

STJ, Inc.

939 Parker Farm Road
Buxton, Maine 04093

June 2, 2021

Barry Tibbetts, Windham Town Manager
Windham Municipal Center
8 School Road
Windham, Maine 04062

**RE: River Road Subdivision - Abenaki Drive, Windham, Maine
Offer of Cession for Abenaki Drive as a public way
Offer of Cession of Open Space Access Easement and
Stormwater Drainage Easement**

Dear Mr. Tibbetts:

With regard to the above referenced subdivision, currently developed and owned by STJ, Inc., a Maine corporation with an office at Buxton, York County, Maine and a mailing address of 939 Parker Farm Road, Buxton, Maine 04093, and as shown on the subdivision plan entitled "Amended Subdivision Plan, River Road Subdivision, Windham, Maine", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May 14, 2018, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 244, to which plan reference is hereby made for further particulars and details, please be advised of the following:

The developer agrees to dedicate, and hereby dedicates, the roadway as shown on the above mentioned plan, and thereon described as being Abenaki Drive, as a public way. The developer shall convey the fee simple absolute interest in said street as shown on said Plan to the Town of Windham by warranty deed, free and clear of encumbrances, excepting utility easements of record, and subject to the rights of access of the individual lot owners on said Plan. This Offer of Cession is made without claim for compensation or money damages.

At present the undersigned hereby certify and represent that the road improvements for Abenaki Drive have been constructed according to town specifications and Planning Board requirements and that the monumentation and signage for such road is in

place. This dedication and the effecting conveyance shall be made without claim for compensation or money damages by the developers from or against the Town of Windham. A copy of the warranty deed and transfer tax form proposing to convey title is enclosed or attached.

The developer further agrees to grant to the Town a non-exclusive pedestrian easement for low intensity recreational and conservation uses of the Common Open Space parcel (the fee ownership of the parcel will remain with the Abenaki Drive Homeowners Association), and a stormwater drainage easement for a certain drainage easement located on Lot A as shown on the above mentioned recorded subdivision plan, which helps to provide stormwater drainage for Abenaki Drive.

The Common Open Space parcel location and the Lot A stormwater drainage easement are already shown on the recorded subdivision plan, and the developer shall convey the easements by warranty deed and said conveyance shall be made without claim for compensation or money damages by the developer from or against the Town of Windham. As mentioned above, a copy of the warranty deed conveying such public access and stormwater drainage easement rights is enclosed or attached.

Respectfully submitted,

STJ, Inc.

James W. Shaw, President

enclosures/ attachments

LINE TABLE		
LINE #	LENGTH	BEARING
L1	39.93'	S11° 04' 08"E
L2	57.52'	S11° 04' 08"E
L3	32.04'	S11° 04' 08"E
L4	40.29'	S23° 29' 15"E
L5	21.36'	S23° 29' 15"E
L6	8.68'	N75° 04' 09"E
L7	31.25'	N75° 04' 09"E
L8	28.06'	N11° 04' 08"W
L9	22.05'	N11° 04' 08"W
L10	30.38'	S07° 55' 02"W

OPEN SPACE CALCULATIONS FOR CLUSTER SUBDIVISION IN FARM RESIDENTIAL ZONE

	ACRES	SQ. FEET
GROSS LAND AREA:	8.06	351,240
NET RESIDENTIAL AREA:	7.12	310,020
MINIMUM REQUIRED OPEN SPACE (50% GROSS):	4.03	175,620
TOTAL OPEN SPACE AREA PROVIDED:	4.03	175,700
MINIMUM REQUIRED NET AREA IN OPEN SPACE:	3.56	155,010
NET AREA PROVIDED IN OPEN SPACE:	4.02	175,130

33,943 S.F.
6,558 S.F.
0 S.F.
0 S.F.
715 S.F.
0 S.F.
0 S.F.
0 S.F.

310,024 S.F.
40,000 S.F.
7.75
7



- APPROVAL IS DEPENDENT UPON, AND LIMITED TO, THE PROPOSALS AND PLANS CONTAINED IN THE APPLICATION DATED JULY 24, 2017, AS AMENDED DECEMBER 5, 2017, AND SUPPORTING DOCUMENTS AND ORAL REPRESENTATIONS AND STATEMENTS AND AFFIDAVITS OF THE APPLICANT. THE TOWN PLANNER'S REVIEW OF THE APPLICATION IS LIMITED TO ANY VARIATION FROM SUCH PLANS, PROPOSALS, AND SUPPORTING DOCUMENTS AND REPRESENTATIONS ARE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING BOARD OR THE TOWN PLANNER IN ACCORDANCE WITH SECTION 93.3 OF THE TOWN ZONING ORDINANCE.
- THE APPROVAL IS SUBJECT TO THE REQUIREMENTS OF THE POST-CONSTRUCTION STORMWATER MANAGEMENT CHAPTER 14.4 AND THE FOLLOWING OPERATING, LEASING OR HAVING CONTROL OVER STORMWATER MANAGEMENT FACILITIES REQUIRED BY THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN MUST ANNUALLY ENGAGE THE SERVICES OF A QUALIFIED THIRD-PARTY INSPECTOR WHO MUST CERTIFY COMPLIANCE WITH THE POST-CONSTRUCTION STORMWATER MANAGEMENT PLAN. LIST OF QUALIFIED THIRD-PARTY INSPECTORS:

























1. THE OWNER OF RECORD OF THE PROPERTY IS RIVER ROAD HOUSING, LLC BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34538 PAGE 294.	11. WETLAND DELINEATION PERFORMED BY ALBERT FRICK ASSOCIATES, INC. IN MAY OF 2017.
2. TOTAL AREA OF THE PARCEL IS APPROXIMATELY 8.06 ACRES.	12. THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE MAINTAINED FOR A PERIOD OF FIVE (5) YEARS FROM THE DATE OF PLANNING BOARD APPROVAL AND IN ACCORDANCE WITH SECTION 911.E.1.A OF THE LAND USE ORDINANCE.
3. PARCEL TAX MAP REFERENCE: TOWN OF WINDHAM ASSESSORS MAP 8A, LOT 56.	13. THE DEVELOPMENT IS SUBJECT TO A MAINE DEPARTMENT OF TRANSPORTATION DRIVEWAY/ENTRANCE PERMIT (PERMIT #25434) AND A MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION STORMWATER PERMIT-BY-RULE.
4. PLAN REFERENCES: A) "BOUNDARY SURVEY RIVER ROAD WINDHAM MAINE FOR RIVER ROAD HOUSING, LLC, RICKY G. JONES AND BRIAN A. AASKOV" PREPARED BY SURVEY, INC. DATED NOVEMBER 17, 2017 WITH JOB # REFERENCE 1731.	14. ALL DWELLINGS WITHIN THE SUBDIVISION SHALL INCLUDE SPRINKLER SYSTEMS.
5. HORIZONTAL DATUM: MAGNETIC NORTH FROM PLAN REFERENCE 4A.	15. STORMWATER BUFFERS SHALL REMAIN IN THEIR NATURAL STATE, WITH NO REMOVAL OF VEGETATION OR NATURAL DUFF LAYER EXCEPT FOR THE REMOVAL OF DEAD TREES. THE BUFFERS SHALL BE TEMPORARILY MARKED IN THE FIELD PRIOR TO SITE DISTURBANCE, AND PERMANENTLY MARKED AFTER THE ROAD AND LEVEL SPREADER ARE CONSTRUCTED.
6. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88)	16. THE STORMWATER TREATMENT TABLE SHOWN ON THIS PLAN IS BASED ON ASSUMPTIONS OF IMPERVIOUS AND DEVELOPED AREA FOR EACH LOT. REFER TO TREATMENT PLAN "T-1" FOR DESCRIPTIONS OF ASSUMED DRIVEWAY AND BUILDING LOCATIONS. PROPOSED DEVELOPED AREA IS REPRESENTED BY THE "CLEARING LIMITS" LINE SHOWN ON THIS PLAN.
7. BOUNDARY SHOWN HEREON IS BASED SOLELY ON PLAN REFERENCE 4A.	
8. TOPOGRAPHIC CONTOURS SHOWN HEREON ARE BASED ON LIDAR CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS.	
9. THE PROPERTY IS LOCATED IN THE FARM-RESIDENTIAL DISTRICT.	
10. SPACE AND BULK REQUIREMENTS: FR DISTRICT	

MIN LOT SIZE:	FR DISTRICT
MAX LOT SIZE:	20,000 S.F. (CLUSTER)
	35,000 S.F. (CLUSTER)
NET RESIDENTIAL DENSITY:	45,000 S.F. (1 LOT WITHIN SUBDIVISION)
MIN STREET FRONTAGE:	40,000 S.F.
MIN FRONT YARD:	75 FT (CLUSTER)
MIN SIDE/REAR YARD:	25 FT (CLUSTER)
MAX BUILDING HEIGHT:	10 FT
MAX BUILDING COVERAGE:	35 FT
	20%


