

WARRANTY DEED
08135

CENTRAL CHEMICAL CORPORATION (NEW ENGLAND) INC., a Connecticut corporation with a place of business at Hagerstown, County of Washington, State of Maryland, for consideration paid, grants to the INHABITANTS OF THE TOWN OF BOWDOINHAM, a municipal corporation situated in County of Sagadahoc, State of Maine, with Warranty Covenants, the land and buildings thereon situated in Bowdoinham, Sagadahoc County, Maine, described as follows:

A certain parcel of land with buildings thereon, situated on the southwesterly side of River Road (a.k.a. Route 24), and the northwesterly side of the Cathance River, in the Town of Bowdoinham, County of Sagadahoc, State of Maine, and being more particularly described as follows:

Beginning on the southwesterly sideline of River Road (a.k.a. Route 24), at the southeasterly corner of land now or formerly of the State of Maine as described in deed recorded in Sagadahoc County Registry of Deeds Book 1050, Page 86, and formerly of Maine Central Railroad Company as described in deed recorded in said Registry Book 93, Page 424, and Book 43, Page 316;

Thence southeasterly along a curve to the left, following the southwest sideline of the River Road, one hundred and one hundredths feet (100.01') to an iron rod set; said curve has a radius of one thousand nine hundred forty-three and eight hundredths feet (1943.08'), a delta angle of two degrees fifty-six minutes, fifty-seven seconds (2° 56' 57"), chord bearing south twenty-four degrees forty-six minutes twenty-nine seconds east (S 24° 46' 29" E), and chord length one hundred and zero hundredths feet (100.00');

Thence continuing southeasterly along said curve to the left, following the southwest sideline of the River Road, approximately eight feet (8') to a point at the high water line of said Cathance River;

Thence continuing southeasterly along said curve to the left, following the southwest sideline of the River Road, to the low water line of Cathance River;

Thence southwesterly along the low water line of Cathance River, approximately one thousand four hundred feet (1400') to the northeasterly corner of land now or formerly of Terry D. and Elaine D. Graviett as described in deed from James L. and Beverly L. Strong, dated June 6, 1991 and recorded in said Registry Book 1066, Page 90;

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TRANSFER TAX PAID

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Thence north sixty degrees fifty-two minutes thirty seconds west (N 60° 52' 30" W), along the northerly line of land of said Graviett, to the high water line of said Cathance River;

Thence continuing north sixty degrees fifty-two minutes thirty seconds west (N 60° 52' 30" W), along the northerly line of land of said Graviett; approximately fifteen feet (15') to an iron rod in stone found on the westerly bank of said Cathance River; Said iron rod being south thirty-four degrees fifty-four minutes zero seconds west (S 34° 54' 00" W) of and one thousand three hundred seventy-four and eighty-eight hundredths feet (1374.88') from the last mentioned iron rod set in the southwest sideline of River Road;

Thence continuing north sixty degrees fifty-two minutes thirty seconds west (N 60° 52' 30" W), along the northerly line of land of said Graviett, one thousand one hundred twenty-one and twenty-two hundredths feet (1121.22') to the southerly side of land now or formerly of the said State of Maine;

Thence north fifty-nine degrees forty-eight minutes fifty-seven seconds east (N 59° 48' 57" E) along the southerly line of land of said State of Maine, three hundred ninety-three and twenty-six hundredths feet (393.26') to a point of tangency of a curve to the right;

Thence northeasterly along a curve to the right following the southerly sideline of land of said State of Maine, five hundred eighty-eight and seventy-one hundredths feet (588.71') to a point; said curve has a radius of two thousand eight hundred fourteen and seventy-nine hundredths feet (2814.79'), a delta angle of eleven degrees fifty-nine minutes zero seconds (11° 59' 00"), chord bearing north sixty-five degrees forty-eight minutes twenty-seven seconds east (N 65° 48' 27" E), and chord length five hundred eighty-seven and sixty-four hundredths feet (587.64');

Thence north seventy-one degrees forty-seven minutes fifty-seven seconds east (N 71° 47' 57" E), along the southerly line of land of said State of Maine, seventy-six and fifty-five hundredths feet (76.55') to a point;

Thence south thirteen degrees fifty-nine minutes thirteen seconds east (S 13° 59' 13" E), along land of said State of Maine, sixteen and four hundredths feet (16.04') to a point;

Thence north seventy-three degrees forty-one minutes seventeen seconds east (N 73° 41' 17" E), along the southerly line of land of said State of Maine, eight hundred three and ninety-seven hundredths feet (803.97') to the point of beginning;

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Said parcel containing twenty and one tenth (20.1) acres above the west bank of the Cathance River.

