

Town of Bowdoinham

13 School St • Bowdoinham, ME 04008

Phone 666-5531 • Fax 666-5532

www.bowdoinham.com

Nicole Briand, Interim Town Manager

January 14, 2021

Scott Gallant
8 Stone Hill Place
Bowdoinham, ME 04008

SITE PLAN REVIEW TIER II APPLICATION

LOCATION: 17 SCHOOL ST, BOWDOINHAM (TAX MAP U01, LOT 017)

Dear Scott,

I have reviewed your Site Plan Review Tier II Application for the property referenced above. This notice is to inform you that your application is incomplete. The items needed are listed in the Site Plan Review Application Checklist, which is attached for your use. The requested information or a formal letter requesting a waiver of specific submission requirements must be submitted to the Town by January 21, 2021 for your project to be on the Planning Board's next agenda.

Please contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature appears to read "Darren Carey".

Darren Carey

Deputy Code Enforcement Officer

Town Of Bowdoinham

13 School St

Bowdoinham, ME 04008

dcarey@bowdoinham.com

Ph: 666-5531

Site Plan Review Application Checklist – Tier II

Submission Requirements	Submitted	Waiver Requested	Staff Comments
a) Submission Requirements for Tier II and Tier III Site Plan Review Applications			
(i) Applications for site plan review must be submitted on application forms provided by the Town.	X		
(ii) Projects classified as Tier II projects shall go through a simplified review process.			
(iii) The Planning Board shall have the authority to waive any review standards if it finds they are inapplicable to Tier II projects.			
(iv) The submission must contain at least the exhibits and information specified in this section, unless specifically waived in writing.			
(v) All applications for site plan review must contain the following information:			
(A) a fully executed and signed copy of the application for development review;	X		
(B) evidence of payment of the application and technical review fees; and	X		\$500 to be paid
(C) Eleven (11) copies of written materials plus eleven (11) sets of maps or drawings. The maps or drawings must be at a scale sufficient to allow review of the items listed under approval criteria:			
(1) forty (40) feet to the inch is preferred, but in no case shall the scale exceed one hundred (100) feet to the inch for that portion of the tract of land being proposed for development.			Unknown C-1
(2) General Information.			
a. record owner's name, address, and phone number and applicant's name, address and phone number, if different.	X		On application form.
b. the location of all required building setbacks, yards, and buffers.			See Attachment A.
c. names and addresses of all property owners within two hundred (200) feet of any and all property boundaries.	X		Not provided. C-2c
d. sketch map showing general	X		

	location of the site within the municipality based upon a reduction of the tax maps.	X		20
	e. boundaries of all contiguous property under the total or partial control of the owner or applicant regardless of whether all or part is being developed at this time.	X		Not Shown 2E
	f. the tax map and lot number of the parcel or parcels on which the project is to be located.	X		On application form.
	g. a copy of the deed to the property, an option to purchase the property or other documentation to demonstrate right, title or interest in the property on the part of the applicant.			Exhibit A provided.
	h. the name, registration number and seal of the person who prepared the plan, if applicable.	NA		on written statement 4-1
	i. cost of the proposed development.	X		Information Needed.
	j. evidence of the applicant's financial capacity to complete it. This evidence should be in the form of a letter from a bank or other source of financing indicating the name of the project, amount of financing proposed or available, and individual's or institution's interest in financing the project or in the form of a letter from a certified accountant or annual report indicating that the applicant has adequate cash flow to cover anticipated costs.			Information Needed. on written statement
	k. evidence of the applicant's technical capability to carry out the project as proposed.	X		Information Needed on written statement
	(3) Existing Conditions Plan including the following:			
	a. zoning classification(s), including overlay and/or subdistricts, of the property and the location of zoning district boundaries if the property is located in two (2) or more zoning districts or subdistricts or abuts a different	X		Information Needed. 3) a

district.			
b. the bearings and length of all property lines of the property to be developed and the source of this information.	X		Not provided. 3) b 4 pages
c. location and size of any existing sewer and water mains, culverts and drains, on-site sewage disposal systems, wells, underground tanks or installations, and power and telephone lines and poles on the property to be developed and on abutting streets or land that may serve the development and an assessment of their adequacy and condition to meet the needs of the proposed use. Appropriate elevations must be provided as necessary to determine the direction of flow.			Locations of water & utilities provided. Location of septic system needed. see Attachment A.
d. location, names, and present widths of existing public and/ or private streets and rights - of-way within or adjacent to the proposed development.	X		See Attachment C
e. The location, dimensions and ground floor elevation of all existing buildings on the site.			Locations & dimensions provided.
f. the location and dimensions of existing driveways, parking and loading areas, walkways, and sidewalks on or immediately adjacent to the site.	X		
g. location of intersecting roads or driveways within two hundred (200) feet of the site.	X		Not provided. 3) 6
h. the location of open drainage courses, wetlands, stonewalls, graveyards, fences, stands of trees, and other important or unique natural areas and site features, including but not limited to, floodplains, deer wintering areas, significant wildlife habitats, scenic areas, habitat for rare and endangered plants and animals, unique natural communities and natural areas, sand and gravel	X		