1. SECTION 911-M-5-B-5-2: DEAD END STREETS SHALL BE CONSTRUCTED TO PROVIDE A CUL-DE-SAC TURN-AROUND.
2. SECTION 911-M-5-B-6-2: A SHOULDER OR SIDEWALK SHALL BE PROVIDED ON MINOR LOCAL STREETS IN SUBDIVISIONS.
3. SECTION 911-J-6: STORMWATER FLOODING

	Total Watershed Area (SF)	New Impervious Area (SF)	New Landscaped Area (SF)	Existing/Offsite Impervious Area (SF)	Existing/Offsite Landscaped Area (SF)	Existing Undeveloped Area (SF)	Treatment Provided	New Impervious Area Treated (SF)	New Landscaped Area Treated (SF)	Treatment Device
WS-10	59,560	3,615	8,485	3,125	6,870	37,465	Yes	3,615	8,485	Filter Basin
WS-11	7,795	2,500	5,295	0	0	0	Yes	2,500	5,295	Filter Basin
WS-12	179,150	15,565	33,825	2,680	10,705	116,575	Yes	15,565	33,825	Level Spreader
WS-13	9,085	3,035	5,950	0	0	0	Yes	3,035	5,950	Level Spreader
WS-14	6,680	4,095	2,585	0	0	0	Yes	4,095	2,585	Level Spreader
WS-15	1,420	1,420	0	0	0	0	Yes	1,420	0	Drp Edge
WS-16	55,185	685	7,190	4,275	1,915	41,130	No	0	0	None
WS-20	157,595	8,690	31,480	3,595	1,205	110,615	Yes	8,690	31,480	Buffer
		39,605	94,810					38,320	87,680	

New Developed Area =	134,415 sf
New Developed Area Requiring Treatment (80%)=	107,532 sf
New Developed Area Treated=	126,540 sf
	94% New Developed Area Treated

LEGEND		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER PROPERTY LINE	
	SETBACK	
	EASEMENT LINE	
	GRANITE MONUMENT	
	IRON PIN/DRILL HOLE	
	CENTERLINE	
	BUILDING	
	EDGE OF PAVEMENT/CURB	
	EDGE OF GRAVEL	
	EDGE OF WETLANDS	
	CONTOUR LINE	

State of Maine, Cumberland SS.
Registry of Deeds
Received February 20, 20 18
at 3 h 34 m P M and recorded in
Plan Book 218 Page 52
Attest: Ray D. [Signature] Register



12-11-17

DM ROMA
CONSULTING ENGINEERS
59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	7-24-17	DMR	ISSUED TO TOWN FOR SKETCH PLAN REVIEW
B	10-2-17	DMR	ISSUED TO TOWN FOR REVIEW
C	11-20-17	DMR	REVISED PER TOWN REVIEW COMMENTS
D	12-4-17	DMR	REVISED PER TOWN REVIEW COMMENTS
E	12-11-17	DMR	ADDED CONDITIONS OF APPROVAL

SUBDIVISION PLAN
RIVER ROAD SUBDIVISION
WINDHAM, MAINE

FOR RECORD OWNER:
RIVER ROAD HOUSING, LLC
105 STANDISH NECK ROAD

17020 JOB NUMBER:
1" = 40' SCALE:
12-11-2017 DATE:
SHEET 3 OF 6
S-1

Prepared by:

Sawyer Law LLC, P.A.
P.O. Box One, 157 Main Street
Gorham, Maine 04038-0001

Above Space Reserved for Recording Information

WARRANTY DEED

(Corporate Grantor)

Know all men by these presents that, STJ, Inc., a Maine corporation with an office at Buxton, York County, Maine and a mailing address of 939 Parker Farm Road, Buxton, Maine 04093 (the Grantor herein), for consideration but without claim for money damages, **grants** to the **Town of Windham**, a municipality and body corporate, whose mailing address is Town of Windham, Windham Town Office, 8 School Road, Windham, Maine 04062 (the Grantee herein), its successors and assigns, **with warranty covenants**, the following described interests in real estate in **Windham**, Cumberland County, Maine:

Abenaki Drive

A certain strip or parcel of land located on the easterly sideline of River Road in the Town of **Windham**, County of Cumberland and State of Maine, and shown as Abenaki Drive on the approved subdivision plan entitled "Amended Subdivision Plan, River Road Subdivision, Windham, Maine", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May 14, 2018, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 244; said Abenaki Drive being more particularly described as follows:

Beginning at a granite monument set on the easterly sideline of said River Road, the location of such monument being North 04° - 44' - 59" West five and 00/100 (5.00) feet, as measured along said River Road sideline, from an iron pin set at the northwesterly corner of land now or formerly of Richard E. Peterson and Vivien J. Peterson, with reference being to a quitclaim deed from Richard E. Peterson dated April 25, 2003 and recorded in the Cumberland County Registry of Deeds in Book 19288, Page 342;

thence North 86° - 51' - 11" East along Lot 1 as shown on the aforementioned River Road Subdivision plan a distance of one hundred fifty and 43/100 (150.43) feet to a granite monument set;

thence in a general northeasterly direction along said Lot #1 and along a curve to the right, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears North 72° - 30' - 06" East, a chord length of one hundred one and 62/100 (101.62) feet, and a delta of 28° - 42' - 09", an arc length distance of one hundred two and 70/100 (102.70) feet to a granite monument set;

thence North 58° - 09' - 02" East continuing along Lot 1 a distance of nineteen and 03/100 (19.03) feet to an iron pin set at the northwest corner of Lot 2 as shown on the aforementioned River Road Subdivision plan;

thence North 58° - 09' - 02" East along Lot 2 a distance of eighty-one and 05/100 (81.05) feet to a granite monument set;

thence in a general northeasterly direction along said Lot #2 and along a curve to the right, said curve having a radius of one hundred fifty-five and 00/100 (155.00) feet, a chord which bears North 66° - 07' - 27" East, a chord length of forty-three and 00/100 (43.00) feet, and a delta of 15° - 56' - 51", an arc length distance of forty-three and 14/100 (43.14) feet to an iron pin set at the northwest corner of Lot 3 as shown on the aforementioned River Road Subdivision plan;

thence in a general easterly direction along said Lot #3 and along a curve to the right, said curve having a radius of one hundred fifty-five and 00/100 (155.00) feet, a chord which bears North 81° - 34' - 15" East, a chord length of forty and 32/100 (40.32) feet, and a delta of 14° - 56' - 44", an arc length distance of forty and 43/100 (40.43) feet to a granite monument set;

thence North 89° - 02' - 37" East along Lot 3 a distance of seventy and 42/100 (70.42) feet to an iron pin set at the northwest corner of Lot 4 as shown on the aforementioned River Road Subdivision plan;

thence North 89° - 02' - 37" East along Lot 3 a distance of ninety-five and 01/100 (95.01) feet to an iron pin set at the northeast corner of Lot 4 as shown on the aforementioned River Road Subdivision plan;

thence North 89° - 02' - 37" East along the Common Open Space lot as shown on the aforementioned River Road Subdivision plan a distance of twenty-five and 00/100 (25.00) feet to a granite monument set at the southwesterly corner of Lot 5;

thence North 00° - 57' - 23" West along Lot 5 and along the easterly terminus of Abenaki Drive a distance of fifty and 00/100 (50.00) feet to a granite monument set;

thence South 89° - 02' - 37" West along Lot 5 a distance of twenty-five and 55/100 (25.55) feet to an iron pin set at a corner of Lot 6 as shown on the aforementioned River Road Subdivision plan;

thence South 89° - 02' - 37" West along Lot 6 a distance of thirty-four and 45/100 (34.45) feet to a MAG - Nail set in the paved driveway for Lot 6;

thence North 00° - 57' - 23" West along Lot 6 a distance of fifty and 00/100 (50.00) feet to a granite monument set at a southeasterly corner of Lot 7 as shown on the

aforementioned River Road Subdivision plan;

thence South $89^{\circ} - 02' - 37''$ West along Lot 7 a distance of fifty and 00/100 (50.00) feet to a granite monument set;

thence South $00^{\circ} - 57' - 23''$ East along Lot 7 a distance of fifty and 00/100 (50.00) feet to a granite monument set;

thence South $89^{\circ} - 02' - 37''$ West along Lot 7 a distance of eighty and 43/100 (80.43) feet to a granite monument set;

thence in a general westerly direction along said Lot #7 and along a curve to the left, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears South $83^{\circ} - 22' - 49''$ West, a chord length of forty and 46/100 (40.46) feet, and a delta of $11^{\circ} - 19' - 36''$, an arc length distance of forty and 53/100 (40.53) feet to an iron pin set at the Common Open Space lot as shown on the aforementioned River Road Subdivision plan;

thence in a general southwesterly direction along said Open Space and along a curve to the left, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears South $70^{\circ} - 07' - 45''$ West, a chord length of fifty-four and 14/100 (54.14) feet, and a delta of $15^{\circ} - 10' - 31''$, an arc length distance of fifty-four and 30/100 (54.30) feet to an iron pin set at the southeasterly corner of Lot A as shown on the aforementioned River Road Subdivision plan;

