

**SUGGESTED DEED DESCRIPTION
LAND OF
GLENN A. MORSE
WASHINGTON AVENUE
PORTLAND, MAINE**

May 27, 2014

A certain lot or parcel of land located on the southwesterly sideline of Washington Avenue, so-called, in the City of Portland, County of Cumberland and State of Maine; said parcel being more particularly described as follows:

Beginning at a drill hold found in a cut stone on the southwesterly sideline of said Washington Avenue at the northeasterly corner of land now or formerly of Morgan Gavin LLC;

thence S 34°-30'-37" E along the southwesterly sideline of said Washington Avenue a distance of 65.27 feet to a capped iron rod to be set (PLS #2190) and the northwesterly corner of the parcel conveyed to Melinda Schott;

thence S 55°-29'-23" W along the parcel conveyed to Melinda Schott a distance of 100.00 feet to a capped iron rod to be set (PLS #2190) and land now or formerly of Rockingham LLC;

thence N 34°-30'-37" W along the land of said Rockingham LLC a distance of 52.05 feet to a capped iron rod found (PLS #1314);

thence N 55°-29'-23" E along the land of said Rockingham LLC a distance of 6.95 feet to a capped iron rod found (PLS #2205);

thence N 28°-17'-47" W along the land of said Rockingham LLC a distance of 17.79 feet to an 8" diameter wood post;

thence N 59°-36'-38" E along the land of said Rockingham LLC a distance of 7.81 feet to a capped iron rod found (PLS #2205);

thence N 57°-13'-32" E along the land of said Rockingham LLC a distance of 8.88 feet to a point;

thence N 57°-22'-28" E along the land of said Rockingham LLC a distance of 9.88 feet to a capped iron rod found (PLS #2205) and land of said Morgan Gavin LLC;

thence N 55°-28'-59" E along the land of said Morgan Gavin LLC a distance of 64.46 feet to the point of beginning.

The above described parcel contains 6,740 s.f.. All bearings refer to magnetic north as observed in 2010.

Together with a certain 20 foot wide sewer easement across land of Rockingham LLC and described in the Deed Book 29539, Page 10 for a more particular description.

Also, together with a certain access easement for ingress and egress and the installation of utilities located on the southwesterly sideline of said Washington Avenue in the City of Portland, County of Cumberland and State of Maine; said access easement being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Washington Avenue at the easterly corner of remaining land of Glenn A. Morse and the northerly corner of land of Melinda Schott; said point of beginning being S 34°-30'-37" E a distance of 65.27 feet from a cut stone with drill hole found on the southwesterly sideline of said Washington Avenue at the northerly corner of remaining land of Glenn A. Morse and the easterly corner of land now or formerly of Morgan Gavin LLC;

thence from said point of beginning S 34°-30'-37" E along the southwesterly sideline of said Washington Avenue a distance of 15.00 feet to a point;

thence S 55°-29'-23" W across the land of Melinda Schott a distance of 25.00 feet to a point;

thence N 34°-30'-37" W across the land of Melinda Schott a distance of 15.00 feet to a point and remaining land of Glenn A. Morse;

thence N 55°-29'-23" E along the remaining land of Glenn A. Morse a distance of 25.00 feet to the point of beginning.

The above described access easement encompasses 375 s.f.. All bearings refer to magnetic 2010.

The above described parcel is subject to a certain access easement conveyed to Melinda Schott for ingress and egress and the installation of utilities located on the southwesterly sideline of said Washington Avenue in the City of Portland, County of Cumberland and State of Maine; said access easement being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southwesterly sideline of said Washington Avenue at the easterly corner of remaining land of Glenn A. Morse and the northerly corner of land of Melinda Schott; said point of beginning being S 34°-30'-37" E a distance of 65.27 feet from a cut stone with drill hole found on the southwesterly sideline of said Washington Avenue at the northerly corner of remaining land of Glenn A. Morse and the easterly corner of land now or formerly of Morgan Gavin LLC;

thence from said point of beginning S 55°-29'-23" W along the land of Melinda Schott a distance of 25.00 feet to a point;

thence N 34°-30'-37" W across the remaining land of Glenn A. Morse a distance of 15.00 feet to a point;

thence N 55°-29'-23" E across the remaining land of Glenn A. Morse a distance of 25.00 feet to a point and the southwesterly sideline of said Washington Avenue;

thence S 34°-30'-37" E along the southwesterly sideline of said Washington Avenue a distance of 15.00 feet to the point of beginning.

The above described access easement encompasses 375 s.f.. All bearings refer to magnetic 2010.

ddMorseWashingtonAve