	aquifers, and historic and/ or archaeological resources, together with a description of such features.			
	i. the direction of existing surface water drainage across the site, and any off-site drainage facilities that will be used.	X		Information Needed. 3) I
	j. the location, front view, dimensions, and lighting of existing signs.	NA		None Existing
	k. location and dimensions of any existing easements and copies of existing covenants or deed restrictions.			Information Needed. Town has
	l. the location of the nearest fire hydrant or other water supply for fire protection.	X		Information Needed. 3) L
	(4) Proposed Development Activity			
	a. estimated demand for water supply and sewage disposal, together with the location and dimensions of all provisions for water supply and wastewater disposal, and evidence of their adequacy for the proposed use, including soils test pit data if on-site sewage disposal is proposed.			Information Needed. 4) a 2 pages
	b. the direction of proposed surface water drainage across the site, and from the site, with an assessment of impacts on downstream properties.	X		Information Needed. 3) I.
	c. provisions for handling all solid wastes, including hazardous and special wastes, and the location and proposed screening of any on-site collection or storage facilities.	X		Information Needed. None
	d. the location, dimensions, and materials to be used in the construction of proposed driveways, parking and loading areas, and walkways and any changes in traffic flow onto or off-site.	X		Information Needed. gravel
	e. a grading plan showing the existing and proposed topography of the site at two (2) foot contour intervals, or such other interval as			

	the Planning Board may determine			
f.	proposed landscaping and buffering.	X		Information Needed.
g.	the location, dimensions, and ground floor elevation of all proposed buildings or building expansion proposed on the site.	NA		No buildings proposed.
h.	location of proposed signs together with the method for securing the sign.			Information Needed. <i>on written statement</i>
i.	location and type of exterior lighting.			Information Needed. <i>on written statement</i>
j.	the location of all utilities, including fire protection systems.			New utilities proposed? <i>on written statement</i>
k.	a general description of the proposed use or activity.			Information Needed. <i>on written statement</i>
l.	an estimate of the peak hour and daily traffic to be generated by the project.			Information Needed.
m.	the existing and proposed method of handling stormwater runoff, erosion and sedimentation control measures, and water quality and/or phosphorous export management provisions.			Information Needed. <i>on written statement</i>
n.	A written statement from any utility district providing service to the project as to the adequacy of the water supply in terms of quantity and pressure for both domestic and fire flows.			Information Needed. <i>on written statement</i>
o.	Breakdown of proposed project costs.			Information Needed. <i>on written statement</i>
p.	Approval Block. Space must be provided on the plan drawing for the signatures of the Planning Board and date together.			Information Needed.

Town of Bardonham

Receipt

02/17/21 1:18 PM TICKET #4324-1

TYPE----- REF----

**GAILM, SCOTT

PLANNING BOARD

SITE PLAN REVIEW

Paid By: GAILM, SCOTT
Remaining Balance: 0.00

500.00

1029

TRACK YOUR EXPENSES

- Track your expenses...
- Clothing
- Food
- Credit Card
- Entertainment
- Insurance
- Transportation
- Mortgage
- Other

2/14/21

Town of Bardonham
Five hundred

17 School

BALANCE FORWARD	
THIS ITEM	500.00
BALANCE DEPOSIT	
OTHER	
BALANCE FORWARD	



For added security, your name and account number do not appear on this copy.

NOT NEGOTIABLE

A **rod**, a **perch**^[1] ([https://simple.wikipedia.org/wiki/Rod_\(unit\)#endnote_Area](https://simple.wikipedia.org/wiki/Rod_(unit)#endnote_Area)) or a **pole** is a unit of length in the imperial and US systems.

$$\begin{aligned} 1 \text{ rod} &= 16\frac{1}{2} \text{ feet} \\ &= 5\frac{1}{2} \text{ yards} \\ &= \frac{1}{4} \text{ chain} \\ &= 5.0292 \text{ metres} \end{aligned}$$

The **link** (usually abbreviated as "l.", "li." or "lnk."), sometimes called a **Gunter's link**, is a unit of length formerly used in many English-speaking countries. In US customary units modern definition, the link is exactly $\frac{66}{100}$ of a US survey foot,^[1] or exactly 7.92 inches or approximately 20.12 cm.

$$6 \text{ Rods} = 6 \times 16.5 = 99'$$

$$18 \text{ Links} = 18 \times 7.92'' = 142.56'' = 11.88'$$

$$99' + 11.88' = 110.88' - 30' = 80.88'$$

03652
QUITCLAIM DEED
Without Covenant
Release

KNOW ALL PERSONS BY THESE PRESENTS, that I, PATRICK P. HAGGERTY, of Gorham, in the County of Cumberland and State of Maine, do hereby **REMISE, RELEASE AND CONVEY, and forever QUITCLAIM** unto KATHLEEN HAGGERTY, whose mailing address is School Street, RR3 Box 4895, Bowdoinham, Maine 04008, her heirs and assigns forever, the following describe real estate:

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School House Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy and one half (70 and 1/2) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION: No. 1: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Read; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southeasterly three (3) rods along land owned by Lang; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION: No. 2: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording, reference is hereby made for further description of said exception.

Reference is made to a conveyance of the same premises by a Deed from Joan F. Greenleaf to Stanley E. Durrell and Priscilla A. Durrell dated January 8, 1971 and recorded in the Sagadahoc County Registry of Deeds in Book 374, Page 207.

Meaning and intending to convey the same premises described in a Deed from Stanley E. Durrell and Priscilla A. Durrell to the Grantor and Grantee herein, dated June 16, 1995, and recorded in the Sagadahoc County Registry of Deeds in Book 1355, Page 135.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said KATHLEEN HAGGERTY, her heirs and assigns, to them and their own use and behoof forever.

IN WITNESS WHEREOF, I, the said PATRICK P. HAGGERTY, have hereunto set my hand and seal, this 27th day of April, in the year of our Lord one thousand nine hundred and ninety-six.

WITNESS:

Tracey A. Higgins

Patrick P. Haggerty
Patrick P. Haggerty

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named PATRICK P. HAGGERTY, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Elizabeth Beecher
Notary Public



ELIZABETH BEECHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 12, 1997

RECEIVED SAGADAHOC SS.