All bearings refer to magnetic north as observed in May 1996.

Subject to a right of way from Center Street extending in a westerly direction to land of the heirs of S.D. Thorn, as described in deed from William B. Kendall, et al., to Sagadahoc Fertilizer Company dated September 15, 1923 and recorded in said Registry Book 154, Page 240.

Subject to two pole line easements conveyed to Central Maine Power Company; the first by E.P. Kendall, et al. dated July 1917 and recorded in said Registry Book 137, Page 194 and the second by Sagadahoc Fertilizer Co., Inc., dated February 2, 1961 and recorded in said Registry Book 323, Page 31.

Reference is made to a plan entitled "Standard Boundary Survey & Topographic Plan, Central Chemical Corp. Property, 8 River Road, Bowdoinham, Maine, for Town of Bowdoinham", dated June 22, 1998 and prepared by Harty Land Surveying.

Meaning and intending to describe the same premises as described in Parcel One, Lot b and Parcel Five of the premises conveyed to Central Chemical Corporation by deed from Corenco Corporation, dated January 26, 1976 and recorded in Sagadahoc County Registry of Deeds, Book 427, Page 216.

Any and all other rights, easements, privileges and appurtenances belonging to the granted estate are hereby conveyed.

ALSO releasing to the Grantee all of the Grantor's right, title and interest in and to the real property and property interests as described in the Warranty Deed from Corenco Corporation to the Grantor dated January 21, 1976, recorded in the Sagadahoc Registry of Deeds in Book 427, Page 213.

IN WITNESS WHEREOF the Grantor has caused this instrument to be duly executed on its behalf this 22 day of September, 1998.

Joseph B. Spiller
Witness

CENTRAL CHEMICAL CORPORATION
(NEW ENGLAND) INC
David S. Schwartz
David S. Schwartz
Its President

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STATE OF MARYLAND

County of Washington, ss.

September 2, 1998

Personally appeared the above-named David S. Schwartz, in his capacity as President of Central Chemical Corporation (New England) Inc. and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said corporation.

Before me,

Date: 9/02/98

Jena K. Staley
Notary Public/Attorney at Law

Printed Name: Jena K. Staley

JENA K. STALEY
NOTARY PUBLIC STATE OF MARYLAND
My Commission Expires October 10, 2001



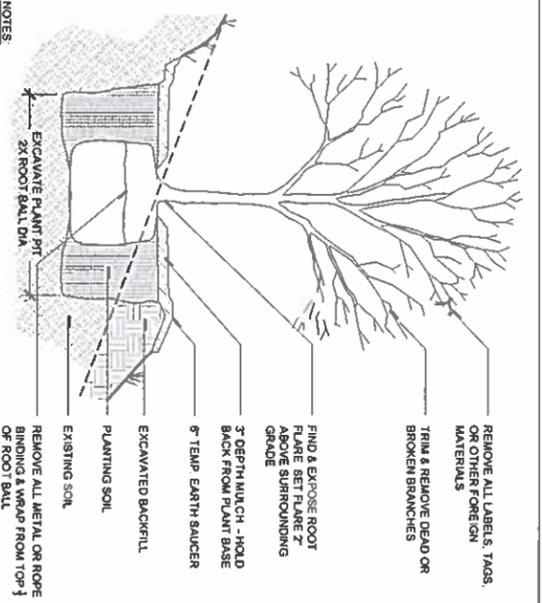
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RECEIVED SAGADAHOC SS.

