W. Kilgore to Portland Water District by deed dated June 11, 1963 and recorded in Cumberland County Registry of Deeds in Book 2759, Page 362, and rights and easements conveyed by Robert J. Donnelly, Sr. and Edith I. Donnelly to Robert J. Donnelly, Jr. by deed dated June 2, 2003 and recorded in said Registry of Deeds in Book 19579, Page 107.

*Parcel A being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Edith I. Donnelly also known as Edith S. Donnelly, and Robert J. Donnelly, Sr., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22193, Page 338.*

**Parcel B – Anglers Road – identified on tax records as Map 80, Lot 15-1:**

A certain lot or parcel of real property situated on the Southerly side of anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number One (1) as shown on Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of deeds in Book 4281, Page 95, which applies to only a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

*Parcel B being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 12.*

**Parcel C – Anglers Road – identified on tax records as Map 80, Lot 15-2:**

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Two (2) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

*Parcel C being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 14.*

**Parcel D – Anglers Road - identified on tax records as Map 80, Lot 15-3:**

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Three (3) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

*Parcel D being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 16.*

**Parcel E – Anglers Road - identified on tax records as Map 80, Lot 15-4:**

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Lot Number Four (4) as shown on a Plan entitled “Plan of Calder Property Anglers Road” in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

*Parcel E being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 18.*

**Parcel F – Anglers Road - - identified on tax records as part of Map 80, Lots 15-1, 15-2, 15-3 and 15-4:**

A certain lot or parcel of real property situated on the Southerly side of Anglers Road in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

Being that parcel reserved for conveyance to the Town of Windham for road and utility purposes as shown on a Plan entitled "Plan of Calder Property Anglers Road" in North Windham by C. R. Storer, Inc. dated May 19, 1975 and recorded in the Cumberland County Registry of Deeds in Plan Book 108, Page 17, to which Plan reference is hereby made for a more particular description of the premises.

Also hereby conveying a right-of-way and easement for ingress and egress, by foot or by vehicle, over the presently existing right-of-way to Anglers Road, as shown on said Plan referred to above.

Subject to a septic easement granted to Amy Peterson as set forth in an instrument recorded in the Cumberland County Registry of Deeds in Book 4281, page 95, which applies only to a portion of Lot 1 as shown on said Plan.

Subject to any notes, conditions, reservations, restrictions, easements and exceptions as shown on the above-referenced Plan.

Subject to any easements and rights-of-way of record.

*Parcel F being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from KTO Builders, Inc., dated January 3, 2005 and recorded in Cumberland County Registry of Deeds in Book 22194, Page 20.*

**Parcel G – Anglers Road – identified on tax records as Map 18, Lot 18:**

A certain lot or parcel of land situated in the Town of Windham, Cumberland County, State of Maine, off the easterly side of Roosevelt Trail, so-called (aka Route 302), consisting of six and three-tenths acres, more or less, bounded and described as follows:

Said parcel of land being bounded on the north and west by land now or formerly of Charles M. Phinney; Bounded on the east and south by land now or formerly of the Portland Water District and recorded in the Cumberland County Registry of Deeds in Book 1350, Page 306.

This is a portion of the same parcel of land as described in the second paragraph of a Warranty Deed of Elbridge Johnson to Lula Gerry and Mrs. Ella Gerry, dated November 5, 1923, and recorded in Cumberland County Registry of Deeds in Book 1153, Page 227, as follows: A piece or parcel of land situated in said Windham, bounded and described as follows, to wit: Commencing at a pine tree at the north west corner of the Edwin Strout land; thence northwesterly to the line of the Somes lot to a stone; thence southeasterly on the line of the Bracket lot to a pine tree; thence westerly on the line of the Edwin Strout land to the first mentioned bounds, containing seven acres, more or less. Being the same land purchased by Elbridge Johnson from Odell F. Fellows, with the said deed being recorded at the referenced Registry in Book 1002, Page 347. *Excepting* from the foregoing seven acre parcel, that portion conveyed by Lula Gerry to Murray E. Edes, dated April 8, 1946 and recorded in said Registry in Book 1815, Page 101.