96 MAY 29 AM 11:42

ATTEST: Barbara J. Thott
REGISTERED CLERK

THIS IS NOT A BOUNDARY SURVEY

MORTGAGE LOAN INSPECTION PLAN

ATTACHMENT G

TO THE LENDING INSTITUTION AND ITS TITLE INSURER — I hereby certify that the location of the dwelling shown on this plan did ~~not~~ conform with the local zoning laws in effect at the time of construction. The property does not fall within a special flood hazard zone.

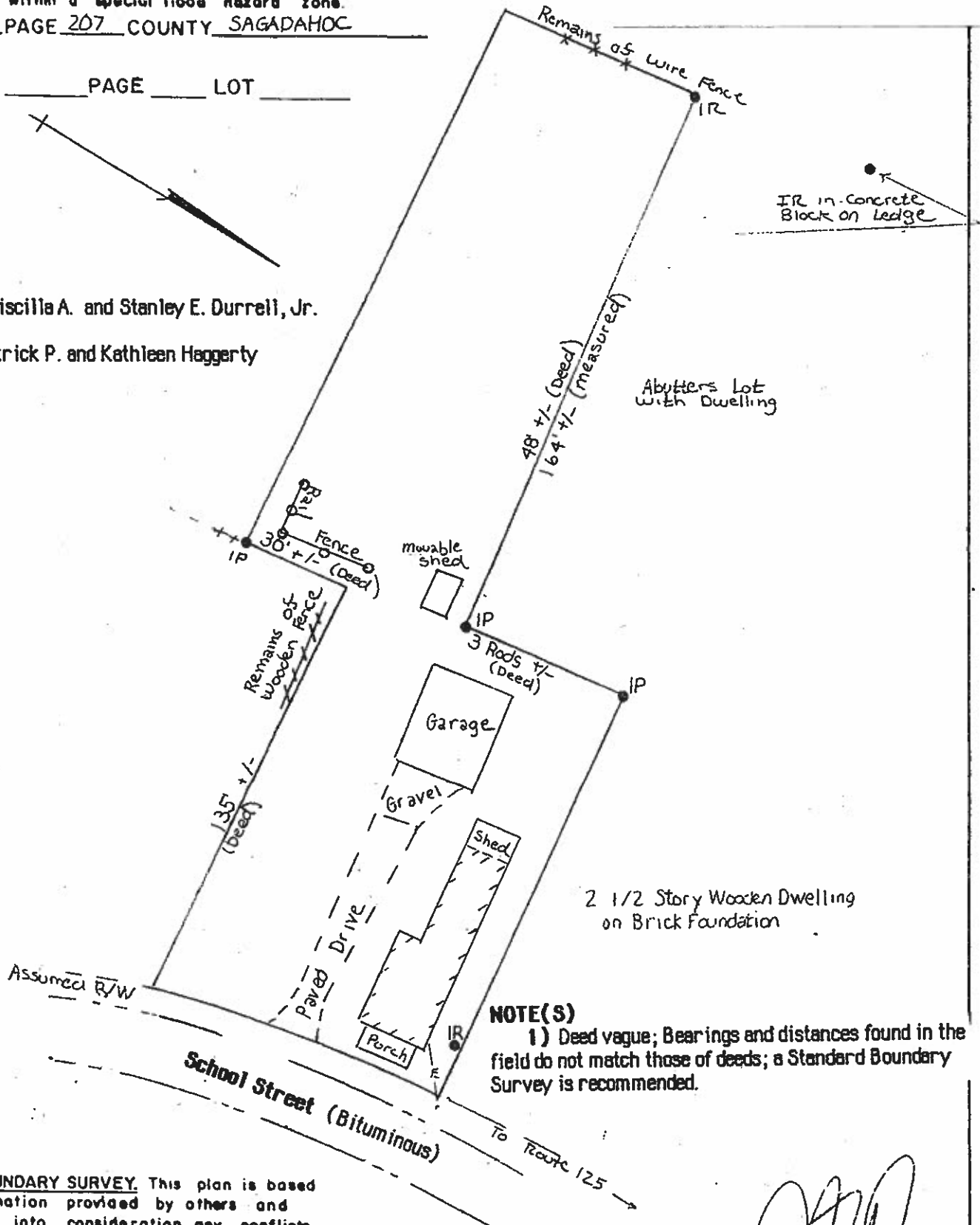
BOOK 374 PAGE 207 COUNTY SAGadahoc

PLAN BOOK PAGE LOT



Seller(s): Priscilla A. and Stanley E. Durrell, Jr.

Buyer(s): Patrick P. and Kathleen Haggerty



NOTE(S)
1) Deed vague; Bearings and distances found in the field do not match those of deeds; a Standard Boundary Survey is recommended.

THIS IS NOT A BOUNDARY SURVEY. This plan is based strictly on information provided by others and does not take into consideration any conflicts which abutting descriptions may contain. This plan was not made from an instrument survey. The certifications are for mortgage purposes only. This plan applies only to conditions existing as of the date shown hereon. This plan is not for recording.