thence in a general southwesterly direction along said Lot A and along a curve to the left, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears South $60^{\circ} - 20' - 46''$ West, a chord length of fifteen and 71/100 (15.71) feet, and a delta of $04^{\circ} - 23' - 28''$, an arc length distance of fifteen and 71/100 (15.71) feet to a granite monument set;

thence South $58^{\circ} - 09' - 02''$ West along Lot A a distance of one hundred and 08/100 (100.08) feet to a granite monument set;

thence in a general westerly direction along said Lot A and along a curve to the right, said curve having a radius of one hundred fifty-five and 00/100 (155.00) feet, a chord which bears South $72^{\circ} - 30' - 06''$ West, a chord length of seventy-six and 84/100 (76.84) feet, and a delta of $28^{\circ} - 42' - 09''$, an arc length distance of seventy-seven and 65/100 (77.65) feet to a granite monument set;

thence South $86^{\circ} - 51' - 11''$ West along Lot A a distance of fifty and 37/100 (50.37) feet to a point;

thence continuing South 86° - 51' - 11" West along Lot A a distance of one hundred one and 45/100 (101.45) feet to a granite monument set at the easterly sideline of River Road;

thence South 04° - 44' - 59" East along the easterly sideline of River Road fifty and 02/100 (50.02) feet to the point of beginning.

The above described Abenaki Drive contains 34,072 square feet, or 0.782 acres.

The above described Abenaki Drive is subject to an easement granted by River Road Housing, LLC to Ricky G. Jones and Brian D. Aaskov by easement deed dated February 22, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 204.

Common Open Space Shared Use Easement

Also conveying to the **Town of Windham**, its successors and assigns, non-exclusive perpetual shared easement rights of pedestrian access over and across, and shared use of, the Common Open Space parcel as shown on the above referenced River Road Subdivision plan for low intensity recreation and conservation purposes, in accordance with the restrictions provided in the Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision dated September 5, 2018 and recorded in the Cumberland County Registry of Deeds in Book 35123, Page 1, as amended by First Amendment to Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision dated January 23, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35431, Page 124. The fee interest in the Common Open Space parcel is or shall be owned by the Abenaki Drive Homeowners Association. The Common Open Space parcel is the 4.03 acre area shown on the above referenced River Road Subdivision plan and designated as Common Open Space Reserved for Recreation and/or Conservation Purposes, and is more specifically described as follows:

A certain lot or parcel of land located on the northerly side of Abenaki Drive in the Town of Windham, County of Cumberland and State of Maine, and shown as Common Open Space as originally shown on the approved subdivision plan entitled "Subdivision Plan, River Road Subdivision, Windham, Maine, for record owner River Road Housing, LLC, 105 Standish Neck Road, Standish, Maine 04084, prepared by DM Roma Consulting Engineers dated December 4, 2017, revised through December 4, 2017, as approved by the Windham Planning Board, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 52, as now amended and as now shown on the approved amended subdivision plan entitled "Amended Subdivision Plan, River Road Subdivision, Windham, Maine", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May

14, 2018, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 244, said Common Open Space being more particularly described as follows:

Beginning at an iron pin set on the northerly sideline of Abenaki Drive at the southwesterly corner of Lot 7 as shown on the aforementioned River Road Subdivision plan;

thence in a general southwesterly direction along the Common Open Space as shown on said Plan and along a curve to the left, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears South 70° - 07' - 45" West, a chord length of fifty-four and 14/100 (54.14) feet, and a delta of 15° - 10' - 31", an arc length distance of fifty-four and 30/100 (54.30) feet to an iron pin set at the southeasterly corner of Lot A as shown on the aforementioned River Road Subdivision plan;

thence North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of thirty-two and 04/100 (32.04) feet to a point;

thence continuing North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of fifty-seven and 52/100 (57.52) feet to a point;

thence continuing North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of thirty-nine and 93/100 (39.93) feet to an iron pin set at land now or formerly of Jesse R. Cloutier, with reference being to a warranty deed from Robert Cloutier dated April 9, 2012 and recorded in the Cumberland County Registry of Deeds in Book 19288, Page 342;

thence North 75° - 04' - 09" East along Cloutier land a distance of fifty-three and 62/100 (53.62) feet to a point;

thence continuing North 75° - 04' - 09" East along Cloutier land a distance of three hundred forty-three and 56/100 (343.56) feet to a point;

thence continuing North 75° - 04' - 09" East along Cloutier land a distance of four hundred sixty-eight and 81/100 (468.81) feet to land now or formerly of Timothy H. Coffee and Jody S. Coffee with reference being to a warranty deed from Douglas Candage dated November 22, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15186, Page 39;

thence South 01° - 56' - 53" East along Coffee land a distance of four hundred eight and 79/100 (408.79) feet to a point marking the northeast corner of remaining land now or formerly of Stephen R. Farrar and Patricia Y. Farrar, reference being to a warranty deed from Steve Farrar, Associates dated February 26, 1997 and recorded in the Cumberland County Registry of Deeds in Book 12973, Page 69;

thence South 89° - 56' - 39" West along Farrar land a distance of five hundred forty-three and 41/100 (543.41) feet to a point marking a northwest corner of Farrar;

thence South 00° - 03' - 21" East along Farrar land a distance of two hundred eighteen and 00/100 (218.00) feet to a point marking the southwest corner of Farrar;

thence South 88° - 50' - 27" West along land now or formerly of Darryl E. Hawes, reference being to a warranty deed from Douglas B. Candage and Laurie A. Candage dated March 28, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22478, Page 226, a distance of one hundred eighty-nine and 36/100 (189.36) feet to an iron pin set marking the southerly corner of Lot 3 as shown on the aforementioned River Road Subdivision plan;

thence North 51° - 21' - 21" East along Lot 3 a distance of seventy-nine and 77/100 (79.77) feet to an iron pin set marking the southwest corner of Lot 4 as shown on the aforementioned River Road Subdivision plan;

thence North 89° - 02' - 37" East along Lot 4 a distance of one hundred one and 99/100 (101.99) feet to an iron pin set marking the southeast corner of Lot 4;

thence North 00° - 03' - 21" West along Lot 4 a distance of two hundred five and 03/100 (205.03) feet to an iron pin set marking the northeast corner of Lot 4 at the southerly sideline of Abenaki Drive;

thence North 89° - 02' - 37" East along Abenaki Drive a distance of twenty-five and 00/100 (25.00) feet to a granite monument set at the southwesterly corner of Lot 5;

thence continuing North 89° - 02' - 37" East along Lot 5 a distance of one hundred eighty-three and 25/100 (183.25) feet to an iron pin set at the southeasterly corner of Lot 5;

thence North 10° - 02' - 31" West along Lot 5 a distance of one hundred sixty-two and 79/100 (162.79) feet to an iron pin set at the easterly corner of Lot 6 as shown on the aforementioned River Road Subdivision plan;

thence North 70° - 42' - 55" West along Lot 6 a distance of one hundred one and 26/100 (101.26) feet to a point;

thence continuing North 70° - 42' - 55" West along Lot 6 a distance of forty-nine and 79/100 (49.79) feet to an iron pin set;

thence South 75° - 04' - 09" West along Lot 6 a distance of sixty-two and 37/100 (62.37) feet to an iron pin set at the northeasterly corner of Lot 7 as shown on the aforementioned River Road Subdivision plan;

thence continuing South 75° - 04' - 09" West along Lot 7 a distance of two hundred ten and 25/100 (210.25) feet to an iron pin set at the northwesterly corner of Lot 7;

thence South 11° - 04' - 08" East along Lot 7 a distance of one hundred two and 76/100 (102.76) feet to the point of beginning.

The above described Common Open Space contains 175,700 square feet, or 4.03 acres.

Stormwater Drainage Easement - Lot A

Also conveying to the **Town of Windham**, its successors and assigns, non-exclusive perpetual drainage easement rights across a certain portion of Lot A as shown on the above referenced River Road Subdivision Plan, as granted in an easement deed from Ricky G. Jones and Brian D. Aaskov to River Road Housing, LLC dated February 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 202, and as included in a warranty deed from River Road Housing LLC to STJ, Inc. dated February 22, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 206, said drainage easement being for the proper drainage of Abenaki Drive. The drainage easement rights described and created therein shall include rights of access to install, construct, maintain, service or repair any slope, grade, catch basin, manhole, underground line or pipe, stub, grade, drain, level spreaders, retention pond or catch basin, ditch, culvert and any inlet or outlet thereof, related to such drainage easement. In the event that it is necessary to construct, install, maintain, service or repair any such drainage component(s), then after the completion of such work, the party performing the work shall return the surface of the real property to substantially its state prior to said work being done, excepting grade, rip-rap installation, or other changes intended to improve drainage.

