

After recording return to:

Mark A. Bower, Esq.
Jensen Baird
PO Box 4510
Portland, ME 04112

_____ Space Above This Line For Recording
Data _____

PUBLIC TURNAROUND EASEMENT DEED

Randolph N. Pike with a mailing address of 41 Bowers Street South Portland, Maine 04106 (the "Grantor"), hereby GRANTS to the **TOWN OF WINDHAM, MAINE**, a municipality organized and existing under the laws of the State of Maine with a mailing address of 8 School Road, Windham, Maine 04062 (the "Grantee"), its successors and assigns, in perpetuity, a **PUBLIC TURNAROUND EASEMENT**, located on the south side of Hemlock Drive, so called, in the Town of Windham, County of Cumberland, State of Maine, which is more particularly bounded and described in **Exhibit A** and depicted on **Exhibit B**, attached hereto and made a part hereof by referenced (the "Easement Area").

This easement shall allow Grantee, as well as members of the general public, to use the Easement Area for the turnaround of motor vehicles, including but not limited to snow plows. The easement shall also allow Grantee, its successors and assigns, to use, maintain, repair, pave, alter the surface of the earth of, plow, remove or deposit snow on, the Easement Area.

The parties further acknowledge and agree that Grantee's performance of said work shall not be construed to grant any rights of entry or use from Grantor to Grantee or the general public other than as specifically stated herein, or otherwise make any portion of Grantor's property a highway, town way, or street, subject to Grantee's maintenance responsibilities under 23 M.R.S. § 3651, as may be amended from time to time.

This easement shall not be construed to constitute a waiver of any defense, immunity, or limitation of liability that may be available to Grantee, or any of its officers, agents, or employees, pursuant to the Maine Tort Claims Act, 14 M.R.S. §§ 8101 et seq., as may be amended from time to time.

IN WITNESS WHEREOF, Randolph M Pike has caused this instrument to be signed and sealed on this 1 day of July, 2024.

Tracy Reed
WITNESS

R. M. Pike
GRANTOR

STATE OF MAINE
CUMBERLAND, ss.

7/1, 2024

Then personally appeared the above-named [GRANTOR] and swore the foregoing to be his free act and deed.

Before me,

[Signature]
Notary Public

Adam Brockman
Print Name

2/2/29
Commission Expires

ADAM BROCKMAN
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES FEB. 2, 2029



EXHIBIT A
Legal Description

A 10'x20' easement extending south from the southern sideline of Hemlock Drive in Windham, Maine.

EXHIBIT B
Depiction of Easement Area



Map 76 Lot 6
Keeley

Map 76 Lot 6
Keeley

Edge of
pavement

Hemlock Drive
To 302

Edge of
Pavement

Map 76 Lot 4
Pike

Map 76 Lot 5
Moulton

Pike
Easement

Not to Scale

