

DEED & EASEMENT RECORDING HISTORY & SUMMARY FOR GALLANT PROPERTIES
BOWDOINHAM TAX MAP U01 LOTS 17 & 18

RECORDED DOCUMENTS SPECIFIC TO MAP U01 LOT 017
a/k/a 17 SCHOOL STREET

DOCUMENT #1

DEED, BOOK 1355 PG 135

1995 | Warranty Deed Dated June 16, 1995

Stanley E. Durrell & Priscilla A. Durrell to Patrick P. Haggerty & Kathleen Haggerty

DOCUMENT #2

DEED, BOOK 1419 PG 016

1996 | Quitclaim Deed Without Covenant Dated April 27, 1996

Patrick P. Haggerty to Kathleen Gallant per Divorce Decree

DOCUMENT #3

DEED, BOOK 2184 PG 062

2003 | Quitclaim Deed Without Covenant Dated May 2, 2003

Kathleen Gallant to Kathleen Gallant and Scott Gallant

This conveyance was to create joint tenancy ownership

RECORDED DOCUMENTS SPECIFIC TO MAP U01 LOT 018
(f/k/a 15 School Street, k/n/a 8 Stone Hill Place)

DOCUMENT #4

DEED, BOOK 2028 PG 124

2002 | Warranty Deed Dated July 12, 2002

Dianna J. Thibodeau to Kathleen Gallant

DOCUMENT #5

DEED, BOOK 2309 PG 266

2003 | Warranty Deed Dated October 27, 2003

Kathleen Gallant & Scott A. Gallant

This conveyance was to create joint tenancy ownership; it was also supposed to be recorded before Deed #6, below.

RECORDED DOCUMENTS RELATING TO BOTH LOTS | MAP U01 LOTS 017 & 18

DOCUMENT #6

DEED, BOOK 2309 PG 264

2003 | Quitclaim Deed Without Covenant Dated October 27, 2003

Kathleen Gallant & Scott A. Gallant to Kathleen Gallant to Scott Gallant

In 2003, it was discovered that a new deck didn't comply with setback requirements, and the Town agreed that the boundary line be moved, so the "back section" of Lot 17 became a part of Lot 18. See Attached Tax Map showing prior Lot 17 boundary outlined in red; and current Tax Map showing the current boundary lines.

DOCUMENT #7

EASEMENT, BOOK 3129 PG 184

2009 | Easement Dated August 26, 2009

Inhabitants of the Town of Bowdoinham to Kathleen Gallant

A perpetual easement n/k/a Stone Hill Place, which runs from School Street; along Lot 17; and ending at Lot 18, a/k/a 8 Stone Hill place.

After recording return to:
Lawrence C. Walden, Esq.
Bergen & Parkinson, LLC
62 Portland Road, Suite 25
Kennebunk, ME 04043

Space Above This Line For Recording

EASEMENT

KNOW ALL MEN BY THESE PRESENTS, THAT, the **INHABITANTS OF THE TOWN OF BOWDOINHAM**, a municipal corporation, located in Bowdoinham, in the County of Sagadahoc, and State of Maine, in consideration of One Dollar and other good and valuable consideration paid by **KATHLEEN GALLANT**, of Bowdoinham, in the County of Sagadahoc, and State of Maine, the receipt of which is hereby acknowledged, and whose mailing address is 17 School Street, Bowdoinham, Maine, 04008, do hereby release, bargain, sell and convey, unto the said **KATHLEEN GALLANT**, her heirs and assigns forever, the following described easement:

A perpetual easement over and across a portion of the Grantor's property on the westerly side of School Street, in Bowdoinham, Sagadahoc County, Maine, being a strip of land twenty (20) feet in width running from School Street, and along the southerly boundary of the School House Lot, acquired by the Town of Bowdoinham, by virtue of Deed from School Administrative District #75, dated June 28, 1977, and recorded in the Sagadahoc County Registry of Deeds in Book 464, Page 341; said easement running in a generally westerly direction from School Street along said boundary line for a distance of one hundred and eighty (180) feet. The boundary line is as more particularly shown on the Survey of the School Street Municipal Lots for the Town of Bowdoinham, by Harty & Harty Professional Land Surveying, dated October 1, 1997, as running from a point on School Street South Seventy-Seven Degrees, Thirty-Seven Minutes, Fifty-Two Seconds West (S 77° 37' 52" W).