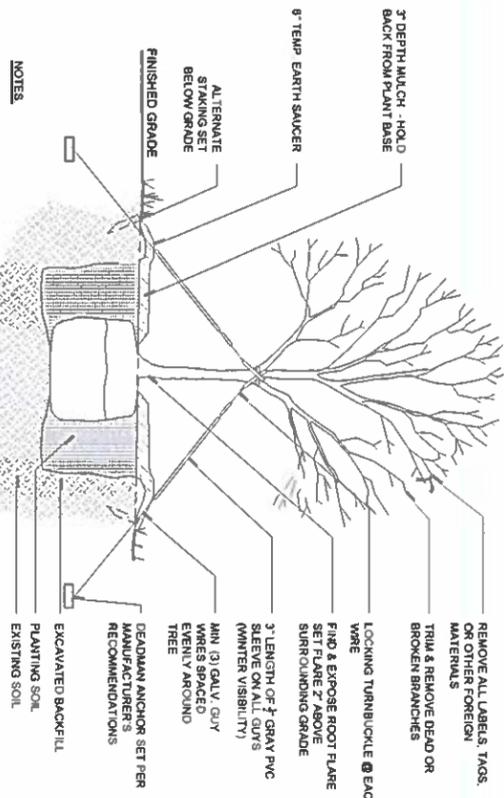
98 SEP 15 PH 2:37

ATTEST: Barbara J. Shaw
REGISTER OF DEEDS



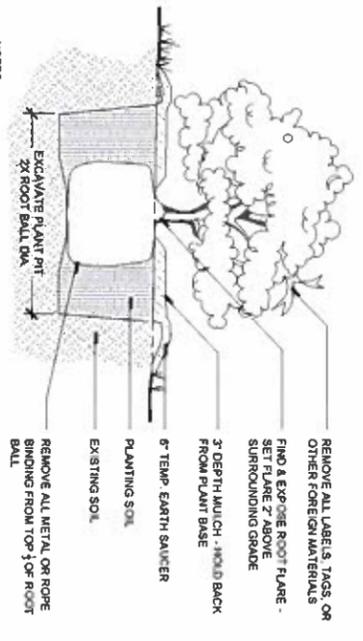
- NOTES:**
1. TREE TO BE SET PLUMB
 2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WINDWEATHER CONDITIONS
 3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS

1 TREE PLANTING ON SLOPE
NTS



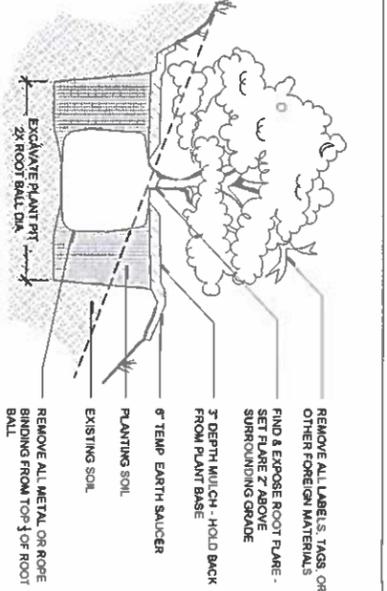
- NOTES:**
1. TREE TO BE SET PLUMB
 2. SECURE TREE AS MAY BE REQUIRED ACCORDING TO TREE SIZE, LOCATION, & WINDWEATHER CONDITIONS
 3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS

2 TREE PLANTING
NTS



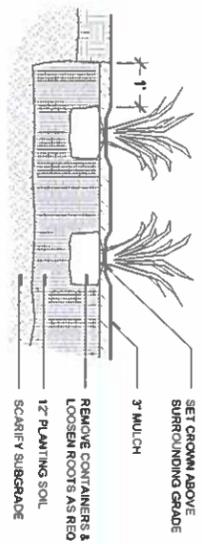
- NOTES:**
1. SHRUB TO BE SET PLUMB
 2. SECURE SHRUBS AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WINDWEATHER COND
 3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS

4 SHRUB PLANTING
NTS



- NOTES:**
1. SHRUB TO BE SET PLUMB
 2. SECURE SHRUB AS MAY BE REQUIRED ACCORDING TO SIZE, LOCATION, & WINDWEATHER COND
 3. IF USING ROOTBALL STABILIZATION, FOLLOW MANUFACTURER'S RECOMMENDATIONS