Date 5-9-95 Scale 1" = 40'

	INCHES	INCHES	FEET
link	7.92		
rod	198.00		
7 rods	7.00	1386.00	
10 feet	10.00	120.00	
7 rods 10 feet	12.00	1506.00	125.50
2 rods	2.00	396.00	33.00
fourteen feet	14.00	168.00	14.00
2 rods 14 feet	12.00	168.00	47.00
6 rods	6.00	1188.00	99.00
2 rods	2.00	396.00	33.00
fourteen feet	14.00	168.00	14.00
2 rods 14 feet	12.00	168.00	47.00
6 rods	6.00	1188.00	99.00
1 rod	1.00	198.00	16.50
3 rods	3.00	594.00	49.50

① W 10 rods

①

3 rods

②

② SE 6 rods 18 links

Beginning from post SW

36 x 135 feet

NE to the road

S to line of School House lot

S to first boundary

SW 3 rods = 50 feet

NW 48 feet

SW 3 rods

NE 48 feet

03652
QUITCLAIM DEED
Without Covenant
Release

KNOW ALL PERSONS BY THESE PRESENTS, that I, PATRICK P. HAGGERTY, of Gorham, in the County of Cumberland and State of Maine, do hereby **REMISE, RELEASE AND CONVEY, and forever QUITCLAIM** unto KATHLEEN HAGGERTY, whose mailing address is School Street, RR3 Box 4895, Bowdoinham, Maine 04008, her heirs and assigns forever, the following describe real estate:

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School House Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy and one half (70 and 1/2) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION: No. 1: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Read; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southeasterly three (3) rods along land owned by Lang; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION: No. 2: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording, reference is hereby made for further description of said exception.

Reference is made to a conveyance of the same premises by a Deed from Joan F. Greenleaf to Stanley E. Durrell and Priscilla A. Durrell dated January 8, 1971 and recorded in the Sagadahoc County Registry of Deeds in Book 374, Page 207.

Meaning and intending to convey the same premises described in a Deed from Stanley E. Durrell and Priscilla A. Durrell to the Grantor and Grantee herein, dated June 16, 1995, and recorded in the Sagadahoc County Registry of Deeds in Book 1355, Page 135.

TO HAVE AND TO HOLD the same, together with all the privileges and appurtenances thereunto belonging, to the said KATHLEEN HAGGERTY, her heirs and assigns, to them and their own use and behoof forever.

IN WITNESS WHEREOF, I, the said PATRICK P. HAGGERTY, have hereunto set my hand and seal, this 27th day of April, in the year of our Lord one thousand nine hundred and ninety-six.

WITNESS:

Tracey A. Higgins

Patrick P. Haggerty
Patrick P. Haggerty

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

Then personally appeared the above-named PATRICK P. HAGGERTY, and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Elizabeth Beecher
Notary Public



ELIZABETH BEECHER
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 12, 1997

RECEIVED SAGADAHOC SS.

96 MAY 29 AM 11:42

ATTEST: *Barbara J. Thott*
REGISTER OF DEEDS

Know all Men by these Presents, That

I, Lizzie M. Leurtia of So. Framingham in the Commonwealth of Massachusetts.

in consideration of two hundred and seventy five dollars paid by William H. Leurtia of Barnstable, County of Sagadahoc and State of Maine.

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey, and forever quit-claim unto the said William H. Leurtia, his heirs and assigns forever, all

right, title and interest in and to the following parcels and lots of land situate in said Barnstable together with all buildings standing on each lot, lot No. one situate on school street and bounded on the north by school-house lot on the east by said school street; on the south by land of Bercliff Person & others & on the west by Young + Randall; lot No. two: Pelhamville ship lot bounded on the east by land of Ample on the north by Bridge Street on the west by Angela Pratt; lot No. three in Port road so called; bounded on the east by land of A. Pear on the south by Purinton; on the west by Christie + Fogg and on the north by the said Port road, containing more or less acres more or less, meaning to convey all my right title & interest in all lands held by my late father William H. Leurtia at the time of his death in Barnstable.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said William H. Leurtia his heirs and assigns forever.

And I do covenant with the said Grantee, his heirs and assigns, that I will warrant and forever defend the premises to him the said Grantee, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by, through, or under me.

In Witness Whereof, I the said Grantor Lizzie M. Leurtia

have hereunto set my hand and seal this twenty-seventh day of December in the year of our Lord one thousand nine hundred and nine

SIGNED, SEALED AND DELIVERED IN PRESENCE OF

Walter Adams

Lizzie M. Leurtia, Seal

Commonwealth of Massachusetts, Middlesex ss.

State of Maine, Sagadahoc, Co. December 27th 1909. Personally appeared

the above named Lizzie M. Leurtia and acknowledged the above instrument to be her free act and deed.

BEFORE ME, Walter Adams Notary Public

Received Jan 4, 1910 at 9 h. 35 m. A. M., and recorded from the original by Edwin M. Brown REGISTER.

109
486

Know all Men by these Presents, That

d. *Leavie G. Morse* of *Little Birmingham*, *Commonwealth*
of *Massachusetts*.

in consideration of *Two hundred and seventy-five dollars* paid by
William H. Leavie of *Bowdoinham* in the *County of Sagadahoc*
and *State of Maine*,
the receipt whereof *d.* do hereby acknowledge, do hereby remise, release, bargain, sell and convey,
and forever quit-claim unto the said *William H. Leavie* his

heirs and assigns forever, all *right, title and interest in and to* *The following parcels & lots*
of *land, situate in said Bowdoinham, together with all buildings standing on each*
lot, Lot No. 1 situate on school street and bounded on the north by
school-house lot on the east by said school street; on the south by land
of Bridget Bergen & others and on the west by land of Kendall & Young.
Lot No. 2. Blacksmith shop lot, bounded on the east by land of
Leavie on the south by Bridge St; on the west by George Thayer
lot & creek and on the north by land in possession of J. W. Pratt;
Lot No. 3 on Post Road so called; bounded on the east by land of Spear
on the south by land of Purinton on the west by land of Purinton &
Fogg and on the north by the said Post road, containing fifteen acres
more or less.

Meaning to convey all my right, title & interest in all lands
in *Bowdoinham* held by my late father *Wm. D. Leavie* at the time of
his death.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging to the said
William H. Leavie his heirs and assigns forever.

And *d.* do covenant with the said Grantee, *his* heirs and assigns, that *d.* will warrant
and forever defend the premises to *him* the said Grantee, *his* heirs and assigns forever, against the
lawful claims and demands of all persons claiming by, through, or under *me*.