This easement is for the purpose of constructing, establishing, and maintaining a driveway to be used as access from School Street to premises of this Grantee which property is more particularly described in the deed from Patrick P. Haggerty to Kathleen Gallant, then known as Kathleen Haggerty, dated April 26, 1996, and recorded in the Sagadahoc County Registry of Deeds in Book 1419, Page 16, and premises acquired by Kathleen Gallant by Deed from Dianna J. Thibodeau, dated July 12, 2002, and recorded in the Sagadahoc County Registry of Deeds in Book 2028, Page 124. This driveway easement is exclusively for driveway purposes, and the maintenance of the driveway shall be conducted in a manner that will cause the driveway to be serviceable and will not interfere with or endanger the use of other adjacent Town owned property. All expenses for establishment, construction and maintenance of the driveway shall be at the sole expense of the Grantee. The Grantee's use of Grantor's property shall be limited to the driveway area described above and shall not encroach upon or otherwise interfere with the Town's use of its remaining property.

As consideration for this easement, the Grantee herein, her heirs and assigns, do hereby covenant with the Town of Bowdoinham to refrain from erecting any buildings or structures, or adding on to any existing building or structure on Grantee's property that would impair, impede or otherwise block or diminish the view or 'view shed' from the Town Office building looking southerly and southwesterly across Grantee's property. The purpose of this covenant and condition is to maintain the current view or view shed as presently enjoyed by the Town Office building and to prevent the view or view shed from being diminished any time in the future.

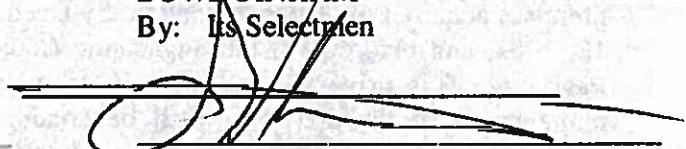
As additional consideration for this easement, the Grantee shall defend and shall indemnify and hold harmless Grantor, its members, officers and employees, from and against all claims, causes of action, suits, losses, damages and expenses, including attorney's fees, arising out of or resulting from use of this easement by Grantee or her successors, assigns, invitees, agents, family or others; or from negligent acts, errors or omissions by Grantee, or her successors, assigns, invitees, agents, family or others or breach of duties to Grantor by Grantee, or her successors, assigns, invitees, agents, family or others in use of this Easement. Such obligation shall not be construed to negate or abridge any other obligation of indemnification running to Grantor, which would otherwise exist. Grantor shall give Grantee prompt and timely notice of any claims, threatened or made, or suit instituted against it, which could result in a claim for indemnification, hereunder, provided, however, that lack of such notice shall not be a waiver of Grantee's indemnification of Grantor. Grantor shall cooperate with Grantee in the defense of such a claim.

TO HAVE AND TO HOLD, the same, together with all the privileges and appurtenances thereunto belonging, to the said KATHLEEN GALLANT, her heirs and assigns.

IN WITNESS WHEREOF, the INHABITANTS OF THE TOWN OF BOWDOINHAM has caused this instrument to be signed in its corporate name and sealed with its corporate seal by its Selectmen, thereunto duly authorized this 26 day of August, 2009.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

INHABITANTS OF THE TOWN OF
BOWDOINHAM
By: Its Selectmen



DAVID WHITTLESEY, Chair



STEVEN CIEMBRONIEWICZ

Brian Hobart

BRIAN HOBART

STATE OF MAINE
SAGADAHOC, SS,

August 26, 2009

Personally appeared the above named DAVID WHITTLESEY, STEVEN CIEMBRONIEWICZ, and BRIAN HOBART, the Selectmen of the Town of Bowdoinham, and acknowledged the above instrument to be their free act and deed in their said capacity and the free act and deed of the said municipality.

