

## PUBLIC EASEMENT DEED

KNOW ALL PERSONS BY THESE PRESENTS that LAKEHURST ASSOCIATION, INCORPORATED, a Maine incorporated road association with a principal place of business in Windham, Cumberland County, State of Maine whose mailing address is 18 CROCKET AVE ("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 roads described as MT VIEW STREET, BAY VIEW AVENUE, SEBAGO AVENUE, LAKEHURST AVENUE, AND CRESCENT AVENUE 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 23 day of

April, 2023

Witness:

[Signature]

By: [Signature]  
Print Name: William R. Foster

[Its PRESIDENT]

STATE OF MAINE

CUMBERLAND, ss. \_\_\_\_\_,

Date: 4/28/23

Personally appeared before me the above-named William Fisher of \_\_\_\_\_, and acknowledged the foregoing instrument to be his/her free act and deed [and the free act and deed of Lakehurst Assoc. Inc.].

Lucy G. Codrey  
Attorney at law/Notary Public

Print Name

LUCY G. CODREY  
Notary Public, State of Maine  
My Commission Expires July 15, 2029



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

**TOWN OF WINDHAM  
CUMBERLAND COUNTY, MAINE  
2021 PROPERTY MAPS**

**SOURCES:**  
Windham Assessor's Office  
Completion Date: April 1, 2021  
Originated by: Windham Assessing  
Updated by: Steve Harmon  
Printed on: March 1, 2022

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EXHIBIT A  
LABELED BOX.  
EASEMENT ROADS:

- MT VIEW ST
- CRESCENT AVE
- BAY VIEW AVE
- SERAGO AVE
- LAKEHURST AVE FROM  
RTE 302 <sup>Seabrook Lake</sup> CRESCENT AVE

ROADS EXCLUDED FROM THE  
EASEMENT:

- JORDAN AVE  
• LAKEHURST AVE FROM  
CRESCENT AVE WEST  
TO SHORELINE  
• UNPAVED ROAD BETWEEN  
LOTS 50-1 AND 50.

**1 inch = 100 feet**

Feet  
0 125 250 500

## Raymond