This conveyance is made **together with** an easement for ingress and egress as granted in Easement Deed from Remarkable Homes, Inc. to Sidney N. Page, dated May 8, 2002 and recorded in Cumberland County Registry of Deeds in Book 17660, Page 205.


Parcel G is conveyed subject to the apparent encroachment of buildings into the north-northeasterly boundary from land now or formerly of Saucier.

*Parcel G being the same premises conveyed to R & T Enterprise, LLC by Warranty Deed from Sidney N. Page and Sally J. Page, dated September 26, 2005 and recorded in Cumberland County Registry of Deeds in Book 23200, Page 134.*

References in this document to town tax map and lot numbers are provided for convenience and reference purposes only.

Witness the hand and seal of Anthony M. Vance, Manager of R & T Enterprise, LLC, duly authorized this date: Dec 30, 30 2019.

R & T Enterprise, LLC

  
Anthony M. Vance

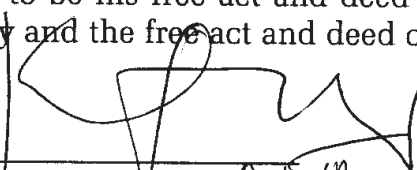
Its: Manager



State of Maine  
Cumberland, ss.

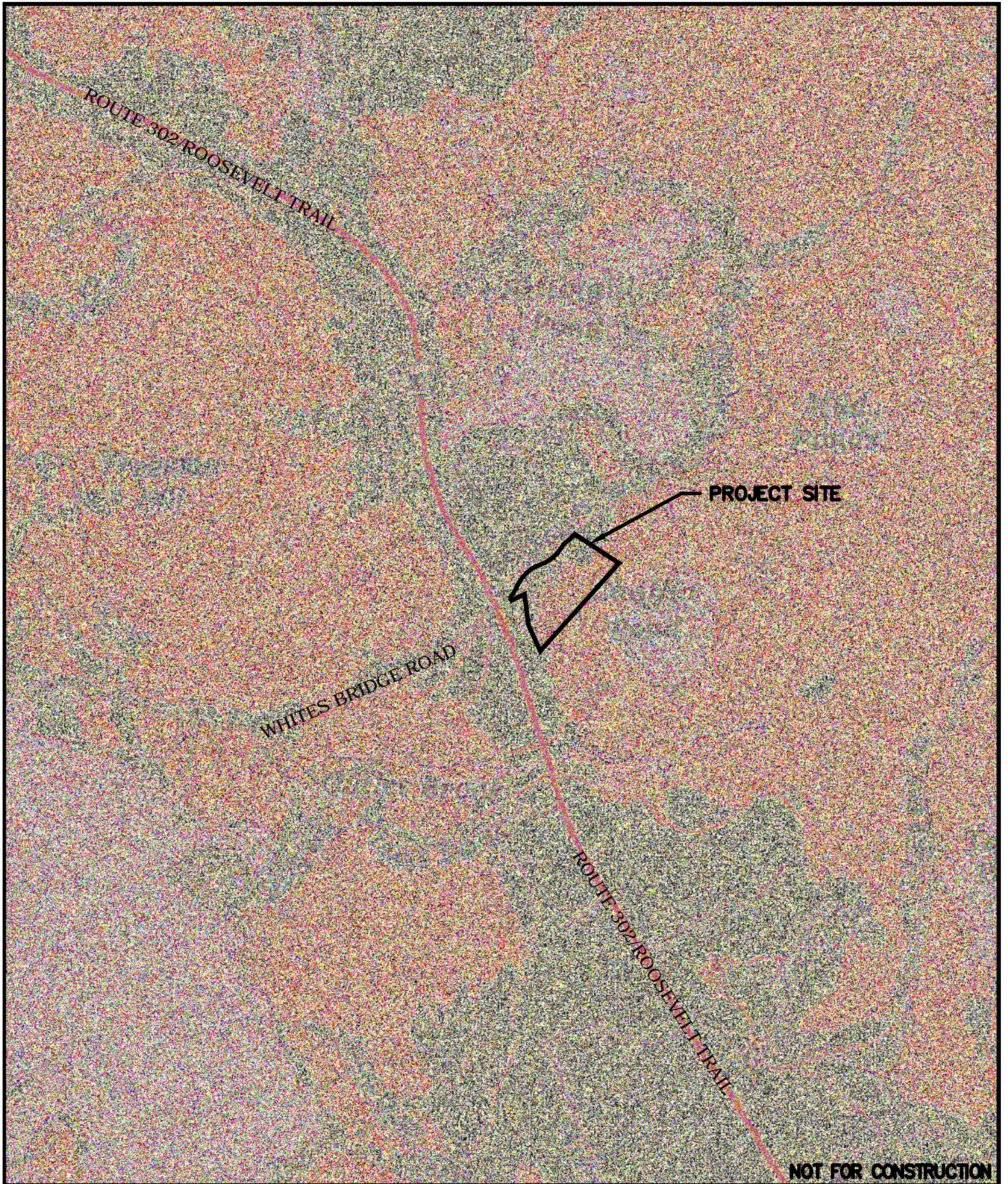
Date: Dec 30, 2009

Personally appeared the above-named Anthony M. Vance in his capacity as Manager of R & T Enterprise, LLC, and who acknowledged the foregoing instrument to be his free act and deed in such capacity, his free act and deed individually and the free act and deed of said limited liability company. *Before me,*

  
\_\_\_\_\_  
Kenneth M. Cole  
Atty - At Law

Received  
Recorded Register of Deeds  