Before me,

Kathryn Durgin Leighton

Notary Public/Attorney At Law

Typed or Printed Name Kathryn Durgin-Leighton

My Commission Expires: June 25, 2012

KATHRYN DURGIN-LEIGHTON
Notary Public, Maine
My Commission Expires June 25, 2012

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SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

TOP SECRET

SECRET

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

CONFIDENTIAL

EXHIBIT A
TO DEED
(DEED RECORDING ORDER: 2 of 2)

A portion of a certain lot or parcel of land described in Exhibit B, with the buildings thereon, situated in said Bowdoinham, and identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), which portion is bounded and described as follows:

Beginning at an iron post set in the southwest corner of land owned by Grantees, and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 18; thence in a general southerly direction sixty-three (63) feet to an iron post at land formerly owned by Prindall (Map U1, Lot 15); thence running in a general easterly direction one-hundred and fifty feet (150) to an iron post; thence running in a general northerly direction 63 feet to an iron post; thence running in a general westerly direction to 140 feet to the point of beginning.

Being a portion of the premises as conveyed to Kathleen Gallant and Scott A. Gallant by Kathleen Gallant dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds in Book 2184 Page 62, and described in Exhibit B.

Said portion to be made a part of the property described in a deed from Dianna J. Thibodeau to Kathleen Gallant dated July 12, 2002 and recorded in the Sagadahoc County Registry of Deeds in Book 2028 Page 124, and further described in a deed dated October 27, 2003 from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant, and recorded on even date herewith.

A. The purpose of this conveyance is as follows:

- 1) Kathleen Gallant and Scott A. Gallant, Grantors and Grantees, are the owners of Tax Map Lots 17 and 18, referenced above.
- 2) In order to meet Town setback ordinances, it was necessary for the above-described portion of land to be carved out of Lot 17 and made a part of Lot 18.

EXHIBIT B
TO DEED
(DEED RECORDING ORDER: 2 of 2)

A certain lot or parcel of land, with the buildings thereon, situated in said Bowdoinham (and as identified on the Town of Bowdoinham, Maine tax maps on file at the Municipal Offices, to wit: Map U1, Lot 17), 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-one 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 NUMBER ONE: Excepting from the above land a certain lot sold to Josephine Lange 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 southwesterly three (3) rods along land owned by Land; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION NUMBER TWO: 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 reference is hereby made for further description of said exception.

Meaning and intending to describe the same premises as conveyed in a Quitclaim Deed without Covenant from Kathleen Gallant to Kathleen Gallant and Scott A. Gallant as joint tenants, dated May 2, 2003 and recorded in the Sagadahoc County Registry of Deeds at Book 2184, Page 62.

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

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EXHIBIT A
TO DEED

(DEED RECORDING ORDER: 1 of 2)

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

Said parcel of land being near the Coombs High School in said Bowdoinham, seven rods and ten feet westerly from the highway; thence running southerly two rods and fourteen feet; thence running westerly six rods; thence running northerly two rods and fourteen feet; thence running easterly six rods to first mentioned bounds.

Also another parcel of land bounded as follows: beginning at the southwest corner of land formerly owned by John F. Young and measuring southwesterly one rod; thence at right angles southeasterly three rods; thence at right angles northeasterly one rod; thence northwesterly by land of said Young to first mentioned bounds.

Meaning and intending to convey and hereby conveying the same premises described in a deed from Dianna J. Thibodeau to Kathleen Gallant dated July 12, 2002 and recorded in the Sagadahoc County Registry of Deeds in Book 2028 Page 124.

The purpose of this conveyance is to create a joint tenancy ownership of said premises.

SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

WARRANTY DEED
Maine Statutory Short Form

Bk 2028 Pg 124 #6468
07-16-2002 @ 10:02a

KNOW ALL MEN BY THESE PRESENTS, That **Dianna J. Thibodeau** of Bowdoinham, County of Sagadahoc and State of Maine, for consideration paid, grants to **Kathleen Gallant** whose mailing address is 17 School Street, Bowdoinham, Maine 04008, with **WARRANTY COVENANTS**, the real property situated in Bowdoinham, County of Sagadahoc and State of Maine more particularly described in Exhibit A attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, I/we have hereunto set my/our hands(s) and seal(s) this 12th day of July, 2002

Witness

Dianna Thibodeau

Dianna J. Thibodeau

State of Maine
County of Cumberland

July 12, 2002

Personally appeared before me the above named Dianna J. Thibodeau and acknowledged the foregoing instrument to be his/her/their free act and deed.