In Witness Whereof, *d.* the said Grantor *Leavie G. Morse*

have hereunto set my hand and seal this *twenty-seventh* day of *December*
in the year of our Lord one thousand *nine* hundred and *nine*

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Walter Adams

Leavie G. Morse Seal

Commonwealth of Massachusetts, Middlesex, ss

State of Maine, Sagadahoc, ss. December 27th 1909.

the above named *Leavie G. Morse* Personally appeared
and acknowledged the above instrument to be *his* free act and deed.

BEFORE ME, *Seal* *Walter Adams* Notary Public
Leavie G. Morse

Received *Jan 4: 1910* 1000^{rs}. at *9* o'clock *a. m.* and recorded from the original by
Edwin M. Brown
REGISTER.

03026

(101)

Know all Men by these Presents.

That I, John A. Goodenow, Jr., of Bowdoinham, County of Sagadahoc, State of Maine

in consideration of One dollar and other valuable considerations

paid by Joan F. Goodenow, of Bowdoinham, in said County and State

the receipt whereof I do hereby acknowledge, do hereby remise, release, bargain, sell and convey and forever quit-claim unto the said Joan F. Goodenow, her

heirs and assigns forever.

a certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: A lot of land situated in Bowdoinham Village bounded as follows: Beginning on the south line of the School House Lot ten rods (10) westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven degrees east six rods and eighteen links; from thence north seventy and one-half degrees east to the road; from thence on the road to the south line of the School House Lot; from thence on the south line of said School House Lot to the first mentioned bound.

EXCEPTION: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939 and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three rods along line of Walter Read; thence at right angles northwesterly forty-eight feet (48') along land formerly owned by Andros; thence at right angles southeasterly three rods along land owned by Lang; thence at right angles northeasterly forty-eight feet (48') along line of School House Lot to first mentioned bound.

EXCEPTION No. 2: Excepting from the land first described in this deed another parcel of land thirty feet by one hundred thirty-five feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording reference is hereby made for further description of said exception.

Being the same premises conveyed to Donald Prindall and Verona N. Prindall by deeds of Irene M. Coffin formerly Irene M. Springer; Hope M. Enman; and Kenneth G. McIver, dated April 21, 1955; deed of Gloria J. Tessier and Angus W. McIver, dated April 22, 1955; and deed of Angus W. McIver, Guardian of Ione M. McIver, dated May 6, 1955; all of which said deeds are recorded in Sagadahoc County Registry of Deeds.

Reference is made to Warranty Deed from Donald Prindall et al to John A. Goodenow, Jr. and Joan F. Goodenow, dated December 24,

Deed
Curtis
to
Jones
U.S.I.R.
Stamp
\$ 1.50
Duly
Cancelled

152
58

... made this Eighteenth day of March in the year of our Lord
one thousand nine hundred and twenty-two Between William H. Curtis, a single man
party of the first part, and Ruth A. Jones party of the second part, Witnesseth,
that the said party of the first part, for and in consideration of the sum of One
(\$1.00) Dollar and other valuable considerations to him in hand paid by the said
party of the second part, the receipt whereof is hereby confessed and acknowledged,
does by these presents grant, bargain, sell, remise, release, alien and confirm
unto the said party of the second part, and her heirs and assigns forever,
all that certain piece or parcel of land situate and being in the Village of Bowdoinham
County of Sagadahoc and State of Maine and described as follows, to wit;
A lot of land situate in Bowdoinham Village together with the buildings thereon
and bounded as follows; Beginning on the South line of the School House Lot ten
(10) rods westerly of land formerly owned by Thomas Grows; running from thence

South twenty seven degrees East six rods and eighteen links, from thence North
seventy and one-half degrees East to the road; from thence on the road to the
South line of the school house Lot; from thence on the south line of said school
house lot to the first mentioned bound. Together with all and singular the hereditaments
and appurtenances thereunto belonging or in any wise appertaining; TO
have and to hold the said premises, as herein described, with the appurtenances,
unto the said party of the second part, and to her heirs and assigns FOREVER, And
the said William H. Curtis, a single man party of the first part, for himself,
his heirs, executors and administrators, does covenant, grant, bargain and agree
to and with the said party of the second part her heirs and assigns, that at the
time of the ensembling and delivery of these presents he is well seized of the above-
granted premises in fee simple; that they are free from all incumbrances
whatever and that he will, and his heirs, executors, and administrators shall,
WARRANT AND DEFEND the same against all lawful claims whatsoever. IN WITNESS WHERE-
OF, the said party of the first part has hereunto set his hand and seal this day
and year first above written.

59

Signed, Sealed and delivered

in Presence of

Chas. G. Walker
Thomas H. Brown

William H. Curtis Seal

STATE OF MICHIGAN, COUNTY OF WAYNE SS. On this Eighteenth day of March in
the year one thousand nine hundred and before me, a Notary Public in and
for said county, personally appeared William H. Curtis, a single man to me known
to be the same person described in and who executed the within instrument, who
has acknowledged the same to be his free act and deed.

Chas. G. Walker

Notary Public, Wayne County, Michigan.
My commission expires Jan. 4, 1926.
SEAL.

Received March 28, 1922 at 3 h. -- m. P. M. and recorded from the original.

KNOW ALL MEN BY THESE PRESENTS, That I, Allan Smith of Portland in the
County of Cumberland and State of Maine owner of a certain mortgage given by
Joseph E. Boardman of Bath, in the County of Sagadahoc and State of Maine to the
said Allan Smith dated June 24, A.D. 1919, and recorded in Sagadahoc Registry of
Deeds, Book 143, Page 164, do hereby acknowledge that I have received full pay-
ment and satisfaction of the same, and of the debt thereby secured and in ...

