



December 26, 2018

Amanda Lessard, Town Planner  
Town of Windham  
8 School Road  
Windham, ME 04062

**Re: Sketch Plan Application –Major Subdivision Plan  
Brookside II Condominium  
JTSH Holdings, LLC – Applicant**

Dear Amanda:

On behalf of JTSH Holdings, LLC, we have prepared the enclosed application, plans and supporting material for Sketch Major Subdivision Plan Review of a proposed 5-unit condominium project on a 2.12 ± acre property located at 515 Roosevelt Trail. The property is currently undeveloped and is located adjacent to residential lots. The parcel is located in the Medium Density Residential Zoning District, with portions of the property within 100 feet of Ditch Brook located in the Stream Protection Shoreland Overlay District. The applicant is the same entity that developed the adjacent 5-unit condominium project, which is almost complete as of the time of this application. The building styles are intended to be very similar to the adjacent project.

The buildings are intended to be served by public water from an existing water main located in Roosevelt Trail. Electrical and data utilities will be installed underground. The buildings will be single-story construction with some of the units including daylight basements. Wastewater will be disposed on site with the construction of one or two common leach fields, with each condominium unit having an individual septic tank. The units will be owned as a condominium with all infrastructure to be maintained by the private association.

The project will create a curb cut on Roosevelt Trail, and is expected to generate minimal traffic. Stormwater management is expected to be handled through a combination of roof line drip edges, and the construction of an underdrained stormwater filter basin. Wetlands were delineated on the property by Mainely Soils in October of this year, and there was no evidence of potential vernal pools on the property. We do not anticipate any permits will be required through the Maine DEP or US Army Corps of Engineers.

Upon your review of this information, please let us know if you have any questions or require any additional information.

Sincerely,

DM ROMA CONSULTING ENGINEERS

*Dustin Roma*

Dustin M. Roma, P.E.  
President

### Sketch Plan - Minor & Major Subdivision

Project Name: BROOKSIDE II CONDOMINIUM

Tax Map: 48 Lot: 30

Number of lots/dwelling units: 5 DWELLINGS Estimated road length: 280 FEET

Is the total disturbance proposed > 1 acre? ☐ Yes ☒ No

#### Contact Information

##### 1. Applicant

Name: JTSH HOLDINGS, LLC

Mailing Address: PO BOX 232, WINDHAM, ME 04062

Telephone: \_\_\_\_\_ 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

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

12-26-2018

Date

Sketch Plan - Minor & Major Subdivisions: Submission Requirements

Applicant

Staff

a.	Complete Sketch Plan Application form	X	
b.	Project Narrative	X	
	conditions of the site	X	
	number of lots	X	
	constraints/opportunities of site	X	
	Outline any of the following studies that will be completed at a future stage:	X	
	traffic study	N/A	
	utility study	N/A	
	market study	N/A	
c.	Name, address, phone for record owner and applicant	X	
d.	Names and addresses of all consultants working on the project	X	
e.	Evidence of right, title, or interest in the property	X	
f.	Evidence of payment of Sketch Plan fees and escrow deposit	X	
g.	Any anticipated waiver requests (Section 908)	X	
	Waivers from Submission Criteria. Will the applicant be requesting waivers from the "Submission information for which a Waiver May be Granted"?	X	
	If yes, submit letter with the waivers being requested, along with reasons for each waiver request.	X	
	Waivers from Subdivision Performance Standards. Will the applicant be requesting waivers from any of the performance and design standards detailed in Section 911 of the Land Use Ordinance?	X	
	If yes, submit letter with the waivers being requested, along with a completed "Performance and Design Standards Waiver Request" form.	X	
h.	Copy of portion of the USGS topographic map of the area, showing the boundaries of the proposed subdivision.	X	
i.	Copy of that portion of the Cumberland County Medium Intensity Soil Survey covering the proposed subdivision, showing the boundaries of the proposed subdivision.	X	
	Submit initialed form regarding additional fees, from applicant intro packet	X	
j.	Plan Requirements		
1	Name of subdivision, north arrow, date and scale	X	
2	Boundary and lot lines of the subdivision	X	
3	Approximate location, width, and purpose of easements or restrictions	X	
4	Streets on and adjacent to the tract.	X	
5	Approximate location and size of existing utilities on and adjacent to the tract, including utility poles and hydrants (if none, so state).	X	
6	Existing buildings, structures, or other improvements on the site	X	
7	Major natural features of the site, approximated by the applicant including wetlands, streams and ponds, floodplains, groundwater aquifers, treelines, significant wildlife habitat and fisheries, and any other important features.	X	
<b>Electronic Submission</b>		X	

**TOWN OF WINDHAM  
SUBDIVISION & SITE PLAN APPLICATION**

**Performance and Design Standards Waiver Request Form**

(Section 808 – Site Plan Review, Waivers)  
(Section 908 – Subdivision Review, Waivers)

For each waiver request from the Performance and Design Standards detailed in Section 811 or Section 911 of the Town of Windham Land Use Ordinance, as applicable, please submit a separate completed copy of this waiver request form.

**Subdivision or Project Name:**    BROOKSIDE II CONDOMINIUM

**Tax Map:** 48 **Lot:** 30

**Waivers are requested from the following Performance and Design Standards  
(add rows as necessary):**

Ordinance Section	Standard	Mark which waiver this form is for
910-C-1-C-1	HIGH INTENSITY SOIL SURVEY	X
910-C-1-C-3	HYDROGEOLOGIC ASSESSMENT	X

- a. Describe how a waiver from the standard indicated above will improve the ability of the project to take the property's pre-development natural features into consideration. Natural features include, but are not limited to, topography, location of water bodies, location of unique or valuable natural resources, relation to abutting properties or land uses. Attach a separate sheet if necessary.