Susan Hassan

Notary Public/Attorney at Law
Susan Hassan

TRANSFER TAX PAID

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EXHIBIT A
(DEED)

A certain lot or parcel of land, together with the building thereon, situated in the Town of Bowdoinham, County of Sagadahoc and State of Maine, bounded and described as follows:

Said parcel of land being near the Coombs High School in said Bowdoinham, seven rods and ten feet; westerly from the Highway; thence running Southerly two rods and fourteen feet; thence running Westerly six rods; thence running Northerly two rods and fourteen feet, thence running Easterly six rods to first mentioned bounds.

Also another parcel of land bounded as follows: Beginning at the Southwest corner of land formerly owned by John F. Young and measuring Southwesterly one rod; thence at right angles Southeasterly three rods; thence at right angles Northeasterly one rod; thence Northwesterly by land of said Young to first mentioned bounds.

Meaning and intending to convey and hereby conveying the same premises described in a deed from William V. Stratakos to William V. Stratakos and Dianna J. Thibodeau dated March 16, 1999 and recorded in the Sagadahoc County Registry of Deeds in Book 1669, Page 1. William V. Stratakos died on February 9, 2002, leaving Dianna J. Thibodeau surviving Joint Tenant.

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SAGADAHOC COUNTY

Barbara J. Trutt

Register of Deeds

QUITCLAIM DEED WITHOUT COVENANT

BK 2184 Pg 62 #4816
05-08-2003 @ 11:02a

KNOWN ALL BY THESE PRESENTS, that I, **Kathleen Gallant (f/k/a Kathleen Haggerty)** of 17 School Street, Bowdoinham, Sagadahoc County, State of Maine, for no consideration paid, hereby releases unto **Kathleen Gallant and Scott Gallant**, as joint tenants and not as tenants in common, a certain lot or parcel of land with buildings thereon situated at 17 School Street, in the Town of Bowdoinham, Sagadahoc County, State of Maine, being further bounded and described as follows:

(17 School Street, Bowdoinham, Sagadahoc County, Maine)

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 one 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 NUMBER ONE: 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 southwesterly three (3) rods along land owned by Land; thence at right angles northeasterly forty-eight (48) feet along line of School House Lot to first mentioned bound.

EXCEPTION NUMBER TWO: 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 reference is hereby made for further description of said exception.

Meaning and intending to describe the same premises as conveyed in a Warranty Deed from Stanley E. Durrell and Priscilla A. Durrell to Patrick P. Haggerty and Kathleen Haggerty dated June 16, 1995 and recorded in the Sagadahoc County Registry of Deeds at Book 1355, Page 135.

✓
IN WITNESS WHEREOF, I, **Kathleen Gallant**, have hereunto set my hand and seal this 3rd day of May, 2003.

[Signature]
Witness

[Signature]
Kathleen Gallant

STATE OF MAINE
COUNTY OF CUMBERLAND ss.

5/25/09, 2003.

Personally appeared the above-named **Kathleen Gallant** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature]
Notary Public/Maine Attorney at Law

RAMONA A. TITUS
Notary Public, Maine
My Commission Expires October 15, 2009

Printed Name

My Commission Expires:

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SAGADAHOC COUNTY

Barbara J. Trott

Register of Deeds

BK 2184 Pg63 #4816

BK 1419P6016

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 Grantees herein, dated June 16, 1995, and recorded in the Sagadahoc County Registry of Deeds in Book 1355, Page 135.

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BK 1419PG017

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:

Tracy 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



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RECEIVED SAGadahoc SS.