Discharge
of
Mortgage
Smith
to
Boardman

U.S.I.R. STAMPS \$7.15 duly cancelled

Know all Men by these Presents, That

We, Donald Prindell and Verona H. Prindell, husband and wife both of Brunswick, in the County of Cumberland and State of Maine.

in consideration of one dollar and other considerations of value paid by John A. Goodenow, Jr. and Joan F. Goodenow, both of Brunswick in the County of Cumberland and State of Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said John A. Goodenow, Jr. and Joan F. Goodenow, jointly, their heirs and assigns forever, a certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: A lot of land situated in Bowdoinham Village bounded as follows: Beginning on the south line of the School House Lot ten rods (10) westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven degrees east six and eighteen links; from thence north seventy and one-half degrees east to the road; from thence on the road to the south line of the School House Lot; from thence on the south line of said School House Lot to the first mentioned bound. EXCEPTION: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939 and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three rods along line of Walter Read; thence at right angles northwesterly forty-eight feet (48') along land formerly owned by Andros; thence at right angles southeasterly three rods along land owned by Lang; thence at right angles northeasterly forty-eight feet (48') along line of School House Lot to first mentioned bound. EXCEPTION NO. 2: Excepting from the land first described in this deed another parcel of land thirty feet by one hundred thirty-five feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording reference is hereby made for further description of said exception.

Being the same premises conveyed to us by deeds of Irene M. Coffin formerly Irene M. Springer; Hope M. Enman; and Kenneth G. McIver dated April 21, 1955; deed of Gloria J. Tessier and Angus W. McIver, dated April 22, 1955; and deed of Angus W. McIver, Guardian of Ione M. McIver, dated May 6, 1955; all of which said deeds are recorded in Sagadahoc County Registry of Deeds.

~~To Have and to Hold~~ the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said John A. Goodenow, Jr. and Joan F. Goodenow, jointly, ~~their joint tenants and not as tenants in common, to them and their heirs and assigns, and the survivor of them, and the heirs and assigns of the survivor of them~~ heirs and assigns to them and their use and behoof forever. And we do covenant with the said Grantee s, their heirs and assigns, that we are

lawfully seized in fee of the premises; that they are free of all incumbrances;

that we have good right to sell and convey the same to the said Grantee s

to hold as aforesaid; and that we and our heirs, shall and will warrant and defend the same to the said Grantee their heirs and assigns ~~and the survivor of them, and the heirs and the assigns of the survivor of them~~ forever against the lawful claims and demands of all persons.

In ~~Witness Whereof~~ We, the said Donald Prindall and Verona H. Prindall, husband and wife

~~and~~ of the said— joining in this deed as Grantor s and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hand s and seal s this 24 day of December in the year of our Lord one thousand nine hundred and sixty-two.

Signed Sealed and Delivered in presence of

F. Burton Whitman, Jr.
F. Burton Whitman, Jr.

Donald Prindall Seal
Verona H. Prindall Seal

State of Maine Cumberland, ss December 24, 1962
Personally appeared the above named Donald Prindall
and acknowledged the foregoing instrument to be their free act and deed.

Before me, F. Burton Whitman, Jr.

Justice of the Peace
Notary Public Seal

Received December 28 1962, at 10h. 05 m., A. M., and recorded from the original.

Know all Men by these Presents, That

I, Ruth A. Jones of town of Bowdoinham, County of Sagadahoc and State of Maine,

in consideration of Forty-Five Dollars paid by Thelma E. Pratt of town, county and state aforesaid,

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said Thelma E. Pratt, her heirs and assigns forever, a certain lot or parcel of land situated in town of Bowdoinham, aforesaid, and bounded and described as follows; Beginning at a point on the West side of School Street, at the intersection of the boundary line of land owned by Thelma E. Pratt, and land owned by Ruth A. Jones, running Southerly along said boundary 135 feet; thence westerly 30 feet; thence northerly 135 feet; thence easterly 30 feet to the point of beginning. Meaning to convey a portion of the land deeded to me by Warranty Deed from William H. Curtis, and recorded on March 28, 1922 in Sagadahoc Registry of Deeds in Book 152 on Page 58, to which records reference may be had for further description.

On Here and in Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said Thelma E. Pratt her

and behoof forever. And I do covenant with the said Grantee heirs and assigns, to her and their use her heirs and assigns, that I am

lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee

to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said Ruth A. Jones, a single woman, to wit, a widow;

18th day of May in the year of our Lord one thousand nine hundred and forty-four.

Signed, Sealed and Delivered in presence of
Jessie M. Ames

Ruth A. Jones Seal

State of Maine. Sagadahoc, SS. May 18, 1944.
Personally appeared the above named Ruth A. Jones

and acknowledged the above instrument to be her free act and deed.

Before me, Jessie M. Ames

Notary Public. Seal

Received June 20, 1944 at 9 h. 45 m. A. M., and recorded from the original.

Know all Men by these Presents, That

I, Ruth A. Jones of Bowdoinham in the County of Sagadahoc and State of Maine

in consideration of the sum of less than one hundred dollars
paid by Josephine Lang of Bowdoinham in the County of Sagadahoc

the receipt whereof is ~~me~~ hereby acknowledged, do hereby give, grant, bargain, sell and convey, unto the said Josephine Lang, her heirs and assigns forever, a certain lot or parcel of land, situated in Bowdoinham, in said County, and bounded and described as follows; Beginning at an iron post set in the ledge at South West corner of School House lot and running South-westerly three (3) rods along line of Walter Reed; thence at right angles North-westerly forty eight (48) ^{feet} along land formerly owned by Andross; thence at right angles South-westerly three (3) rods along land owned by Lang; thence at right angles north-easterly forty eight (48) feet along line of Schoolhouse lot to first mentioned bound. Meaning to convey a portion of land deeded to me March 18, 1922 by William D. Curtis and recorded in Sagadahoc Registry of Deeds Book 152, Page 58;

~~To Have and to Hold~~ the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ~~grantee, her~~

and behoof forever. And I do covenant with the said Grantee ~~her~~ heirs and assigns, to ~~use~~ their use heirs and assigns, that I am

lawfully seized in fee of the premises; that they are free of all incumbrances;

that I have good right to sell and convey the same to the said Grantee

to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee ~~her~~ heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Ruth A. Jones, single

~~and~~

~~with~~

joining in this deed as Grantor and relinquishing and conveying my rights by descent and all other rights in the above described premises, have hereunto set my hand and seal this third day of November in the year of our Lord one thousand nine hundred and thirty-nine.

