

ORDER

ORDERED that an Order of Vacation regarding a portion of a proposed, unaccepted way described in such Order be filed with the Town Clerk pursuant to 23 M.R.S.A. § 3027 and 3027-A:

Order of Vacation

TO: Residents of Town of Windham and other interested persons

FROM: Town Council, Town of Windham

The Town of Windham Town Council, pursuant to 23 M.R.S.A. § 3027-A, hereby orders the vacation of the following described portion of a proposed, unaccepted way ("rangeway") shown on a plan entitled Range Map, Town of Windham in Plan Book 24, Page 13.

A certain parcel of land situated on the southerly side of Highland Cliff Road and the northeasterly side of Canada Hill Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southerly sideline of Highland Cliff Road at the intersection of the northeasterly assumed sideline of Canada Hill Road;

Thence N 77° 51' 20" E, by and along the southerly sideline of Highland Cliff Road, a distance of 14.49 feet to land now or formerly of Ronald E. Goodwin and Lynda K. Goodwin as described in a deed recorded in Book 25182 Page 74 in the Cumberland County Registry of Deeds;

Thence S 42° 50' 02" E, by and along land of Ronald E. Goodwin and Lynda K. Goodwin and land now or formerly of Chase Custom Homes as described in a deed recorded in Book 28733 Page 118 in the Cumberland County Registry of Deeds, a distance of 473.44 feet to the assumed northeasterly sideline of Canada Hill Road;

Thence N 62° 41' 26" W, by and along the assumed northeasterly sideline of Canada Hill Road, a distance of 59.81 feet;

Thence N 71° 54' 10" W, by and along the assumed northeasterly sideline of Canada Hill Road, a distance of 9.13 feet;

Thence N 42° 50' 02" W a distance of 382.11 feet to the assumed northeasterly sideline of Canada Hill Road;

Thence N 23° 13' 55" W, by and along the assumed northeasterly sideline of Canada Hill Road, a distance of 36.62 feet to the Point of Beginning.

Bearings are Grid North.

Having given notice to the Town Planning Board, and having received a written waiver of notice and damages from the sole abutter, Bellevue Ave. LLC (15 Canada Hill Road, Book 34569, Page 283), the Council orders that no damages be awarded.

Date: _____

TOWN COUNCIL, TOWN OF WINDHAM

_____	_____
_____	_____
_____	_____
_____	_____

ACKNOWLEDGMENT

STATE OF MAINE

Cumberland, ss. (County)

Date: _____

Personally appeared the above-named Councilors of the Town of Windham and acknowledged the above instrument to be their free act and deed and the free act and deed of the Town of Windham.

Before me: _____

Notary Public

My commission expires: _____

Notice of Proposed Vacation

From the Town Council of the Town of Windham:

The Council proposes to vacate the following described portion of a rangeway shown on Range Map, Town of Windham in Plan Book 24, Page 13.

A certain parcel of land situated on the southerly side of Highland Cliff Road and the northeasterly side of Canada Hill Road in the Town of Windham, County of Cumberland, State of Maine being bounded and described as follows:

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Thence N 42° 50' 02" W a distance of 382.11 feet to the assumed northeasterly sideline of Canada Hill Road;

Thence N 23° 13' 55" W, by and along the assumed northeasterly sideline of Canada Hill Road, a distance of 36.62 feet to the Point of Beginning.

Bearings are Grid North.

If the Council enters an order vacating this portion of the way, any person claiming an interest in this way or must, within one (1) year of the recording of the order, file a written claim thereof under oath in the Cumberland County Registry of Deeds and must, within one hundred eighty (180) days of the filing of the claim, commence an action in the Cumberland County Superior Court in accordance with 23 M.R.S.A. § 3027-A.

Date: _____

TOWN COUNCIL, TOWN OF WINDHAM

WAIVER OF NOTICE AND DAMAGES
Vacation of a proposed, unaccepted way ("rangeway")

Bellevue Ave. LLC is the owner of a parcel of real property located at 15 Canada Hill Road, Windham, Maine and depicted on said Town's tax maps as Map 4, Lot 11-B.

Bellevue Ave. LLC agrees to waive all statutorily required notice of the proposed vacation of an unaccepted way ("rangeway") located within said property and described in an Order of Vacation attached hereto.

Bellevue Ave. LLC further waives any claim to damages related to the proposed vacation.

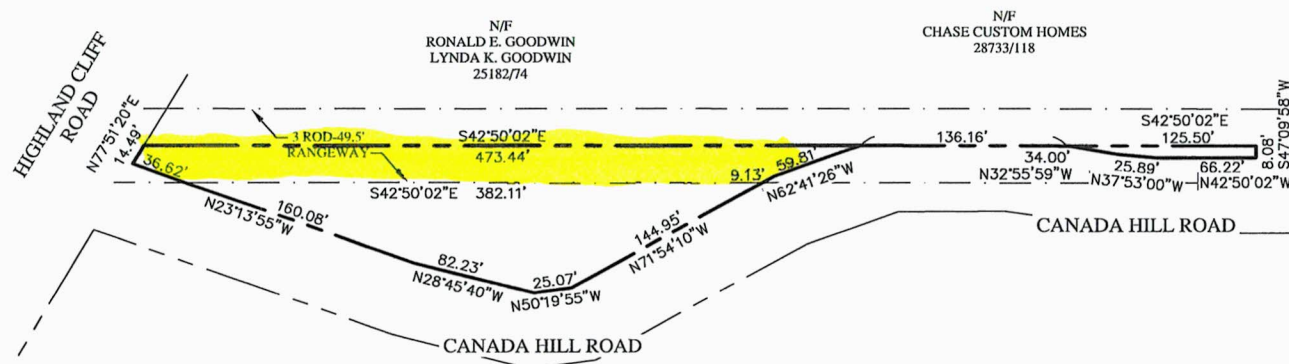
BELLEVUE AVE. LLC

By: 
Duly Authorized

Dated: 2-20-2020



GRID NORTH
MAINE STATE PLANE
NAD 83, 1802 - MAINE
WEST



N/F
RENE P. BRAUN
YVONNE L. BRAUN
13069/281

CERTIFICATION:

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN

P.L.S. 2118

2-6-20



COMPILED PLAN

CANADA HILL ROAD
WINDHAM, MAINE

FOR:

BELLEVUE AVE LLC

15 CANADA HILL ROAD
WINDHAM, MAINE 04062

SURVEY BY:

SURVEY, INC.

P.O. BOX 210
WINDHAM, ME 04062

(207) 892-2556

INFO@SURVEYINCORPORATED.COM

DWN: WCS

CHK: DRR

DATE: FEBRUARY 4, 2020

JOB NO. 17176