96 MAY 29 AM 11:42

ATTEST: *Barbara J. Lott*
REGISTER OF DEEDS

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. Haggarty and Kathleen Haggarty, 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

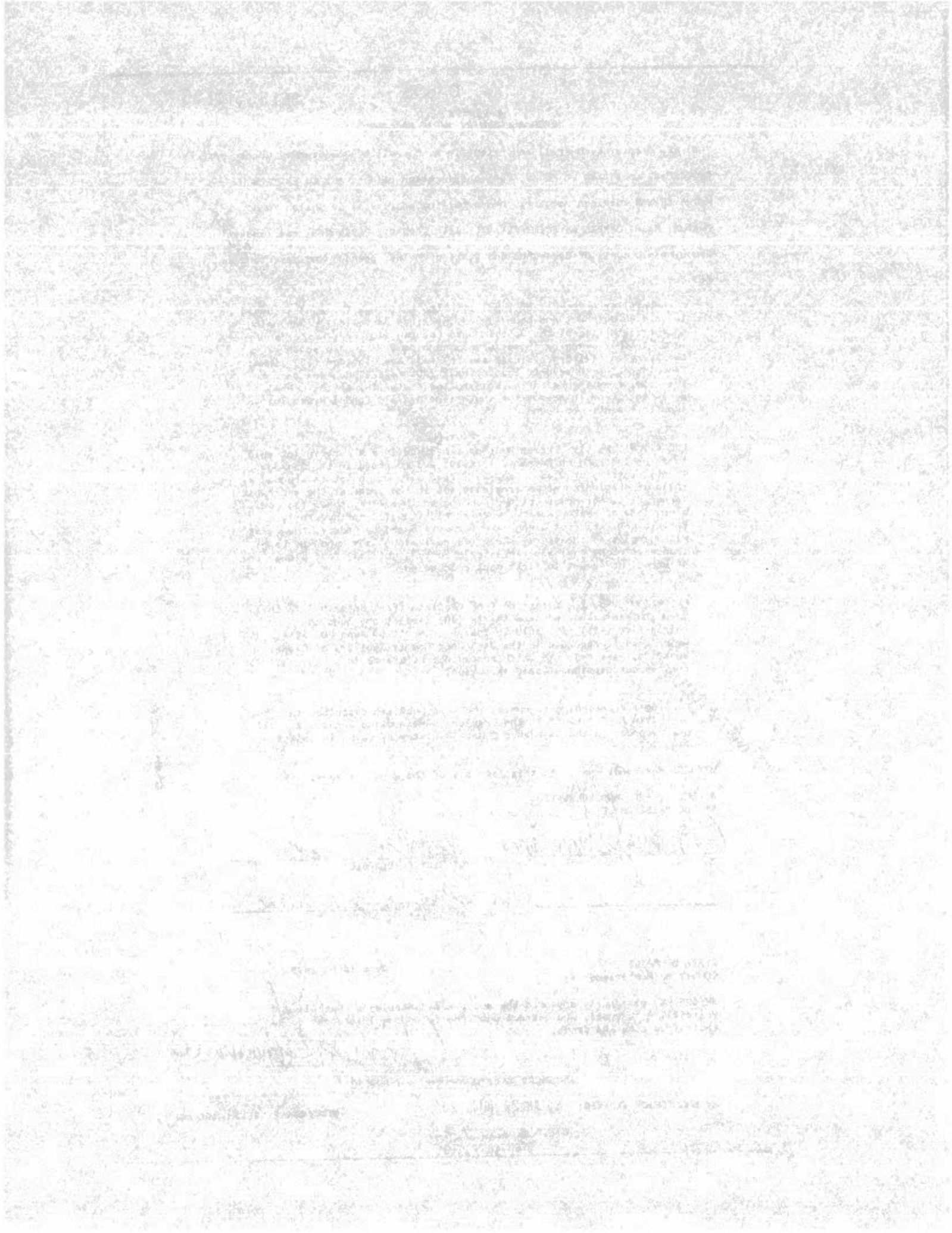
RECEIVED SAGADAHOC NOTARY PUBLIC

MY COMMISSION EXPIRES: 95 JUN 29 AM 10:20

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

ATTEST: *Barbara L. Shaw*