Signed, Sealed and Delivered
in presence of

L. P. Temple

Mrs. Ruth A. Jones Seal

State of Maine. Sagadahoc, SS. November 3, 1939.
the above named Ruth A. Jones and she

Then Personally appeared

~~and~~ acknowledged the foregoing instrument to be her free act and deed.

Before me, L. P. Temple

Justice of the Peace.
~~My~~

Received Aug 11 1943 at 11 h. 45 m. A. M., and recorded from the original.

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220

Know all Men by these Presents, That

I, William H. Curtis of Andover in the County of Kennebec and State of Maine, one dollar and other consideration paid by William H. Curtis of Bowdoinham County of Sagadahoc + State of Maine,

the receipt whereof I, do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said heirs and assigns forever.

A certain lot or parcel of land with all buildings thereon situate in Bowdoinham Village and bounded and described as follows: to wit: - Beginning South in the street seven feet from the Southwest corner of the Aldersmith Shop on said lot of land; thence westerly on said street fifty-four feet; thence northerly to the middle of the creek, thence easterly on said creek fifty-four (54) feet; thence southerly to the first meadow bounds. Meaning to convey full right, title and interest I ever had in said shop and land and all appurtenances thereto belonging.

To Have and to Hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said William H. Curtis, his heirs and assigns, in them and their use and behoof forever.

And I do covenant with the said Grantee his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all incumbrances; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Grantee through or under me, his heirs and assigns forever, against the lawful claims and demands of all persons claiming by

In Witness Whereof, I, the said William H. Curtis and Elizabeth C. Curtis wife of the said William H. Curtis joining in this deed as Grantor and relinquishing and conveying all my rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this

26th day of January in the year of our Lord one thousand nine hundred and nine.

Signed, Sealed and Delivered in presence of
O. B. Blason, to W. H. C. to E. C. C. Wm. H. Curtis Elizabeth C. Curtis Seal Seal

State of Maine, Kennebec ss. Jan. 26, 1909. Then personally appeared the above-named William H. Curtis his free act and deed. Before me, Oliver B. Blason, Justice of the Peace.

Received Feb. 2, 1909, at 9 h. - m. A. M., and recorded from the original by John A. Fisher REGISTER.

Know All Men By These Presents.

00065

That I, JOAN F. GREENLEAF (formerly GOODENOW), of Bowdoinham, in the County of Sagadahoc and State of Maine

in consideration of one dollar and other valuable considerations paid by STANLEY E. DURRELL (husband) and PRISCILLA A. DURRELL (wife), both of Bowdoinham, in the County of Sagadahoc and State of Maine,

the receipt whereof I do hereby acknowledge, do hereby give, grant,

buy, sell and convey unto the said STANLEY E. DURRELL and PRISCILLA A. DURRELL

as joint tenants and not as tenants in common, and their heirs and assigns, and the survivor of them,

and the heirs and assigns of the survivor of them, forever, a certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School House Lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy and one-half (70½) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House Lot to the first mentioned bound.

EXCEPTION: No. 1: Excepting from the above land a certain lot sold to Josephine Lang, on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Head; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southeasterly three (3) rods along land owned by Lang; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION: No. 2: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording, reference is hereby made for further description of said exception.

Meaning and intending to convey and hereby conveying all and the same premises as was conveyed to the Grantor herein, by Quit-Claim Deed of John A. Goodenow, Jr., dated December 27, 1968, and recorded in the Sagadahoc County Registry of Deeds, Book 370, Page 631.



03898

BK 1355PG 135

WARRANTY DEED
KNOW ALL MEN BY THESE PRESENTS

THAT ME, Stanley E. Durrell and Priscilla A. Durrell of Bowdoinham, County of Sagadahoc, and State of Maine, for consideration paid, grant to Patrick P. Haggerty and Kathleen Haggerty, whose mailing address is 68 Shiloh Road, Durham, Maine 04222, as JOINT TENANTS, with WARRANTY COVENANTS, the land in Bowdoinham, County of Sagadahoc and State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham, and bounded and described as follows: Beginning on the south line of the School House lot ten (10) rods westerly of land formerly owned by Thomas Grows; running from thence south twenty-seven (27) degrees east six (6) rods and eighteen (18) links; from thence north seventy and one half (70 and 1/2) degrees east to the road; from thence on the road to the South line of the School House lot; from thence on the south line of said School House lot to the first mentioned bound.

EXCEPTION: No. 1: Excepting from the above land a certain lot sold to Josephine Lang on November 3, 1939, and recorded in the Sagadahoc County Registry of Deeds, Book 231, Page 541; which lot is bounded as follows: Beginning at an iron post set in the ledge at the southwest corner of School House Lot and running southwesterly three (3) rods along line of Walter Road; thence at right angles northwesterly forty-eight (48) feet along land formerly owned by Andros; thence at right angles southeasterly three (3) rods along land owned by Lang; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION: No. 2: Excepting from the land first described in this deed another parcel of land thirty (30) feet by one hundred thirty-five (135) feet sold to Thelma E. Pratt on June 20, 1944, which deed is recorded in the Sagadahoc County Registry of Deeds, Book 234, Page 443. To which recording, reference is hereby made for further description of said exception.