WAIVERS FROM THE REQUIREMENTS TO SUBMIT A HIGH INTENSITY SOIL SURVEY AND A HYDROGEOLOGIC ASSESSMENT MAY BE REQUESTED DEPENDING ON THE RESULTS OF FURTHER TEST PIT ANALYSIS AND THE DESIGN OF THE WASTEWATER DISPOSAL SYSTEM.

(continued next page)



## SITE LOCATION MAP

515 ROOSEVELT TRAIL CONDOMINIUM  
WINDHAM, MAINE

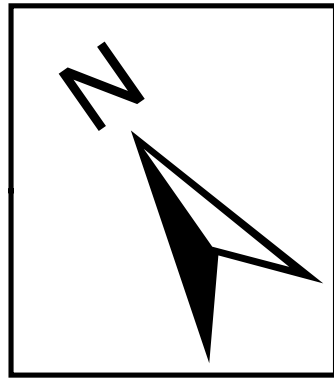
# DM ROMA

CONSULTING ENGINEERS

P.O. BOX 1116  
WINDHAM, ME 04062  
(207) 310 - 0506

SCALE: 1"=2000'  
DATE: 11-20-2018  
JOB NUMBER: 18088





THESE MAPS ARE FOR ASSESSMENT PURPOSES ONLY AND ARE NOT FOR CONVEYANCE.

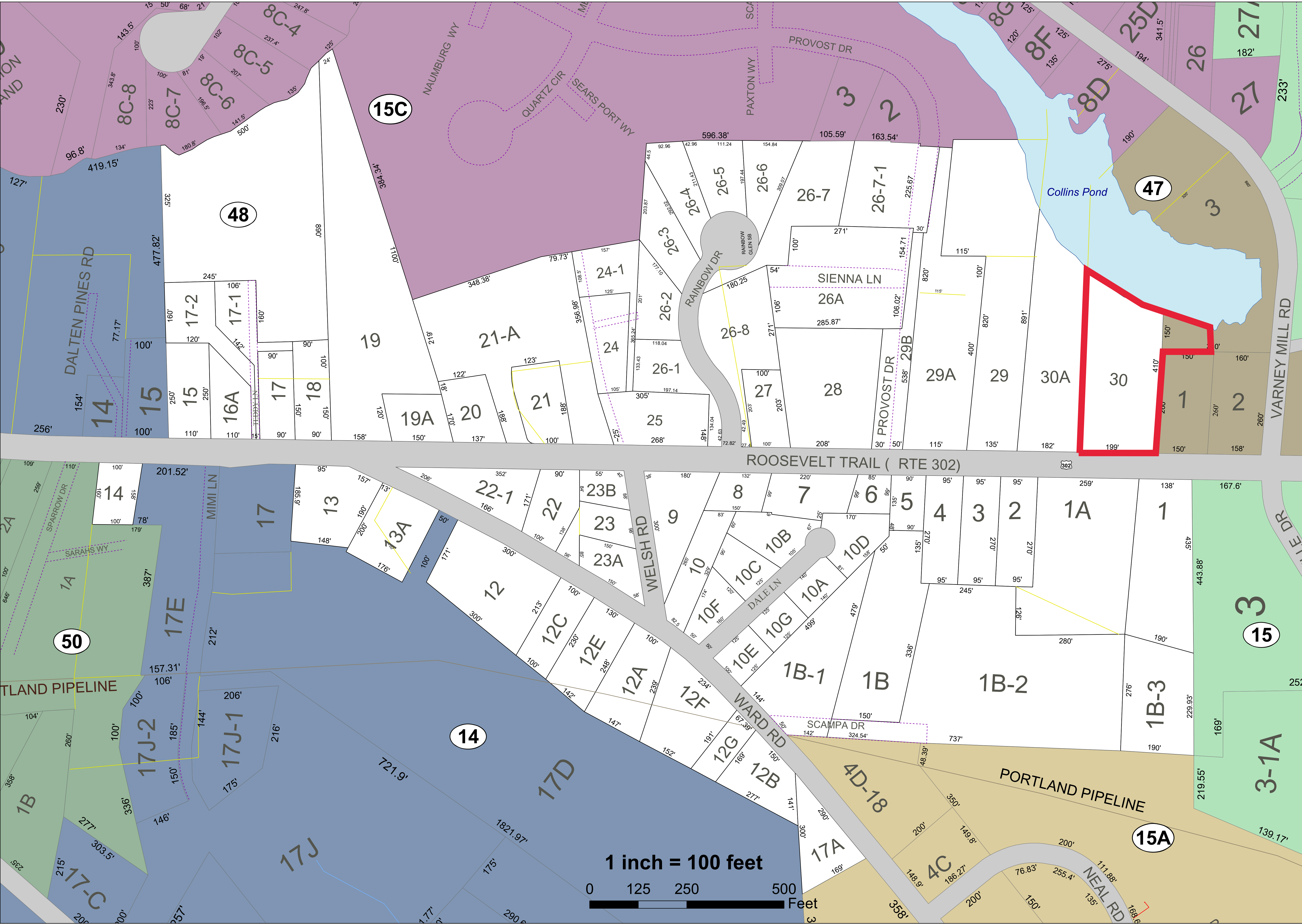
These Tax Maps are based on original maps compiled by James W. Sewall Co.