REGISTER OF DEEDS

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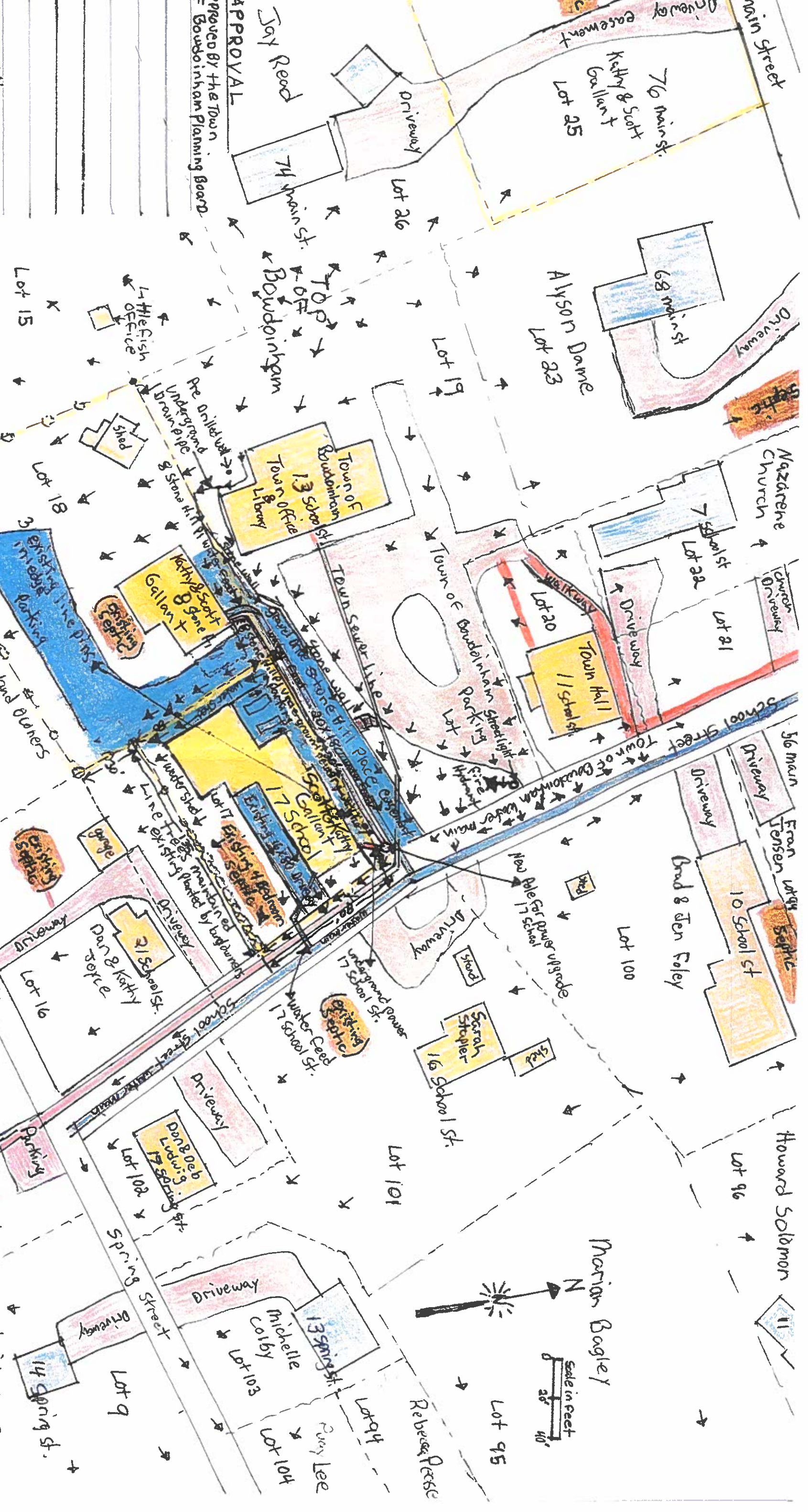


APPROVAL
 Approved by the Town of Bowdoinham Planning Board

HAIRMAN DATE
 LEGEND

- Fire Hydrant *
- Water-lines
- Underground power utility
- Town Sewer line
- walkways
- SEPTICS
- Driveway's/Parking
- Property Owners within 200'
- Line trees 0-0-0
- Owned by applicant