With regard to the stormwater drainage easement described and granted herein, the Town of Windham shall have the right, but not the responsibility or obligation, to maintain the easement and any component drainage and utility structures or facilities, including any level spreaders.

The above described real property and rights are conveyed subject to those matters shown on the approved amended subdivision plan entitled "Amended Subdivision Plan, River Road Subdivision, Windham, Maine", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May 14, 2018, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 244.

The above described real property and rights are conveyed subject to the easements, conditions, covenants, restrictions, obligations and other provisions and terms of the Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision

dated September 5, 2018 and recorded in the Cumberland County Registry of Deeds in Book 35123, Page 1, as amended by First Amendment to Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision dated January 23, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35431, Page 124.

Being a portion of the premises conveyed in a warranty deed from River Road Housing LLC to STJ, Inc. dated February 22, 2018 and recorded on February 23, 2018 @ 10:16 AM in the Cumberland County Registry of Deeds in Book 34671, Page 206.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

In witness whereof, I, James W. Shaw, the duly authorized President of **STJ, Inc.**, have hereunto set my hand and seal this June / July _____, 2021.

**Signed, sealed and delivered
in presence of**

STJ, Inc.

Witness

By James W. Shaw, Its President

State of Maine
Cumberland, ss.

June / July _____, 2021

Then personally appeared before me the above named James W. Shaw, the duly authorized President of **STJ, Inc.**, and acknowledged the foregoing instrument to be his or her free act and deed in his or her said capacity and the free act and deed of said Grantor corporation.

My commission expires:

Notary Public/Maine Attorney at Law

Printed name

Below Space Reserved for Recording Information

WARRANTY DEED
(Corporate Grantor)

STJ, Inc.

to

Town of Windham

Abenaki Drive & Easements
River Road Subdivision
Windham, Maine



Sawyer Law LLC, P.A.
P.O. Box 1, 157 Main Street
Gorham, Maine 04038

☎ 207-839-6771



April 13, 2021

Mark T. Arienti, Town Engineer
Town of Windham
8 School Street
Windham, ME 04062

Re: Abanaki Drive

Dear Mark:

DM Roma Consulting Engineers performed on-site observations for the constructed roadways and associated infrastructure for Abanaki Drive as part of the constructed improvements for the River Road Subdivision shown on a plan recorded in Cumberland County Registry of Deeds Plan Book 218, page 52. As-built plans were prepared for the roadway construction based on our field observations and construction notes provided by the owner. Based on our site observations and preparation of as-built plans, it is our professional opinion that Abanaki Drive, along with the associated stormwater filter basin, stone berm level spreader and utilities were constructed in general conformance with the design plans. Any observed deviations from the plans are noted on the as-built plans dated April 13, 2021.

If you have any questions, comments or require any further information, please don't hesitate to contact us.

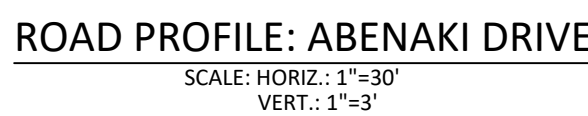
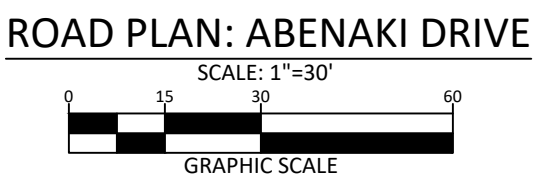
Sincerely,

DM Roma Consulting Engineers

A handwritten signature in black ink, appearing to read "Dustin M. Roma".

Dustin M. Roma, P.E.
President

1. BASE PLAN INFORMATION FROM PLANS PREPARED BY DM ROMA CONSULTING ENGINEERS
2. AS-BUILT INFORMATION SHOWN HEREON BASED ON CONTRACTOR'S NOTES PROVIDED BY GORHAM SAND AND GRAVEL AND FIELD OBSERVATIONS PERFORMED BY DM ROMA CONSULTING ENGINEERS.
3. AS-BUILT INFORMATION SHOWN IN RED. OTHER INFORMATION SHOWN ON THIS PLAN WAS CONFIRMED TO HAVE BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS BY THE DESIGN ENGINEER.



LEGEND			
EXISTING			PROPOSED
=====	PROPERTY LINE/R.O.W.	=====	
=====	ABUTTER PROPERTY LINE	=====	
=====	SETBACK	=====	
=====	EASEMENT LINE	=====	
=====	CENTERLINE	=====	
=====	BUILDING	=====	
=====	EDGE OF PAVEMENT/CURB	=====	
=====	EDGE OF GRAVEL	=====	
=====	EDGE OF WETLANDS	=====	
=====	CONTOUR LINE	=====	
=====	TREELINE	=====	
=====	CATCHBASIN	=====	
=====	DRAINAGE MANHOLE	=====	
=====	CULVERT/STORMDRAIN	=====	
=====	UNDERDRAIN	=====	
=====	UTILITY POLE	=====	
=====	OVERHEAD UTILITIES	=====	
=====	UNDERGROUND UTILITIES	=====	
=====	TRANSFORMER PAD	=====	
=====	RIPRAP	=====	
=====	FILTER BARRIER	=====	



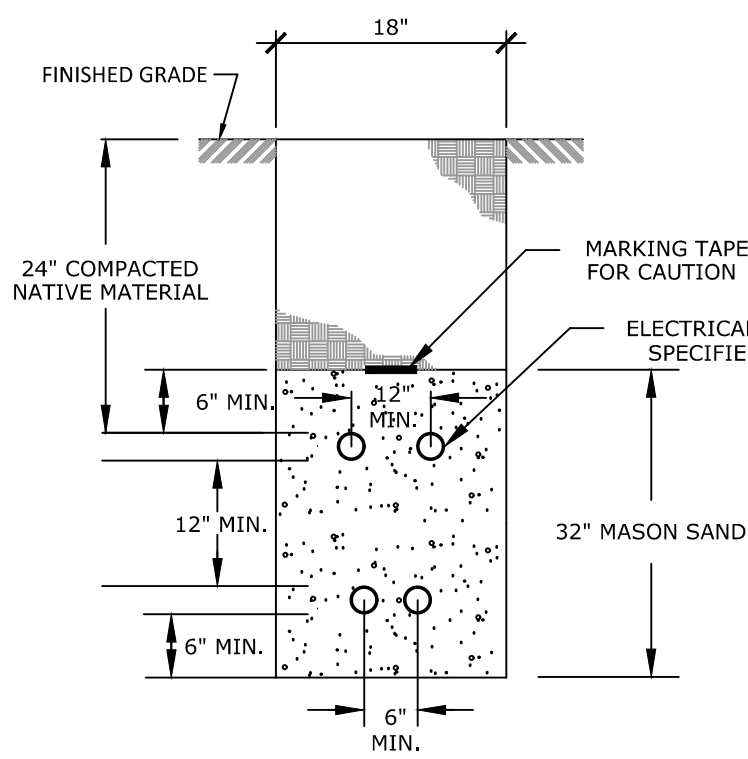
ABANAKI DRIVE
WINDHAM, MAINE

FOR RECORD OWNER:
STJ, INC.
300 WINDHAM ROAD
BUXTON, MAINE 04003

17020 JOB NUMBER:
AS NOTED SCALE:
4-13-2021 DATE:
SHEET 1 OF 2
AB-1

AS-BUILT PLAN NOTES:

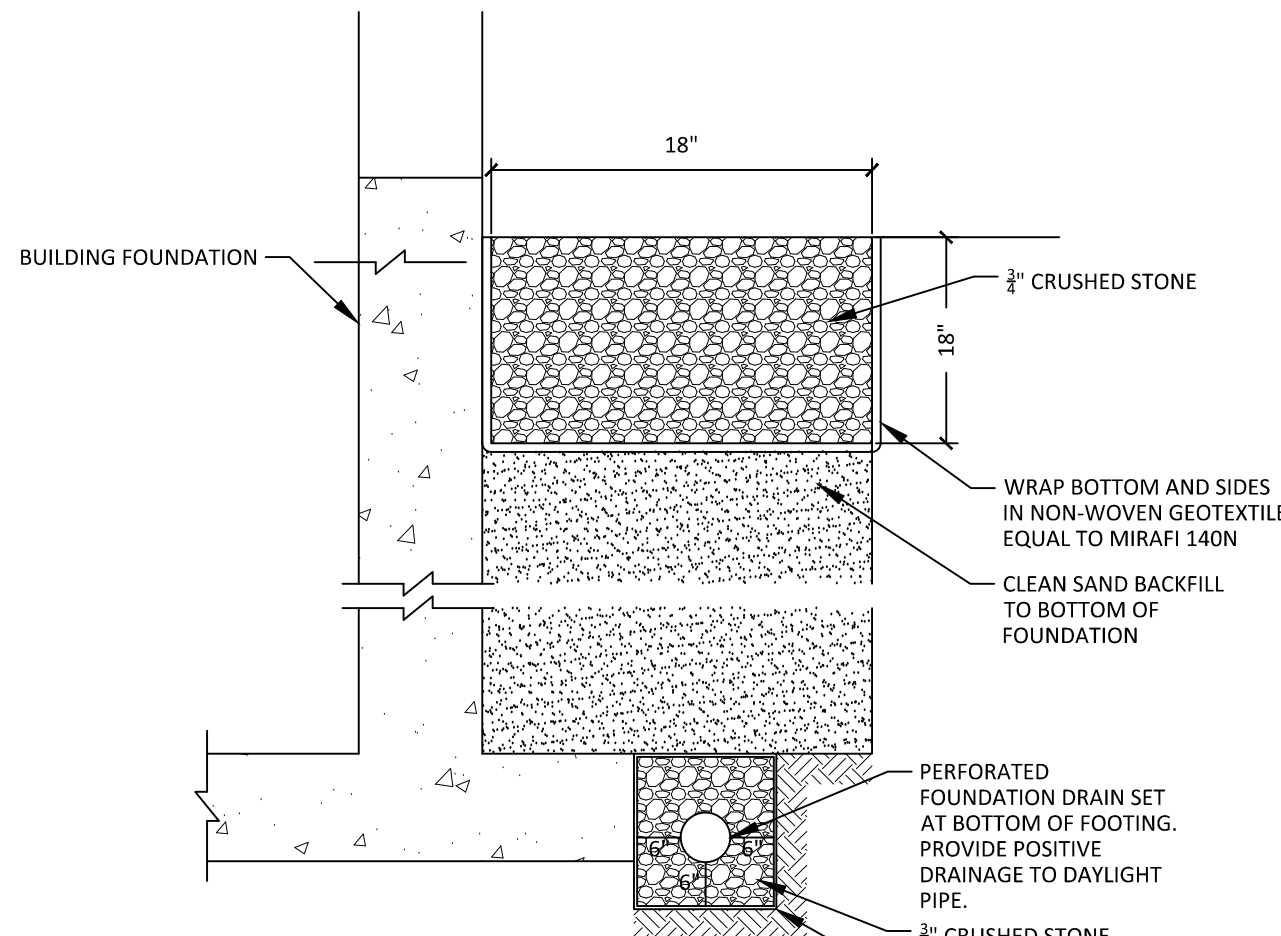
1. BASE PLAN INFORMATION FROM PLANS PREPARED BY DM ROMA CONSULTING ENGINEERS
2. AS-BUILT INFORMATION SHOWN HEREON BASED ON CONTRACTOR'S NOTES PROVIDED BY GORHAM SAND AND GRAVEL AND FIELD OBSERVATIONS PERFORMED BY DM ROMA CONSULTING ENGINEERS.
3. AS-BUILT INFORMATION SHOWN IN RED. OTHER INFORMATION SHOWN ON THIS PLAN WAS CONFIRMED TO HAVE BEEN CONSTRUCTED IN GENERAL CONFORMANCE WITH THE DESIGN PLANS BY THE DESIGN ENGINEER.



TRENCH DETAIL - ELECTRICAL CONDUIT

NOT TO SCALE

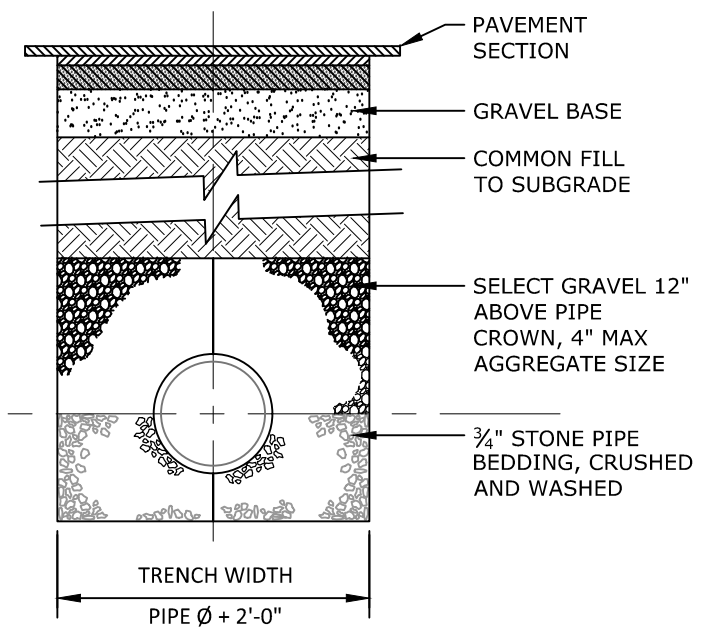
- NOTES:
1. ALL CONDUITS SHALL BE 4" DIA. PVC SCH 40 EXCEPT FOR ROAD CROSSINGS SHALL BE PVC SCH 80
 2. INSTALLATION SHOULD NOT ALLOW THE INTER-TWING OF CABLES.
 3. BEDDING AND BACKFILL SHALL BE FREE OF ROOTS, STUMPS AND OTHER DEBRIS.
 4. COMMUNICATION CABLE AND POWER CABLE SHALL HAVE NO LESS THAN 12 INCHES OF RADIAL SEPARATION.