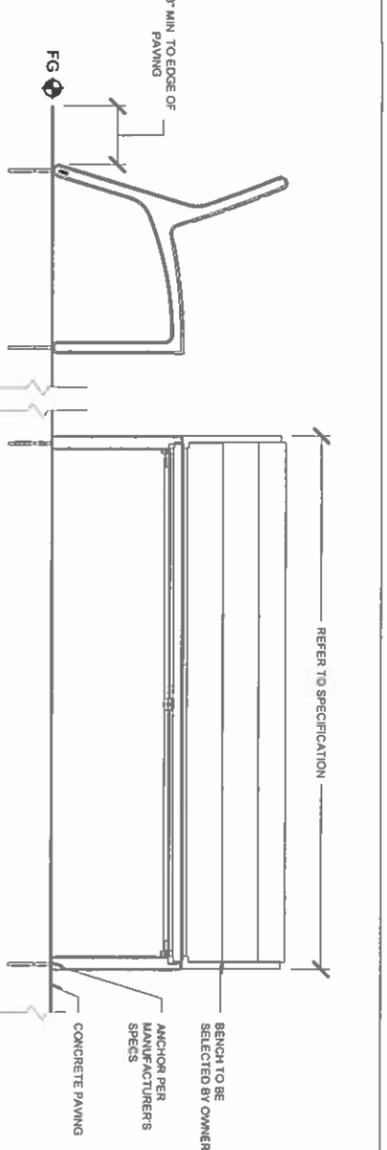
3 SHRUB PLANTING ON SLOPE
NTS



5 PERENNIAL PLANTING
1/2"-1"

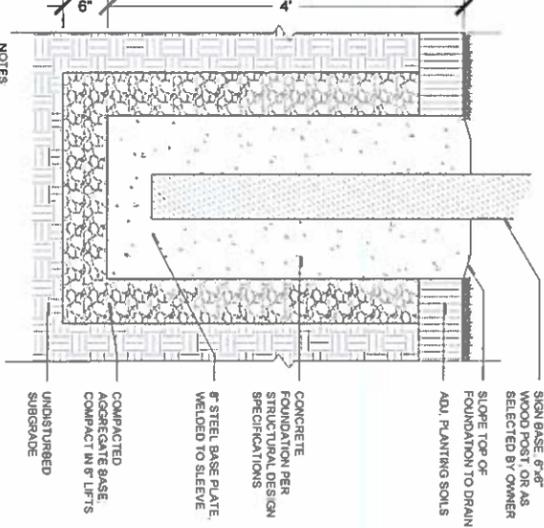


6 LAWN (SEEDED) - TYPICAL SECTION
1/2"-1"



- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS
 2. MODEL AND FINISH OF BENCH TO BE SELECTED BY OWNER

7 PREFABRICATED BENCH
1" = 1'-0"



8 SIGN POST BASE
1" = 1'-0"

- NOTES:**
1. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS, OR AS DESIGNATED BY SHOP DRAWINGS
 2. ALL MATERIALS SHALL CONFORM WITH THE MOST CURRENT MANNING DOT STANDARDS
 3. CONTRACTOR SHALL SUBMIT ALL MIX DESIGNS TO LANDSCAPE ARCHITECT FOR APPROVAL
 4. CONTRACTOR IS RESPONSIBLE FOR ENSURING FOOTING IS APPROPRIATELY SIZED TO MEET ALL STRUCTURAL REQUIREMENTS FOR SELECTED STORAGE



9 STABILIZED RECLAIMED STONE PATHWAY
1" = 1'-0"

- NOTES:**
1. ORGANIC LOCK PATHWAY AGGREGATE MUST ALWAYS BE PRE-WET FOR INSTALLATION
 2. ALL MATERIALS SHALL CONFORM WITH THE MOST CURRENT PREVAILING MANNING
 3. CONTRACTOR SHALL SUBMIT SAMPLES OF ALL SURFACE MATERIALS AND ENDING TO LANDSCAPE ARCHITECT OR OWNER FOR APPROVAL
 4. CONTRACTOR SHALL PROVIDE IN-PLACE MOCK-UP, NO LESS THAN 5'x10' ILLUSTRATING A VARIETY OF CONDITIONS FOR REVIEW AND APPROVAL BY OWNER

- NOTE:**
1. UPON REMOVAL OF EXISTING PAVING, SUB BASE MATERIAL OF LAWN AREAS MUST BE ASSESSED TO DETERMINE COMPOSITION, COMPACTION, AND INFILTRATION RATE.
 2. PERFORM SITE TESTING TO DETERMINE COMPOSITION, COMPACTION AND INFILTRATION RATE OF EXISTING SUB-BASE.
 3. SOIL STRUCTURE FOR LAWN TO BE COMPOSED OF WELL DRAINING SANDY-LOAM, WITH PH RANGE OF 6.0 to 7.0.

LANDSCAPE SITE DETAILS

Bowdoinham Master Plan
Bowdoinham, ME

Drawn By:	TK, DB
Checked By:	
Date:	5.5.2020
Issued For:	FOR REVIEW

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