# TOWN OF WINDHAM CUMBERLAND COUNTY, MAINE 2016 PROPERTY MAPS

SOURCES:  
Windham Tax Assessor's Office  
Completion Date: April 1, 2016  
UTM NAD83 Z19N  
Prepared by: Windham GIS Dept.  
Scale is based on printing at 24" x 36"

- Legend**
- Cemetery
  - Condominium
  - Farmstead
  - Hook
  - Old Property Lines
  - PWD ROW Easement
  - ROW Easement
  - Streams
  - Subdivision Number
  - Tie Line
  - Town Line
  - Utility
  - Vacated Subdivision
  - Subject Map

Map 48



## 515 ROOSEVELT TR

**Location** 515 ROOSEVELT TR

**Mblu** 48/ 30/ / /

**Acct#** 048030000000

**Owner** SMITH LAWRENCE E REVOC TRUST

**Assessment** \$71,100

**PID** 4582

**Building Count** 1

### Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$71,100	\$71,100

### Owner of Record

**Owner** SMITH LAWRENCE E REVOC TRUST  
**Co-Owner** TONER NELSON A TRUSTEE  
**Address** 2802 COUNTY RD 202  
 OXFORD, FL 34484

**Sale Price** \$0  
**Certificate**  
**Book & Page** 28617/ 3  
**Sale Date** 02/08/2018  
**Instrument** DE

### Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
SMITH LAWRENCE E REVOC TRUST	\$0		28617/ 3	DE	02/08/2018
SMITH VERONICA P & TONER NELSON A	\$0		28617/ 3	TR	03/31/2011
SMITH LAWRENCE E HEIRS OF	\$0	1	11544/ 36		07/21/1994
STANDLEY ETHEL M HEIRS	\$0	2	1459/ 31		10/09/1934

### Building Information

#### Building 1 : Section 1

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent**

**Good:**

**Replacement Cost**

**Less Depreciation:** \$0

#### Building Photo

Building Attributes	
Field	Description
Style	Vacant Land



Model	
Grade:	
Stories:	
Occupancy	
Exterior Wall 1	
Exterior Wall 2	
Roof Structure:	
Roof Cover	
Interior Wall 1	
Interior Wall 2	
Interior Flr 1	
Interior Flr 2	
Heat Fuel	
Heat Type:	
AC Type:	
Total Bedrooms:	
Total Bthrms:	
Total Half Baths:	
Total Xtra Fixtrs:	
Total Rooms:	
Bath Style:	
Kitchen Style:	



(<http://images.vgsi.com/photos/WindhamMEPhotos//default.jpg>)

#### Building Layout

(<http://images.vgsi.com/photos/WindhamMEPhotos//Sketches/45>)

Building Sub-Areas (sq ft)	<u>Legend</u>
No Data for Building Sub-Areas	



#### Extra Features

Extra Features	<u>Legend</u>
No Data for Extra Features	

#### Land

Land Use		Land Line Valuation	
Use Code	1300	Size (Acres)	3.00
Description	UNDEV LOT	Frontage	
Zone	RM	Depth	
Neighborhood	4535	Assessed Value	\$71,100
Alt Land Appr Category	No		

#### Outbuildings

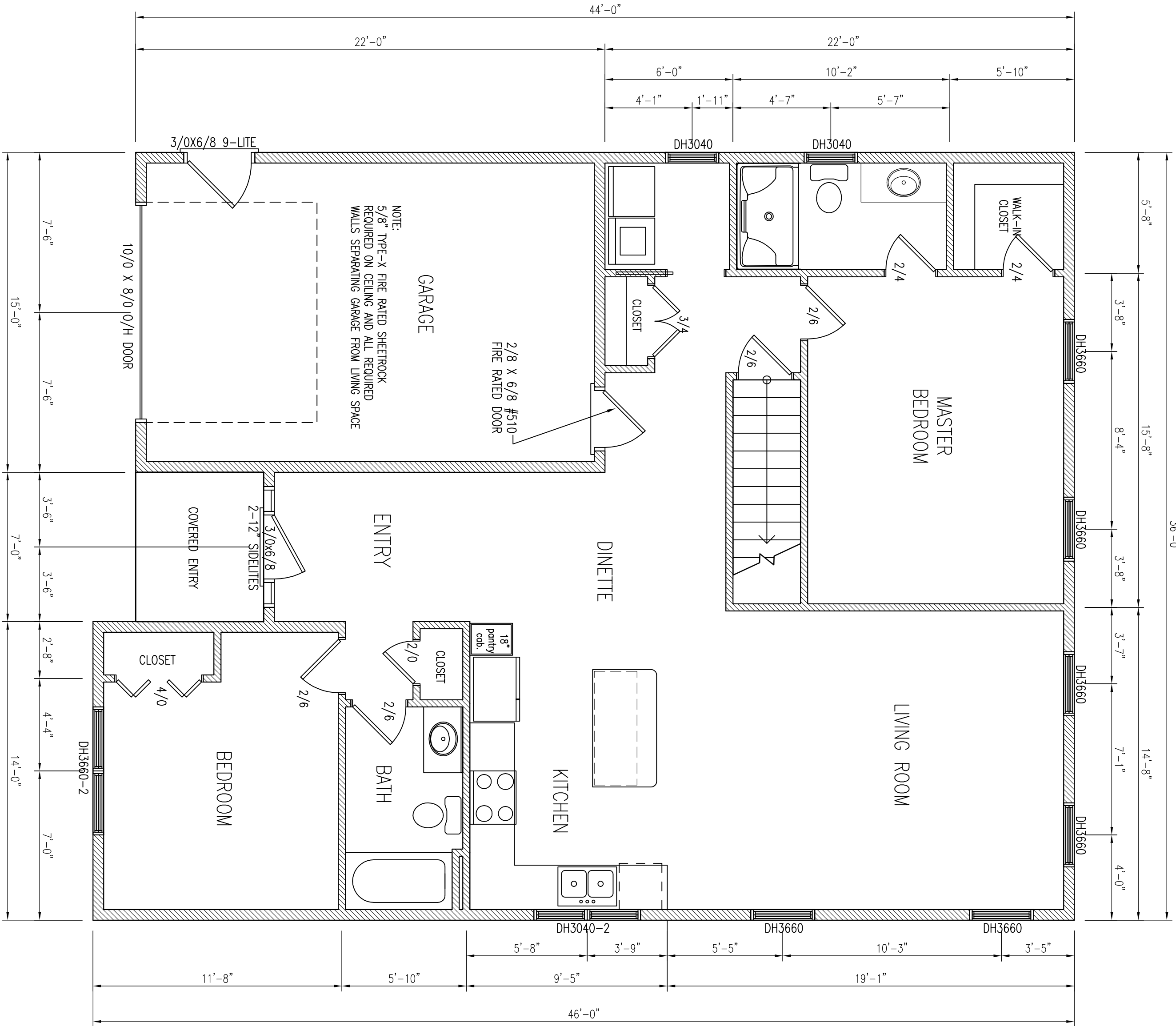
Outbuildings	<u>Legend</u>
No Data for Outbuildings	