- NOTES:
1. ALL NEW BUILDINGS REQUIRE ROOF DRIP EDGES

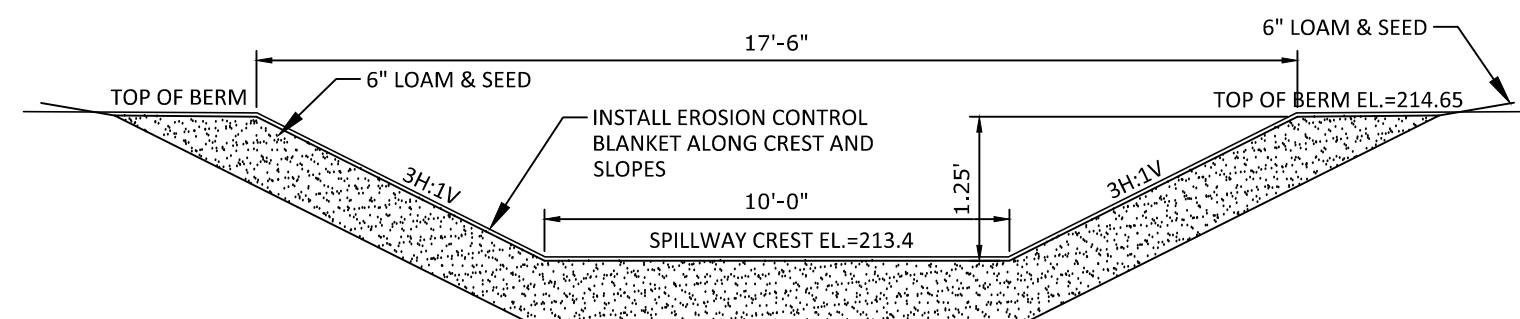
ROOF DRIP EDGE

NOT TO SCALE



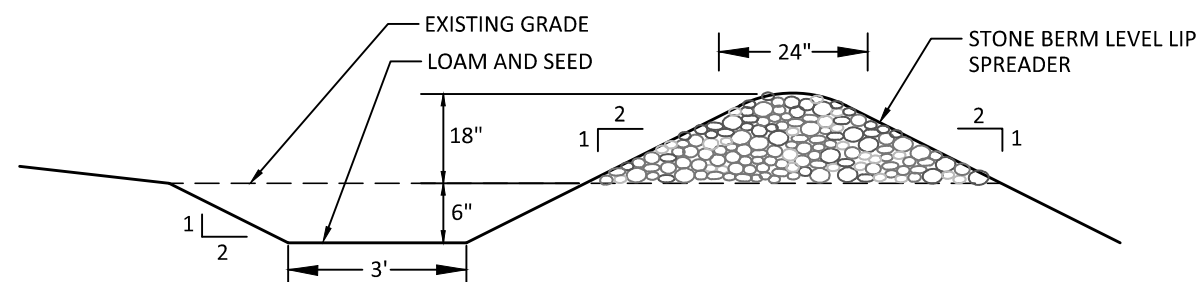
TYPICAL TRENCH SECTION

NOT TO SCALE



SPILLWAY CROSS-SECTION

NOT TO SCALE

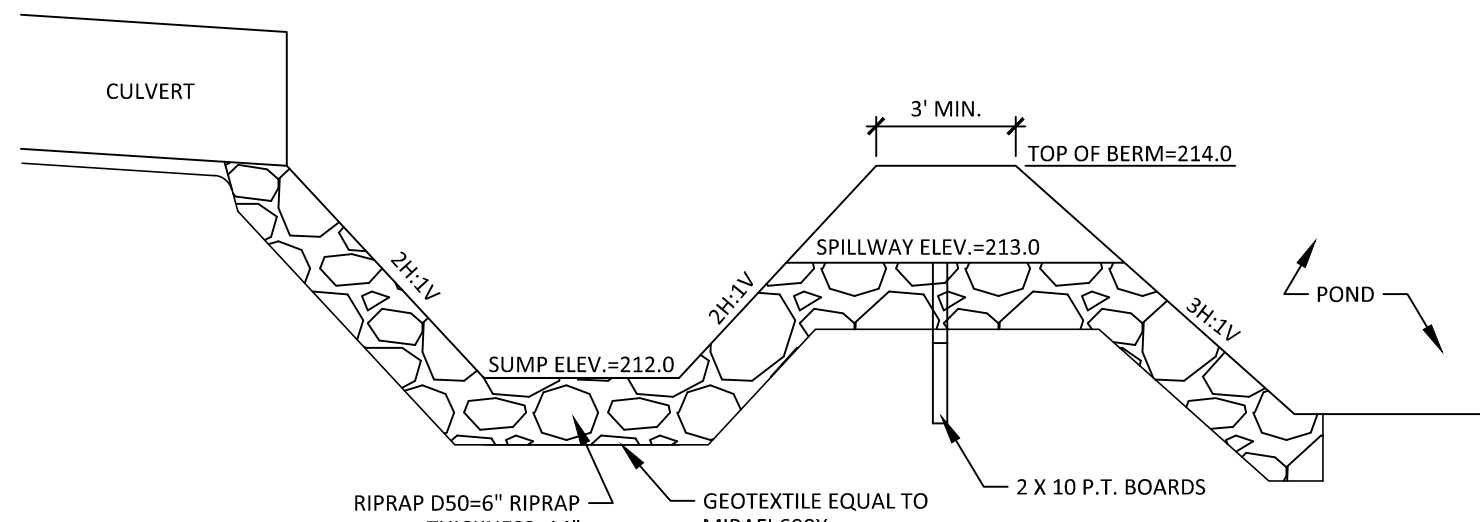


- GENERAL NOTES:
1. THE STONE USED TO CONSTRUCT THE BERM SHALL MEET THE FOLLOWING SPECIFICATIONS:

SIEVE DESIGNATION (US)	PERCENT PASSING BY WEIGHT
12 IN.	100
6 IN.	94-100
3 IN.	68-83
1 IN.	42-55
NO. 4	8-12

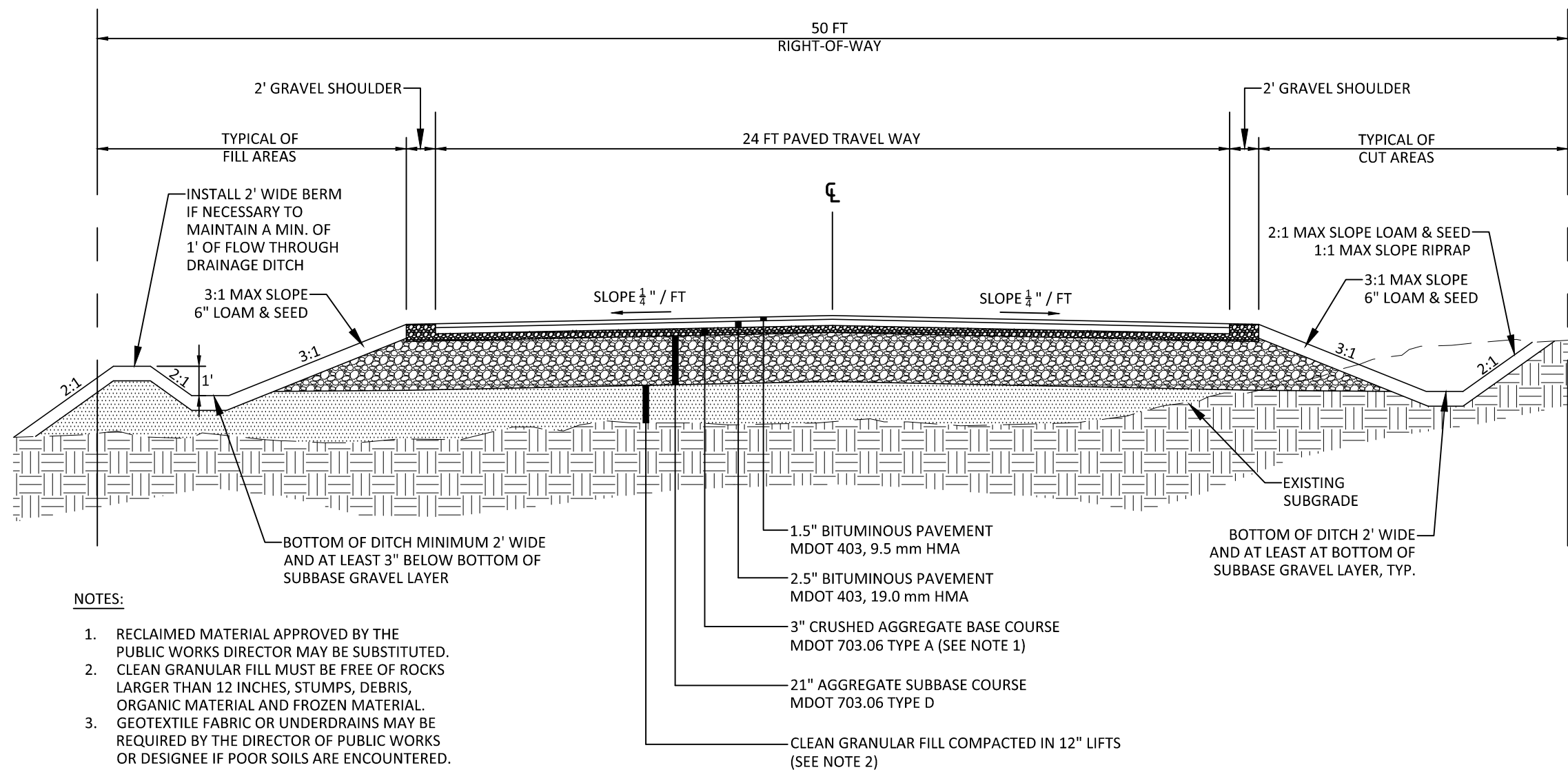
STORMWATER LEVEL LIP SPREADER

NOT TO SCALE



SEDIMENT FOREBAY

NOT TO SCALE



NOTES:

1. RECLAIMED MATERIAL APPROVED BY THE PUBLIC WORKS DIRECTOR MAY BE SUBSTITUTED.
2. CLEAN GRANULAR FILL MUST BE FREE OF ROCKS LARGER THAN 12 INCHES, STUMPS, DEBRIS, ORGANIC MATERIAL AND FROZEN MATERIAL. GEOTEXTILE FABRIC OR UNDERDRAINS MAY BE REQUIRED BY THE DIRECTOR OF PUBLIC WORKS OR DESIGNEE IF POOR SOILS ARE ENCOUNTERED.
3. RECLAIMED MATERIAL APPROVED BY THE PUBLIC WORKS DIRECTOR MAY BE SUBSTITUTED.

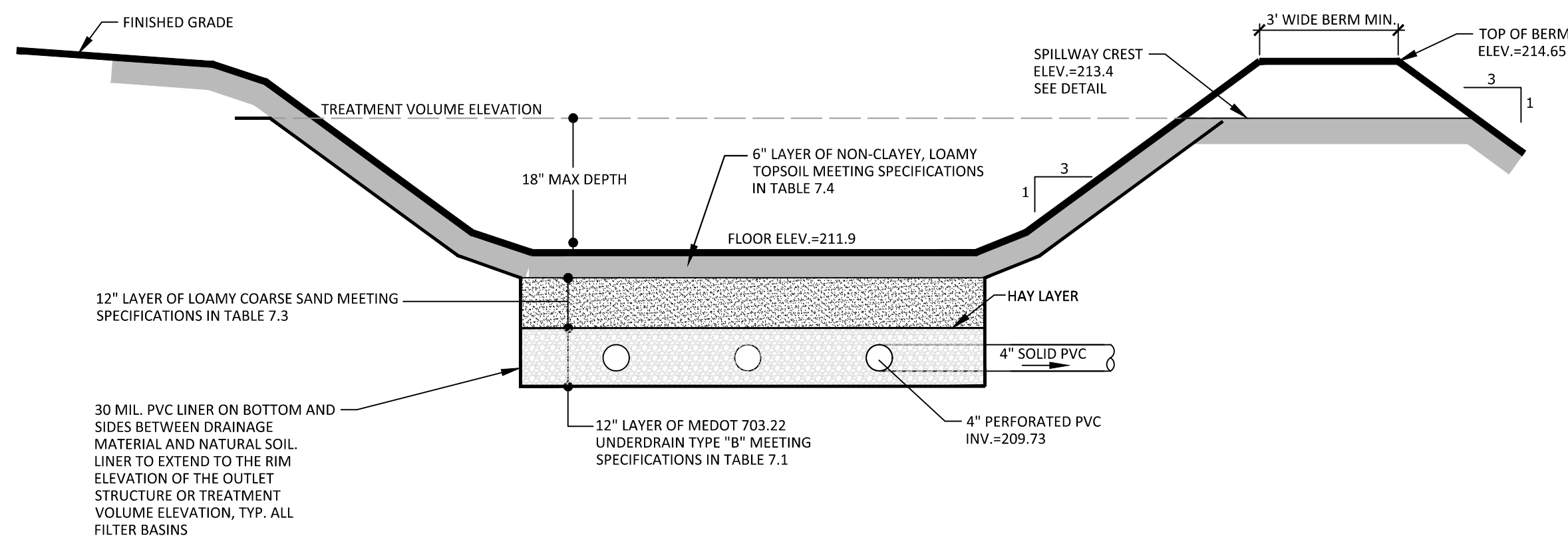
TYPICAL ROADWAY SECTION - MINOR LOCAL STREET