Meaning and intending to convey the same premises described in a Deed from Joan F. Greenleaf to the Grantors herein dated January 8, 1971 and recorded in the Sagadahoc County Registry of Deeds in Book 374, Page 207.

WITNESS our hands and seals this 16th day of the month of June, 1995.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

Connie Jo Minervino

Stanley E. Durrell
STANLEY E. DURRELL

Priscilla A. Durrell
PRISCILLA A. DURRELL

STATE OF MAINE
COUNTY OF Cumberland ss.

June 16th, 1995

BEFORE ME, personally appeared the above-named Stanley E. Durrell and Priscilla A. Durrell, who acknowledged the foregoing instrument to be their free acts and deeds.

Connie Jo Minervino
Attorney at Law
NOTARY PUBLIC

RECEIVED SAGADAHOC NOTARY PUBLIC

MY COMMISSION EXPIRES: 95 JUN 29 AM 10: 20

CONNIE JO MINERVINO
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES NOVEMBER 22, 2000

ATTEST: *Barbara J. Shaw*
REGISTER OF DEEDS

TRANSFER TAX PAID

Know all Men by these Presents, That

We, John P. Wilson, of Bowdoinham, Mary E. Page and Wm. E. Wilson, of Richmond, Minnet W. Curtis, of Lewiston, Carrie Curtis of Portland, Maria B. Farr, of Bowdoin, both of the State of Maine, and Horace Wilson, and Robert Wilson, both of Haverhill, Commonwealth of Massachusetts, heirs of Isaac Wilson, late of Bowdoinham, Maine, in consideration of ~~the sum of~~ ^{five hundred} dollars, paid by George W. Brown, of Springfield, in the Commonwealth of Massachusetts,

the receipt whereof *we* do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said George W. Brown, his heirs and assigns forever, ^{\$150 N.S.P.R.}
 a certain lot or parcel of land, with the buildings thereon, viz: the homestead farm of said Isaac Wilson, where he last dwelt, situated in said Bowdoinham, bounded on the east by the Post Road; on the north by land of Solon Temple; on the west by the Jack lot, so called; on the south by land of William J. Graves. ^{stamped duly cancelled}

To Have and to Hold the foregoing and bargained premises, with all the privileges and appurtenances thereof, to the said *George W. Brown, his* heirs and assigns, to their use and behoof forever.
 And *we* do covenant with the said grantee, *his* heirs and assigns, that *we* lawfully seized in fee of the premises; that they are free of all incumbrances; that *we* have good right to sell and convey the same to the said grantee to hold as aforesaid; and that *we* and our heirs, shall and will warrant and defend the same to the said grantee, *his* heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, *we* the said grantors and *William H. Farr* husband of the said *Maria B. Farr* wife of the said *George E. Page*, husband of the said *Mary E. Page*, and *George E. Page* wife of the said *George E. Page*, in testimony of her relinquishment of her right of dower in the above described premises, have hereunto set our hand and seal this *thirtieth* day of September

in the year of our Lord one thousand *eight* hundred and *ninety-nine* by *William T. Hall* Jr. their Attorney *at* Law, duly authorized by *Deed* of Attorney, recorded in the Registry of Deeds of Sagadahoc County, Maine

IN PRESENCE OF
B. C. Crosby

- John P. Wilson* Seal ✓
 - Maria B. Farr* Seal ✓
 - Mary E. Page* Seal ✓
 - Wm. E. Wilson* Seal ✓
 - Horace F. Wilson* Seal ✓
 - Robert H. Wilson* Seal ✓
 - Carrie L. Curtis* Seal ✓
 - Minnet W. Curtis* Seal ✓
 - William H. Farr* Seal -
 - George E. Page* Seal -
 - Maria B. Farr* Seal -
- Then personally appeared the above named

State of Maine
 Sagadahoc, ss. September 30, 1899

William T. Hall Jr. who signed and sealed the foregoing instrument as the attorney of the above named grantors, and acknowledged the above instrument to be his free act and deed. Before me,

Prudencia E. Blake
 Authorized to administer Justice of the Peace.

Received *October 7th* 1899 at 11 h. 45 m. A. M., and recorded from the original by

John A. Fitch

REGISTER.

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1962 and recorded in Sagadahoc County Registry of Deeds, Book 327,
Page 395.

To have and to hold, the same, together with all the privi-
leges and appurtenances thereunto belonging, to her the said
Joan F. Goodenow, her

heirs and assigns forever.

And do covenant with the said grantee, her heirs
and assigns, that I will warrant and forever defend the
premises to the said grantee, her heirs and assigns
forever, against the lawful claims and demands of all persons
claiming by, through, or under me, the said Grantor.

In Witness Whereof, the said John A. Goodenow, Jr.,
the said Joan F. Goodenow having obtained judgment of divorce from
the said John A. Goodenow, Jr., December 16, 1968
in the Eighth District Court, Brunswick, Maine

~~John A. Goodenow, Jr. Grantor~~
~~Joan F. Goodenow, Jr. Grantee~~
I, _____, have hereunto set my hand and seal this 27th
day of December in the year of our Lord one thousand nine
hundred and sixty-eight.

Signed, Sealed and Delivered
in presence of
Carl D. [Signature]

John A. Goodenow, Jr.

State of Maine } ss. December 27 1968.
Cumberland } Personally appeared the above named

John A. Goodenow, Jr.
and acknowledged the above instru-

ment to be his free act and deed.
Before me,

Carl D. [Signature]
Justice of the Peace.