Dec 31, 2009 11:30:59A  
Cumberland County  
Pamela E. Lovley





PROJECT:  
**ANGLERS ROAD DEVELOPMENT**  
 ANGLERS ROAD, WINDHAM, MAINE

DRAWING:  
**USGS LOCATION MAP**  
 SCALE: 1" = 1000'

MLDC NO. 14-181  
 PROJ. MGR: RDL  
 DRAWN BY: NPO  
 CHECKED BY: TRD  
 REVISION NO. N/A  
 ISSUE DATE: 2016-07-18  
 ISSUED FOR: REVIEW

**MAIN-LAND**  
 Development  
 Consultants, Inc.  
 42 CHURCH ST. LIVERMORE FALLS, MAINE  
 PH: (207) 897-6752 FAX: (207) 897-5404  
 WWW.MAIN-LANDDCI.COM

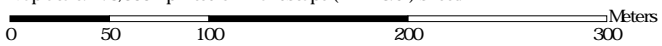


**NOT FOR CONSTRUCTION**

Soil Map—Cumberland County and Part of Oxford County, Maine



Map Scale: 1:3,800 if printed on A landscape (11" x 8.5") sheet.




Map projection: Web Mercator Corner coordinates: WGS84 Edge ties: UTM Zone 19N WGS84



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Cumberland County and Part of Oxford County, Maine

Survey Area Data: Version 11, Sep 17, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 20, 2010—Jul 18, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



## Map Unit Legend

Cumberland County and Part of Oxford County, Maine (ME005)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DeB	Deerfield loamy sand, 3 to 8 percent slopes	0.1	0.5%
HIB	Hinckley loamy sand, 3 to 8 percent slopes	17.6	65.9%
HIC	Hinckley loamy sand, 8 to 15 percent slopes	7.1	26.4%
Wa	Walpole fine sandy loam	1.9	7.2%
<b>Totals for Area of Interest</b>		<b>26.8</b>	<b>100.0%</b>