#### Valuation History

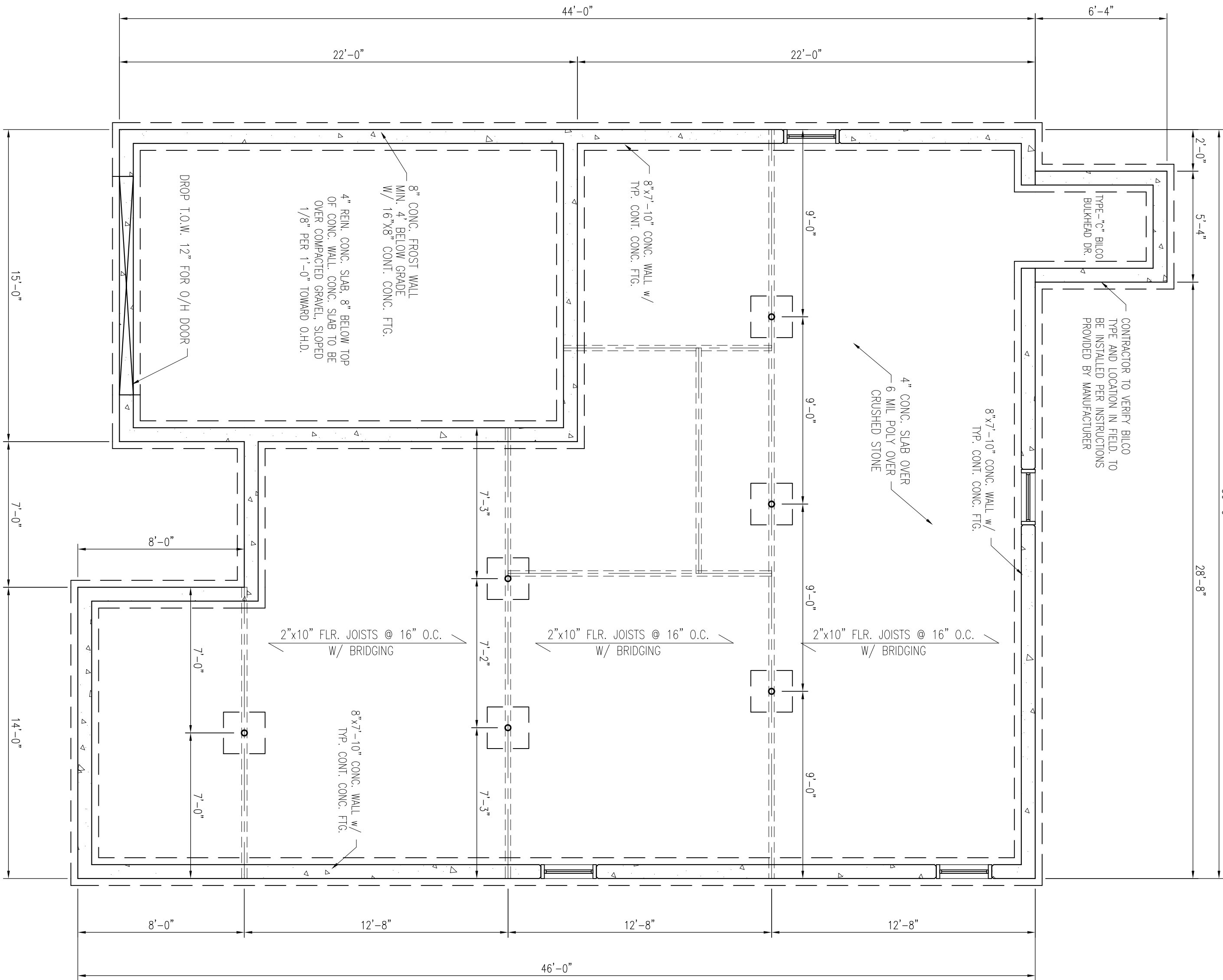


Assessment			
Valuation Year	Improvements	Land	Total
2017	\$0	\$67,700	\$67,700
2016	\$0	\$67,700	\$67,700
2015	\$0	\$67,700	\$67,700