Scott Gallant
 3/16/2021
 Bowdoinham



Scale in feet
 0 20 40

N

Marian Bagley

11

BOWDOINHAM APOTHCARY
PLANNING BOARD APPLICATION

APPLICANTS

Scott Gallant: Self-employed arborist and contractor/builder since 1985
Kathleen Gallant: Real Estate Agent since 2000; Owner/Broker, Kathy Gallant Realty, since 2020
Amber Fiel: Certified Medical Cannabis Bud Tender (may recommend strains of cannabis for certain ailments);
Manufactures Edibles (i.e., THC infused butters and oils)
Former Food Business Manager
Zach Fiel: Masters Degree in Business Administration

MAP LEGEND

- (1) Public Water main that runs on the east side of school street.
- (2) Water feed for 8 Stone Hill Place.
- (3) Underground power and utility for 8 Stone Hill Place.
- (4) Water feed for 17 School Street.
- (5) Town of Bowdoinham sewer pipe crosses over Stone Hill Place and continues down school street to tanks and field beyond Spring street.
- (6) Existing 4 bedroom septic for 17 School Street.
- (7) Existing Fire Hydrant.
- (8) Underground power and utility for 17 School Street.
- (9) Easement 20' x 180' for 8 Stone Hill Place.
- (10) Existing 16 x 80 driveway for 17 school street.
- (11) Pre Existing permit for 30 x 36 general store.
- (12) Existing property line/buffer of trees planted 40+/- years ago by previous owner of 17 School Street (Tom Durrell) in cooperation with abutting 21 School Street landowner Dan Joyce. These trees will remain as a buffer.
- (13) Previously approved permit for parking
- (14) Existing 20' x 80' easement for 8 Stone Hill Place. Proposed for parking with additional drive added from eliminating 17 school streets northern boundary lawn for a width of 36' from stonewall to building. For a dimension of 36' x 80' gravel driveway now known as Stone Hill Place.
- (15) Proposed "Grow Rooms".
- (16) Existing drilled well.
- (17) New telephone pole installed for power upgrade.
- (18) 16 x 24 Garage for deliveries.
- (19) Store entrance.
- (21) Existing property line/buffer of trees planted 40+/- years ago by previous owner of 17 School Street (Tom Durrell) in cooperation with abutting land located at 25 Spring Street, which was formerly owned by the late Bill Prindall and is currently owned by Calvin & Jewel Temple.
- (22) Dan & Kathy Joyce: 21 School Street.
- (23) Donald & Debbie Ludwig: 17 Spring Street.
- (24) Sarah Stapler: 16 School Street.
- (25) Bradley & Jennifer Foley: 10 School Street.
- (26) Town of Bowdoinham Town Office: 13 School Street.
- (27) Town of Bowdoinham parking lot and parking lot entrance.
- (28) Bradley & Jennifer Foley: driveway for 10 School Street.
- (29) Sarah Stapler: driveway for 16 School Street.
- (30) Donald & Debbie Ludwig: driveway for 17 Spring Street.
- (31) Calvin & Jewel Temple: driveway known as "Temple's Trail" for 25-28 spring street driveway.
- (32) Dan & Kathy Joyce: driveway for 21 School Street.
- (33) Scott & Kathy Gallant: driveway/easement for 8 Stone Hill Place.
- (34) Septic system, 8 Stone Hill Place.
- (35) Septic system, 21 School Street.
- (36) Septic system, 16 School Street.
- (37) Proposed loading and unloading area accessed from 36' X 80' combined 20' x 80' easement for 8 Stone Hill with 16' x 80' lawn from 17 school street for 36' x 80' driveway Stone Hill Place.



