

## PUBLIC EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that Sebago Mineral Spring Associates, a Maine incorporated road association with a principal place of business in Windham, Cumberland County, State of Maine whose mailing address is 144 Mineral Spring Road ("Grantor"), does hereby grant to the TOWN OF WINDHAM, a municipal corporation existing under the laws of the State of Maine with a mailing address of 8 School Road, Windham, Cumberland County, Maine 04062 ("Town"), its successors and assigns, with warranty covenants, a public easement over a portion of the private road described as Mineral Spring Rd. & Wintergreen Cir. and depicted as "Easement Area" on Exhibit A attached hereto and incorporated herein ("Public Easement").

Together with the right to enter the Public Easement at all times with persons, vehicles and machinery, as necessary to provide winter maintenance to the Public Easement, including sanding, salting and plowing the roadway pursuant to the terms of the Town of Windham Ordinance regarding Winter Maintenance of Designated Ways, and the right to access, as invitee of the Grantor, any other portion of roadway necessary for access to the Public Easement to which the Grantor has rights of access, for the purpose of performing winter maintenance on the Public Easement. The Public Easement must remain in compliance with the Ordinance regarding Winter Maintenance of Designated Ways, or successor ordinance, in order to remain eligible for winter maintenance to be performed by the Town.

To the extent Grantors lack title to the Easement Area sufficient to give a public easement, Grantors hereby grant to the Town the right of access to the Easement area as invitee of the Grantors to perform winter maintenance as outlined herein and extend to the public rights of access as would otherwise be conferred through a public easement.

Grantor agrees and covenants for itself, its successors and assigns, not to construct or erect or cause or allow to be constructed or erected any building, structure or other obstruction within the limits of the Public Easement herein conveyed. Should the subject private way be removed from the Town's roster of designated private ways for winter maintenance upon the request of the Grantor, this easement deed shall automatically terminate.

IN WITNESS WHEREOF, Grantor, has hereunto set his/her hand and seal this 10 day of August, 2022

Witness:

Benny Woodbury

By:

Thomas A. Shaw

Print Name: Thomas Shaw

[Its President]

STATE OF MAINE

CUMBERLAND, ss. Maine,  
Date: 8/10/2022

144  
Mineral  
Springs  
ed.

Personally appeared before me the above-named Thomas G. Shaw of  
Windham, and acknowledged the foregoing instrument to be his/her free act and  
deed [and the free act and deed of himself].

Veronica L. Meserve  
Attorney at law/Notary Public  
Veronica L. Meserve  
Print Name

VERONICA L. MESERVE  
Notary Public, State of Maine  
My Commission Expires 4/17/2025



## EXHIBIT A

These Tax Maps are based on original maps compiled by James W. Sewall Co.

**TOWN OF WINDHAM  
CUMBERLAND COUNTY, MAINE  
2020 PROPERTY MAPS**

**SOURCES:**  
Windham Tax Assessor's Office  
Completion Date: May 21, 2021  
Prepared by: Elisa Trepanier  
Windham GIS Department  
Not to scale.

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