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FIRST FLOOR PLAN

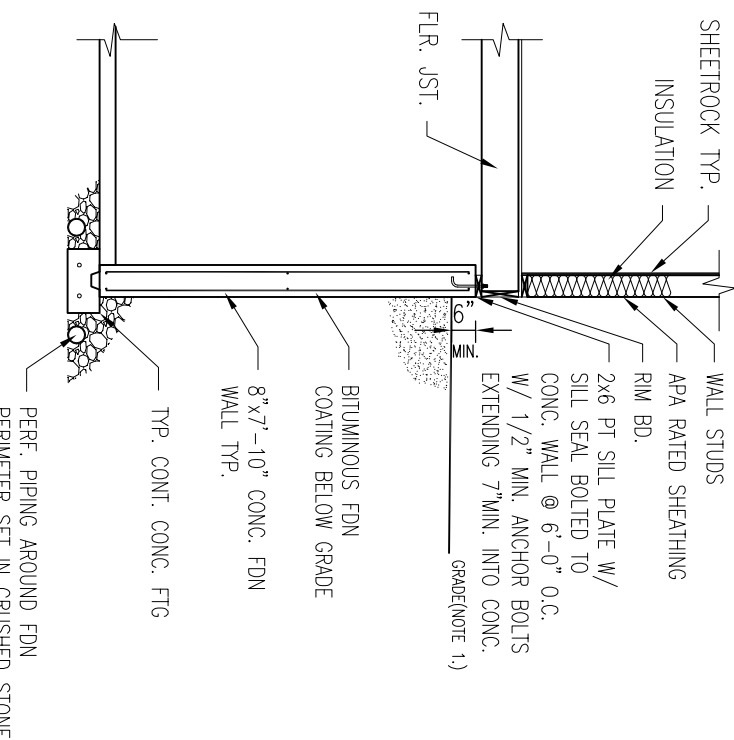


FOUNDATION PLAN

1. 4" DIA. CONDUITS PER PERIMETER RAIN WITH HOLES ORIENTED DOWN, SLOPED TO DRAINAGE OR TO STORM SEWER OR DRAINAGE.
2. ALL EXTERIOR WALLS TO BE 8" THICK CONCRETE. ALL INTERIOR WALLS TO BE 8" THICK CONCRETE.
3. ALL INTERIOR FOOTINGS TO BE DESIGNED PER SOIL CONDITIONS. CONTRACTOR TO VERIFY.
4. BRICK SUPPORTS ASSUMED TO BE 10" DIA. SQUARES. SOIL CONDITIONS TO DETERMINE FOOTING DESIGN. CONTRACTOR TO VERIFY.
5. FOR PLUMBING LOCATION/ANALYSIS, SEE GROUND FLOOR PLAN.
6. CONTRACTOR TO VERIFY CONDITIONS IN FIELD AND STEP RISES AS REQUIRED PER GRADE AND SOIL CONDITIONS.
7. BRICK FINISHES PER OWNER/CONTRACTOR (TO BE DETERMINED).
8. CONTRACTOR TO VERIFY GRADE IN FIELD BEFORE CONSTRUCTION OF TYPICAL FOUNDATION WALLS OR DRAINAGE BASINMENT. DESIGN SHOWN MAY DIFFER FROM ACTUAL. FINISHED CONSTRUCTION MATERIALS, WINDOW/DOOR SIZES AND TYPES, TO BE DETERMINED PER OWNER/CONTRACTOR AND LOCAL CODES.

TYPICAL FOUNDATION WALL DETAIL

NOTE: THE GROUND IMMEDIATELY ADJACENT TO THE FOUNDATION SHALL BE SLOPED AWAY FROM THE BUILDING AT A SLOPE OF 1/2" VERTICAL TO 12" HORIZONTAL FOR A MINIMUM DISTANCE OF 8'-0". THIS CONDITION SHALL EXIST AFTER SETTLEMENT OF DRAINAGE HAS OCCURRED.