NOT TO SCALE

TABLE 7.1 UNDERDRAIN 703.22 TYPE "B"	
SIEVE SIZE	% PASSING BY WEIGHT
1"	90-100
1/2"	75-100
#4	50-100
#20	15-80
#50	0-15
#200	0-5

TABLE 7.3 LOAMY COARSE SAND	
SIEVE SIZE	% PASSING BY WEIGHT
#10	85-100
#20	70-100
#60	15-40
#200	8-15
200 CLAY	<2.0

TABLE 7.4 SANDY LOAM	
SIEVE SIZE	% PASSING BY WEIGHT
#4	75-95
#10	60-90
#40	35-85
#200	20-70
200 CLAY	<2.0

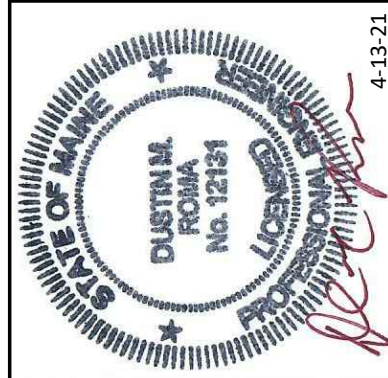


GENERAL NOTES:

1. CONSTRUCTION SEQUENCE: THE SOIL FILTER MEDIA AND VEGETATION MUST NOT BE INSTALLED UNTIL THE AREA THAT DRAINS TO THE FILTER HAS BEEN PERMANENTLY STABILIZED WITH PAVEMENT OR OTHER STRUCTURE, 90% VEGETATION COVER, OR OTHER PERMANENT STABILIZATION UNLESS THE RUNOFF FROM THE CONTRIBUTING DRAINAGE AREA IS DIVERTED AROUND THE FILTER UNTIL STABILIZATION IS COMPLETED.
2. COMPACTION OF SOIL FILTER: FILTER SOIL MEDIA AND UNDERDRAIN BEDDING MATERIAL MUST BE COMPACTED BETWEEN 90% AND 92% STANDARD PROCTOR. THE BED SHOULD BE INSTALLED IN AT LEAST TWO LIFTS TO PREVENT POCKETS OF LOOSE MEDIA.
3. CONSTRUCTION OVERSIGHT: INSPECTION BY THE DESIGN ENGINEER OR SUITABLE THIRD PARTY WILL OCCUR AT A MINIMUM:
 - A) AFTER THE PRELIMINARY CONSTRUCTION OF THE FILTER GRADES AND ONCE THE UNDERDRAIN PIPES ARE INSTALLED BUT NOT BACKFILLED.
 - B) AFTER THE DRAINAGE LAYER IS CONSTRUCTED AND PRIOR TO THE INSTALLATION OF THE FILTER MEDIA.
 - C) AFTER THE FILTER MEDIA HAS BEEN INSTALLED AND SEED.
 - D) AFTER ONE YEAR TO INSPECT HEALTH OF THE VEGETATION AND MAKE CORRECTIONS.EALL THE MATERIAL USED FOR THE CONSTRUCTION OF THE FILTER BASIN MUST BE CONFIRMED AS SUITABLE BY THE DESIGN ENGINEER. TESTING MUST BE DONE BY A CERTIFIED LABORATORY TO SHOW THAT THEY ARE PASSING MDEP SPECIFICATIONS.
4. TESTING AND SUBMITTALS: THE CONTRACTOR SHALL IDENTIFY THE LOCATION OF THE SOURCE OF EACH COMPONENT OF THE FILTER MEDIA. ALL RESULTS OF FIELD AND LABORATORY TESTING SHALL BE SUBMITTED TO THE PROJECT ENGINEER FOR CONFIRMATION. THE CONTRACTOR SHALL:
 - A) SELECT SAMPLES FOR SAMPLING OF EACH TYPE OF MATERIAL TO BE BLENDED FOR THE MIXED FILTER MEDIA AND SAMPLES OF THE UNDERDRAIN BEDDING MATERIAL. SAMPLES MUST BE A COMPOSITE OF THREE DIFFERENT LOCATIONS (GRABS) FROM THE STOCKPILE OR PIT FACE. SAMPLE SIZE REQUIRED WILL BE DETERMINED BY THE TESTING LABORATORY.
 - B) PERFORM A SIEVE ANALYSIS CONFORMING TO STM C136 (STANDARD TEST METHOD FOR SIEVE ANALYSIS OF FINE AND COARSE AGGREGATES 1996A) ON EACH TYPE OF THE SAMPLE MATERIAL. THE RESULTING SOIL FILTER MEDIA MIXTURE MUST HAVE 8% TO 12% BY WEIGHT PASSING THE #200 SIEVE, A CLAY CONTENT OF LESS THAN 2% (DETERMINED BY HYDROMETER GRAIN SIZE ANALYSIS) AND HAVE 10% DRY WEIGHT OF ORGANIC MATTER.
 - C) PERFORM A PERMIABILITY TEST ON THE SOIL FILTER MEDIA MIXTURE CONFORMING TO ASTM D2434 WITH THE MIXTURE COMPACTED TO 90-92% OF MAXIMUM DRY DENSITY BASED ON ASTM D698

FILTER BASIN SECTION

NOT TO SCALE



DM ROMA
CONSULTING ENGINEERS

59 HARVEST HILL RD
WINDHAM, ME 04062
(207) 310-0506

REV	DATE	BY	DESCRIPTION
A	10-2-17	DMR	ISSUED TO TOWN FOR REVIEW
B	11-20-17	DMR	REVISED PER TOWN REVIEW COMMENTS
C	12-4-17	DMR	REVISED PER TOWN REVIEW COMMENTS

AS-BUILT ROAD CONSTRUCTION DETAILS

ABANAKI DRIVE

WINDHAM, MAINE

FOR RECORD OWNER:

STJ, INC.

933 PARKER FARM ROAD
BUXTON, MAINE 04009

17020

JOB NUMBER:

AS NOTED

SCALE:

4-13-2021

DATE:

SHEET 2 OF 2

AB-2

Prepared by:

Sawyer Law LLC, P.A.
P.O. Box One, 157 Main Street
Gorham, Maine 04038-0001

Above Space Reserved for Recording Information

WARRANTY DEED

Maine Statutory Short Form

Know all men by these presents that STJ, Inc., a Maine corporation, with a place of business in Buxton, York County, Maine, and a mailing address of 939 Parker Farm Road, Buxton, Maine 04093 (the Grantor herein), for consideration paid, **grants to Abenaki Drive Homeowners Association**, a Maine nonprofit corporation, with a place of business in Buxton, York County, Maine, and a mailing address of 939 Parker Farm Road, Buxton, Maine 04093 (the Grantee herein), *with warranty covenants*, the real property in **Windham**, Cumberland County, Maine, bounded and described as follows:

Common Open Space

A certain lot or parcel of land located on the northerly side of Abenaki Drive in the Town of **Windham**, County of Cumberland and State of Maine, and shown as **Common Open Space** as originally shown on the approved subdivision plan entitled "Subdivision Plan, River Road Subdivision, Windham, Maine, for record owner River Road Housing, LLC, 105 Standish Neck Road, Standish, Maine 04084, prepared by DM Roma Consulting Engineers dated December 4, 2017, revised through December 4, 2017, as approved by the Windham Planning Board, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 52, as now amended and as now shown on the approved amended subdivision plan entitled "**Amended Subdivision Plan, River Road Subdivision, Windham, Maine**", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May 14, 2018, and as recorded in Cumberland County Registry of Deeds in **Plan Book 218, Page 244**, said Common Open Space being more particularly described as follows:

Beginning at an iron pin set on the northerly sideline of Abenaki Drive at the southwesterly corner of Lot 7 as shown on the aforementioned River Road Subdivision plan;

thence in a general southwesterly direction along the Common Open Space as shown on said Plan and along a curve to the left, said curve having a radius of two hundred five and 00/100 (205.00) feet, a chord which bears South 70° - 07' - 45" West, a chord length of fifty-four and 14/100 (54.14) feet, and a delta of 15° - 10' - 31", an arc length distance of fifty-four and 30/100 (54.30) feet to an iron pin set at the southeasterly corner of Lot A as shown on the aforementioned River Road Subdivision plan;

thence North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of thirty-two and 04/100 (32.04) feet to a point;

thence continuing North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of fifty-seven and 52/100 (57.52) feet to a point;

thence continuing North 11° - 04' - 08" West along Lot A as shown on the aforementioned River Road Subdivision plan a distance of thirty-nine and 93/100 (39.93) feet to an iron pin set at land now or formerly of Jesse R. Cloutier, with reference being to a warranty deed from Robert Cloutier dated April 9, 2012 and recorded in the Cumberland County Registry of Deeds in Book 19288, Page 342;

thence North 75° - 04' - 09" East along Cloutier land a distance of fifty-three and 62/100 (53.62) feet to a point;

thence continuing North 75° - 04' - 09" East along Cloutier land a distance of three hundred forty-three and 56/100 (343.56) feet to a point;

thence continuing North 75° - 04' - 09" East along Cloutier land a distance of four hundred sixty-eight and 81/100 (468.81) feet to land now or formerly of Timothy H. Coffee and Jody S. Coffee with reference being to a warranty deed from Douglas Candage dated November 22, 1999 and recorded in the Cumberland County Registry of Deeds in Book 15186, Page 39;

thence South 01° - 56' - 53" East along Coffee land a distance of four hundred eight and 79/100 (408.79) feet to a point marking the northeast corner of remaining land now or formerly of Stephen R. Farrar and Patricia Y. Farrar, reference being to a warranty deed from Steve Farrar, Associates dated February 26, 1997 and recorded in the Cumberland County Registry of Deeds in Book 12973, Page 69;

thence South 89° - 56' - 39" West along Farrar land a distance of five hundred forty-three and 41/100 (543.41) feet to a point marking a northwest corner of Farrar;

thence South 00° - 03' - 21" East along Farrar land a distance of two hundred eighteen and 00/100 (218.00) feet to a point marking the southwest corner of Farrar;

thence South 88° - 50' - 27" West along land now or formerly of Darryl E. Hawes, reference being to a warranty deed from Douglas B. Candage and Laurie A. Candage dated March 28, 2005 and recorded in the Cumberland County Registry of Deeds in Book 22478, Page 226, a distance of one hundred eighty-nine and 36/100 (189.36) feet to an iron pin set marking the southerly corner of Lot 3 as shown on the aforementioned River Road Subdivision plan;

thence North 51° - 21' - 21" East along Lot 3 a distance of seventy-nine and 77/100 (79.77) feet to an iron pin set marking the southwest corner of Lot 4 as shown on the aforementioned River Road Subdivision plan;

thence North 89° - 02' - 37" East along Lot 4 a distance of one hundred one and 99/100 (101.99) feet to an iron pin set marking the southeast corner of Lot 4;

thence North 00° - 03' - 21" West along Lot 4 a distance of two hundred five and 03/100 (205.03) feet to an iron pin set marking the northeast corner of Lot 4 at the southerly sideline of Abenaki Drive;

thence North 89° - 02' - 37" East along Abenaki Drive a distance of twenty-five and 00/100 (25.00) feet to a granite monument set at the southwesterly corner of Lot 5;

thence continuing North 89° - 02' - 37" East along Lot 5 a distance of one hundred eighty-three and 25/100 (183.25) feet to an iron pin set at the southeasterly corner of Lot 5;

thence North 10° - 02' - 31" West along Lot 5 a distance of one hundred sixty-two and 79/100 (162.79) feet to an iron pin set at the easterly corner of Lot 6 as shown on the aforementioned River Road Subdivision plan;

thence North 70° - 42' - 55" West along Lot 6 a distance of one hundred one and 26/100 (101.26) feet to a point;

thence continuing North 70° - 42' - 55" West along Lot 6 a distance of forty-nine and 79/100 (49.79) feet to an iron pin set;

thence South 75° - 04' - 09" West along Lot 6 a distance of sixty-two and 37/100 (62.37) feet to an iron pin set at the northeasterly corner of Lot 7 as shown on the aforementioned River Road Subdivision plan;

thence continuing South 75° - 04' - 09" West along Lot 7 a distance of two hundred ten and 25/100 (210.25) feet to an iron pin set at the northwesterly corner of Lot 7;

thence South 11° - 04' - 08" East along Lot 7 a distance of one hundred two and 76/100 (102.76) feet to the point of beginning.

The above described Common Open Space contains 175,700 square feet, or 4.03 acres.

Stormwater Drainage Easement - Lot A

Also conveying to Abenaki Drive Homeowners Association, its successors and assigns, non-exclusive perpetual drainage rights across a certain portion of Lot A as

shown on the aforementioned River Road Subdivision plan, as granted in an easement deed from Ricky G. Jones and Brian D. Aaskov to River Road Housing, LLC dated February 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 202, and as included in a warranty deed from River Road Housing LLC to STJ, Inc. dated February 22, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 206, said drainage easement being for the proper drainage of Abenaki Drive. The drainage easement rights described and created therein shall include rights of access to install, construct, maintain, service or repair any slope, grade, catch basin, manhole, underground line or pipe, stub, grade, drain, level spreaders, retention pond or catch basin, ditch, culvert and any inlet or outlet thereof, related to such drainage easement. In the event that it is necessary to construct, install, maintain, service or repair any such drainage component(s), then after the completion of such work, the party performing the work shall return the surface of the real property to substantially its state prior to said work being done, excepting grade, rip-rap installation, or other changes intended to improve drainage.

The above described Common Open Space parcel and the Stormwater Drainage Easement are conveyed together with the **benefit** of and **subject** to those streets, ways, easements, conditions, restrictions, notes, and other matters shown on the approved amended subdivision plan entitled "Amended Subdivision Plan, River Road Subdivision, Windham, Maine", for record owner STJ, Inc., 939 Parker Farm Road, Buxton, Maine 04093, prepared by DM Roma Consulting Engineers dated May 14, 2018, revised through May 14, 2018, as approved by the Windham Planning Board on May 14, 2018, and as recorded in Cumberland County Registry of Deeds in Plan Book 218, Page 244.

The above described Common Open Space parcel and the Stormwater Drainage Easement are conveyed together with the **benefit** of and **subject** to the easements, conditions, covenants, restrictions, obligations and other provisions and terms of the Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision dated September 5, 2018 and recorded in the Cumberland County Registry of Deeds in Book 35123, Page 1, as amended by First Amendment to Declaration of Covenants, Easements and Restrictions Affecting River Road Subdivision dated January 23, 2019 and recorded in the Cumberland County Registry of Deeds in Book 35431, Page 124.

More specifically, the Common Open Space parcel is conveyed subject to the following express covenants and restrictions which shall run with the land, all as if set forth at length in any conveyances of said lots:

1. The Stormwater Buffer areas shall remain undeveloped, substantially undisturbed, and left in their natural state, with no removal of trees, vegetation or natural duff layer except for the normal maintenance or removal of dead, diseased, windblown or damaged trees. The construction and maintenance of any approved stormwater facilities, including grading level spreaders, directing flow into and on the

Stormwater Buffer areas, shall not be considered to violate these restrictions.

Reserved Fee Ownership in Streets and Ways. To the extent not otherwise conveyed herein, and subject to the rights of incipient dedication to public use, and subject to the access and utility easement rights of the lot owners, the grantor STJ, Inc. excepts and reserves to itself, its successors and assigns, the fee interest in the proposed roads, streets, way or ways abutting the above described premises as depicted on the above referenced recorded subdivision plan. The purpose of the reservation is to preserve to said STJ, Inc., its successors and assigns, the fee ownership rights in and to such way or ways pursuant to 23 M.R.S.A. Section §3031 (4) and 33 M.R.S.A. Section §460, et seq.

Being a portion of the premises described and conveyed in a warranty deed from River Road Housing LLC to STJ, Inc. dated February 22, 2018 and recorded in the Cumberland County Registry of Deeds in Book 34671, Page 206.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Also hereby conveying all rights, easements, privileges and appurtenances belonging to the premises hereinabove described.

In witness whereof, **STJ, Inc.** has caused this deed to be signed and sealed in its corporate name by James W. Shaw, its duly authorized President, this June _____, 2021.

**Signed, sealed and delivered
in presence of**

STJ, Inc.

Witness

By James W. Shaw, Its President

State of Maine
Cumberland, ss.

June _____, 2021

Then personally appeared before me the above named James W. Shaw, the duly authorized President of **STJ, Inc.**, and acknowledged the foregoing instrument to be his or her free act and deed in his or her said capacity and the free act and deed of said Grantor corporation.

My commission expires:

Notary Public/Maine Attorney at Law

AFFIX SEAL

Printed name

Below Space Reserved for Recording Information

WARRANTY DEED
(Corporate Grantor)

STJ, Inc.

to

Abenaki Drive Homeowners
Association

Common Open Space
Abenaki Drive
Windham, Maine



SAWYER LAW LLC, P.A.

P.O. Box One, 157 Main Street
Gorham, Maine 04038

☎ 207-839-6771