Bowdoinham
Recreation Department

Bowdoinham
Village Guest Suite

Work

17 School St
Bowdoinham, ME 04108

Stone Hill Pl

Stone Hill Pl

School St

School St

School St

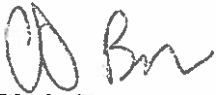
Spring St
Spring St

Google



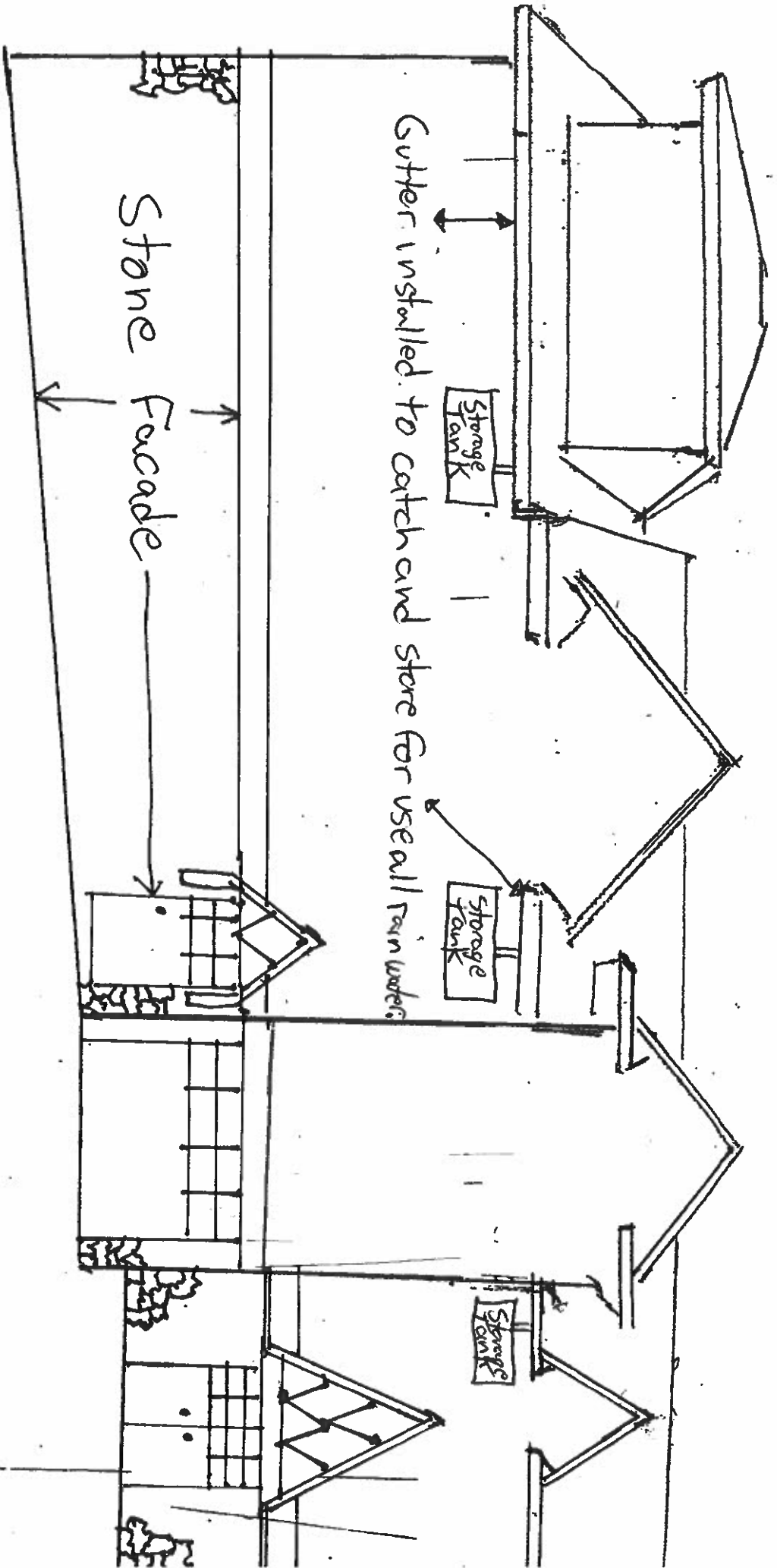
March 17, 2021

Kathy and Scott Gallant are well-known clients of Camden National Bank both as consumers and small business. Gallant Realty, LLC has the financial capacity with collected funds to make business transactions at the six figure mark. For any further questions in regards to this banking relationship please feel free to reach out to me directly at 207-518-5710.



Chris Byron
Vice President, Banking Center Manager
Camden National Bank





Stone Hill Place

Future solar panels

Gutters to be installed on fascia board to catch all rain water and stored in storage tanks and used