PRELIMINARY DESIGN  
JTSH LLC.  
DITCH BROOK DEVELOPMENT, SPEC 1

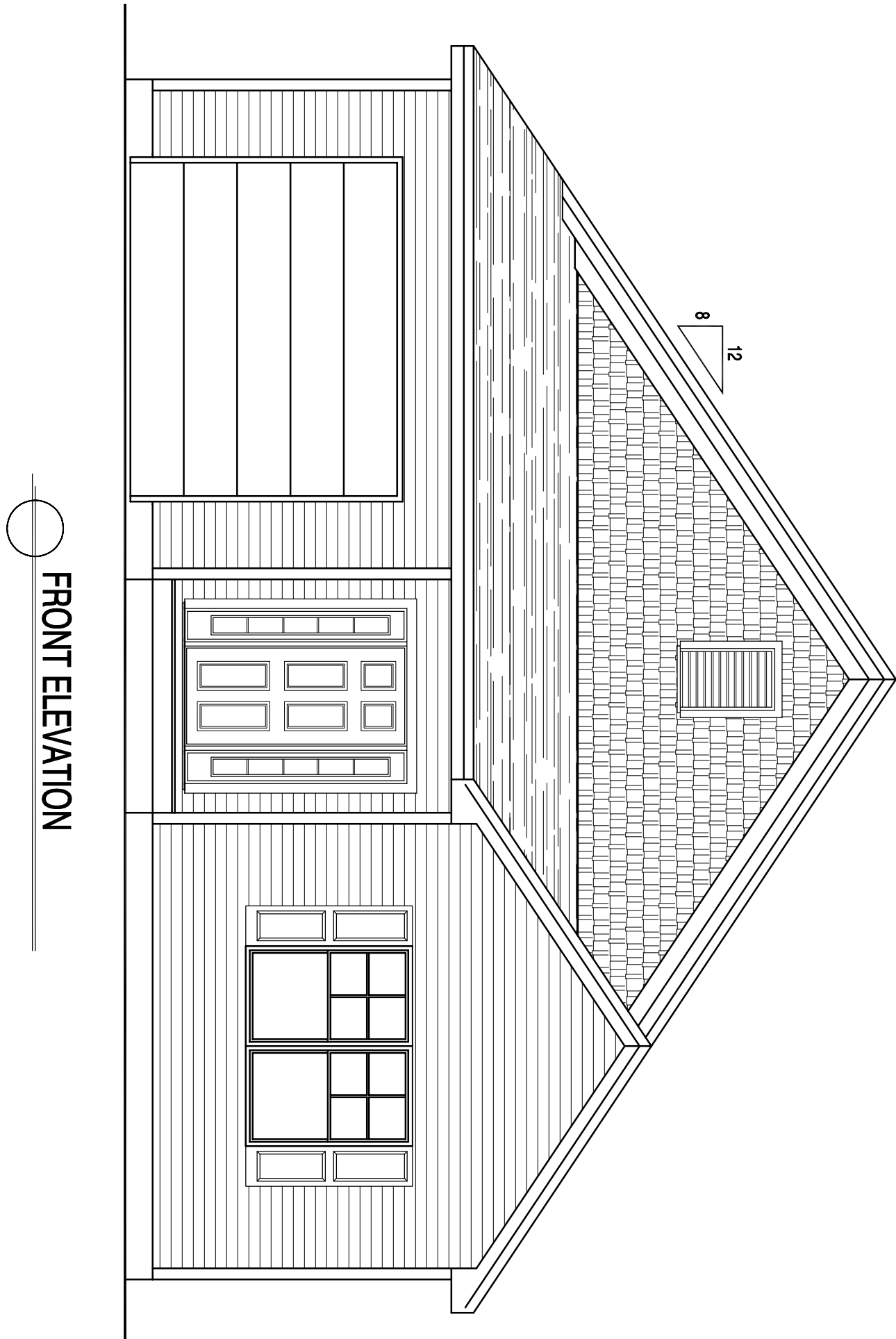


THIS INFORMATION IS PROVIDED TO OUR CUSTOMERS AS A SERVICE OF HANCOCK LUMBER. CUSTOMERS SHOULD APPRECIATE, HOWEVER, THAT THIS INFORMATION IS NOT THE WORK PRODUCT OF ANY ARCHITECT, NEITHER HANCOCK LUMBER NOR ANY OF ITS EMPLOYEES ARE REGISTERED ARCHITECTS WITHIN THE STATE OF MAINE. AND CUSTOMERS MAY WANT TO CONSULT WITH AN ARCHITECT BEFORE TAKING FINAL ACTION WITH REGARD TO ANY BUILDING OR STRUCTURE. CUSTOMERS SHOULD ALSO APPRECIATE THAT, BY PROVIDING CUSTOMERS WITH THIS INFORMATION, HANCOCK LUMBER DOES NOT GUARANTEE THE SOUNDNESS OR SUITABILITY OF THE INFORMATION FOR ANY PURPOSE OF THE CUSTOMER.

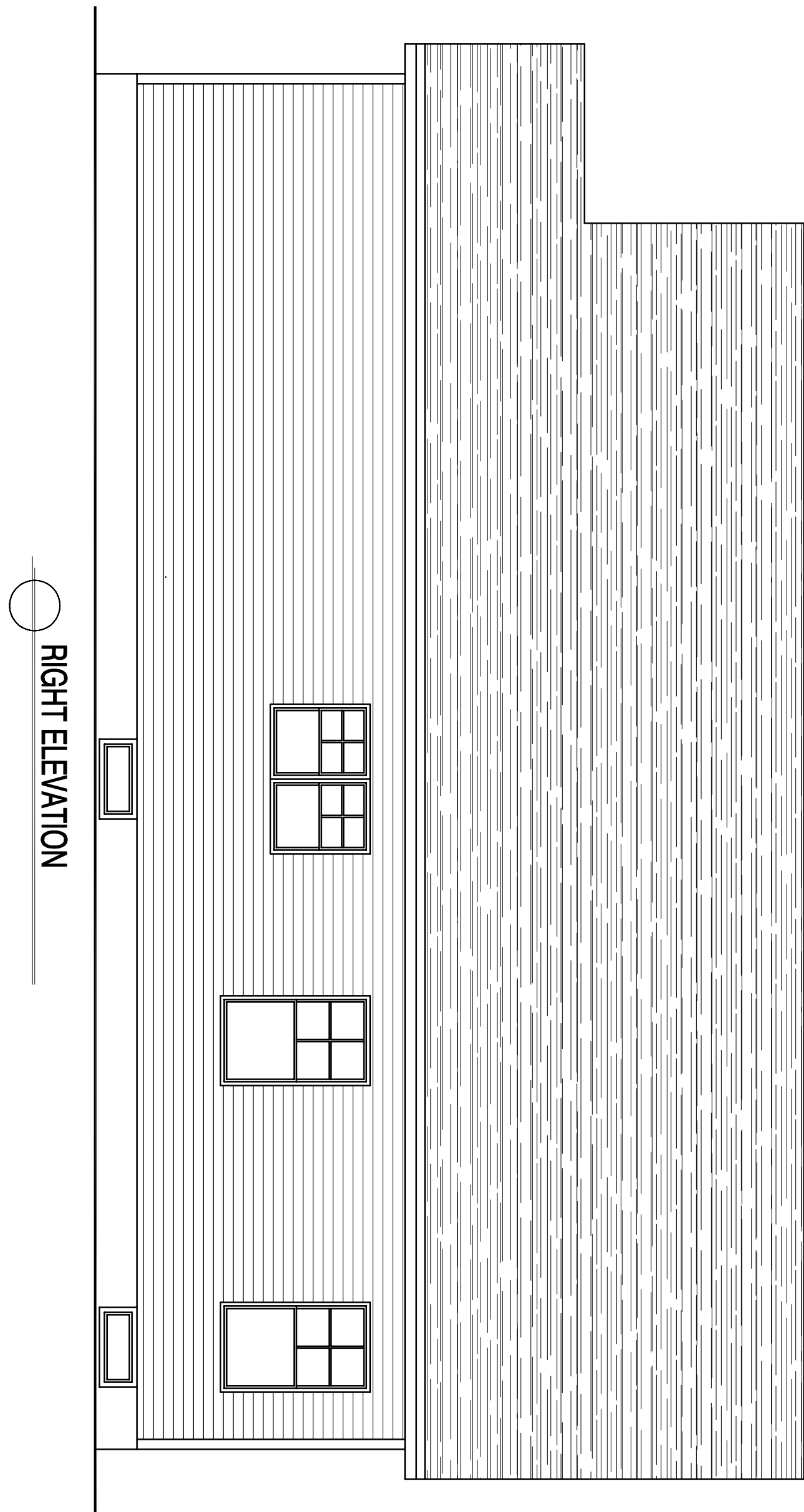
Revisions:

REVISED: 11/14/17

Date : 11/10/17  
Scale : 1/4"=1'-0"  
Drawn By: MIA  
Project: RB110717  
Sheet Number:



FRONT ELEVATION



RIGHT ELEVATION



PRELIMINARY DESIGN  
JTSH LLC.  
DITCH BROOK DEVELOPMENT, SPEC 1

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Revisions:

06/05/2017

-

Date : 11 / 10 / 17

Scale : 1/4" = 1'-0"

Drawn By: MIA

Project: RB110717

Sheet Number:

-of-



# Hydrologic Soil Group—Cumberland County and Part of Oxford County, Maine





## MAP LEGEND

### Area of Interest (AOI)









 Area of Interest (AOI)

### Soils

#### Soil Rating Polygons

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Lines

 A  
 A/D  
 B  
 B/D  
 C  
 C/D  
 D  
 Not rated or not available

#### Soil Rating Points

 A  
 A/D  
 B  
 B/D

 C  
 C/D  
 D  
 Not rated or not available


### 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:  
 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 13, Sep 11, 2017

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

Date(s) aerial images were photographed: Apr 29, 2012—Jun 26, 2016

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.

## Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
BgB	Belgrade very fine sandy loam, 0 to 8 percent slopes	B	2.7	19.2%
BuB	Lamoine silt loam, 3 to 8 percent slopes	C/D	2.1	14.8%
DeB	Deerfield loamy sand, 3 to 8 percent slopes	A	4.5	32.3%
Ls	Limerick-Saco silt loams	B/D	0.1	0.9%
Sn	Scantic silt loam, 0 to 3 percent slopes	D	2.5	18.2%
Sp	Sebago mucky peat	A/D	0.9	6.4%
W	Water		0.8	6.0%
WmB	Windsor loamy sand, 0 to 8 percent slopes	A	0.3	2.2%
<b>Totals for Area of Interest</b>			<b>13.9</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

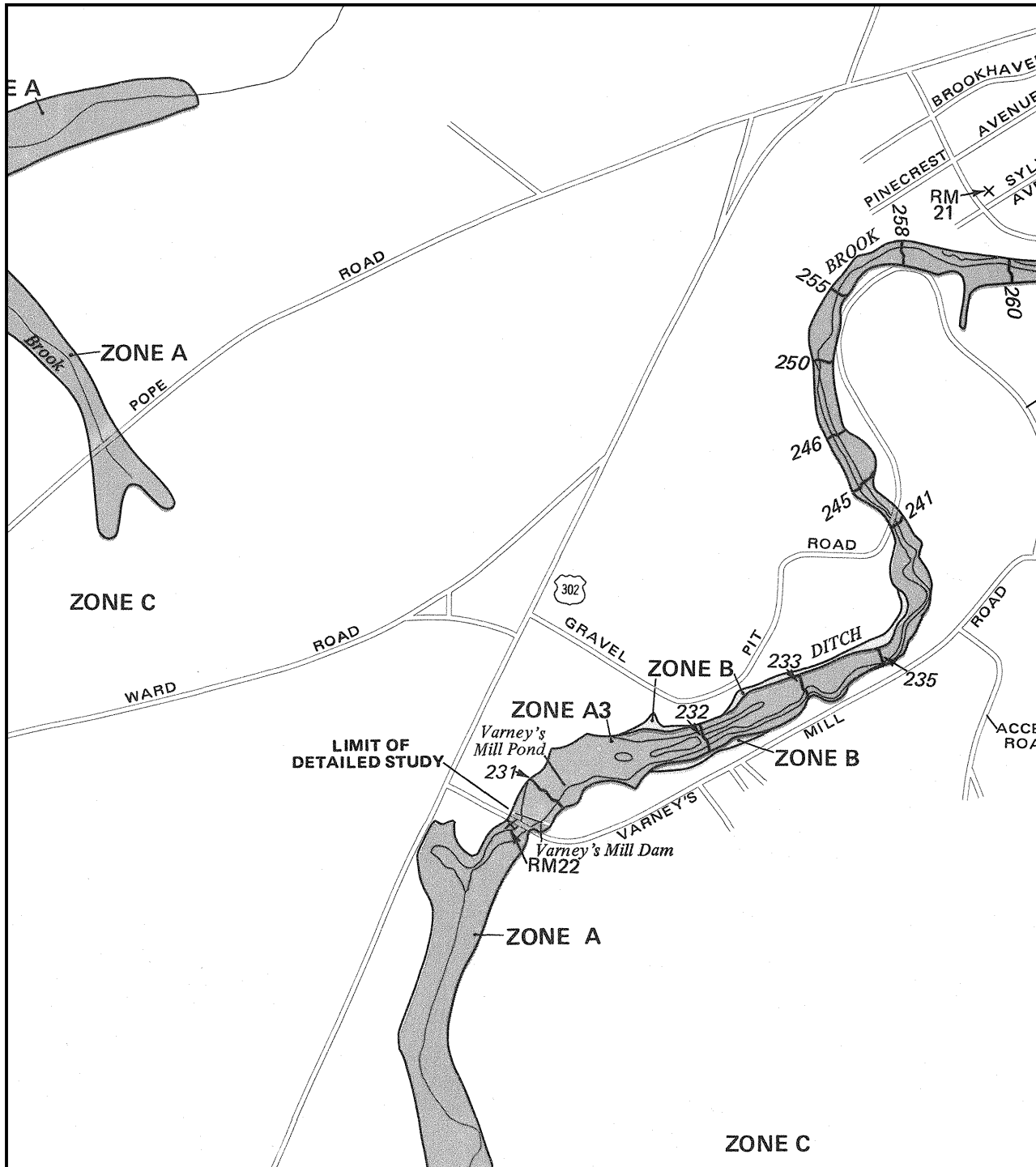
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition

*Component Percent Cutoff:* None Specified

*Tie-break Rule:* Higher



APPROXIMATE SCALE

800 0 800 FEET

NATIONAL FLOOD INSURANCE PROGRAM

# **FIRM** FLOOD INSURANCE RATE MAP

TOWN OF  
WINDHAM, MAINE  
CUMBERLAND COUNTY

PANEL 15 OF 35  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER  
230189 0015 B

EFFECTIVE DATE:  
SEPTEMBER 2, 1981



federal emergency management agency  
federal insurance administration

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at [www.msc.fema.gov](http://www.msc.fema.gov)



## TRUSTEE'S DEED

(Maine Statutory Short Form)

DLN: 1001840046282

Nelson A. Toner, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, and Stephen G. Bryant, Trustee of the Lawrence E. Smith Revocable Trust u/t/d July 13, 1983, as amended, both of Portland, Cumberland County, Maine, by the power conferred by law, and every other power, and for consideration paid, grant to **JTSH Holdings, LLC, a Maine Limited Liability Company**, with a mailing address of PO Box 232, Windham, Maine 04062, all of the right, title, and interest vested in the trust in and to a certain lot or parcel of land with the buildings thereon situated in the Town of Windham, County of Cumberland, State of Maine, bounded and described as follows:

A certain lot or parcel of land with any buildings thereon, situated in the Town of Windham, County of Cumberland and State of Maine, bounded and described as follows:

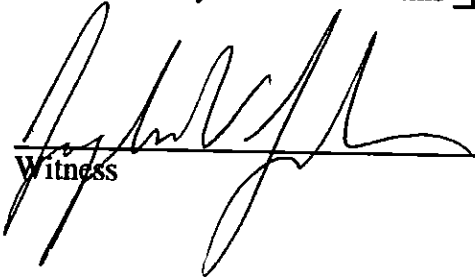
Commencing on the northerly side of the Portland and Bridgton Road, now called Roosevelt Highway, at the west corner of land formerly of Perley W. Varney; thence northwesterly by the line of said road, twenty-two (22) rods; thence northeasterly by a line parallel with the road leading from the Portland and Bridgton Road by Varney's Mill, so-called, to land of Frank D. Atherton; thence southwesterly and southeasterly by the Ditch Brook, so-called, to the land now or formerly of Perley W. Varney; thence southwesterly by the land now or formerly of Perley W. Varney to the point of beginning.


EXCEPTING from the above description the premises conveyed by Warranty Deed from Ethel M. Standley to Robert E. Standley and Carolyn J. Standley dated February 6, 1979 and recorded in the Cumberland County Registry of Deeds in Book 4380, Page 274.

BEING the same premises described in a deed to Veronica P. Smith and Nelson A. Toner as Trustees of the Lawrence E. Smith Revocable Trust, u/a dated January 30, 1997 by virtue of a deed from Veronica P. Smith Personal Representative of the Estate of Lawrence E. Smith, Sr., dated March 31, 2011 and recorded in the Cumberland County Registry of Deeds at Book 28617, Page 3. Veronica P. Smith died on February 8, 2018, Stephen G. Bryant is the successor trustee.

MAINE REAL ESTATE TAX PAID

WITNESS my hand and seal this 13 day of December, 2018.

  
Witness

  
Nelson A. Toner, Trustee of the Lawrence E.  
Smith Revocable Trust

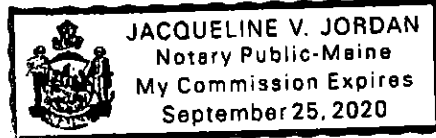
STATE OF MAINE  
COUNTY OF CUMBERLAND

December 13, 2018

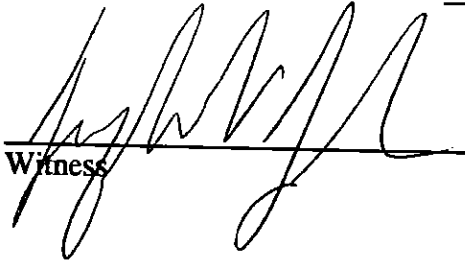
Personally appeared before me the above named Nelson A. Toner, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.


Before me,

  
Notary Public/Attorney-at-Law



WITNESS my hand and seal this 13 day of December, 2018.

  
Witness

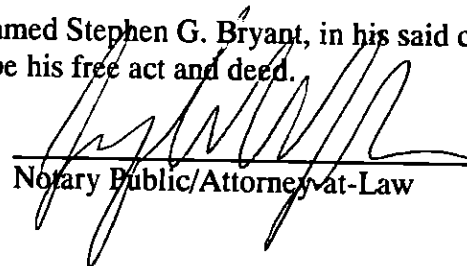
  
Stephen G. Bryant, Trustee of the Lawrence E.  
Smith Revocable Trust

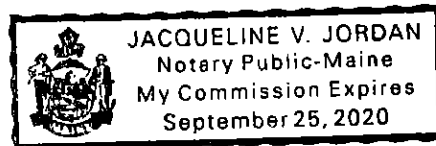
STATE OF MAINE  
COUNTY OF CUMBERLAND

December 13, 2018

Personally appeared before me the above named Stephen G. Bryant, in his said capacity, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

  
Notary Public/Attorney-at-Law



Received  
Recorded Register of Deeds  
Dec 14, 2018 03:13:03P  
Cumberland County  
Nancy A. Lane