

Proposed Description For A Deed

**Redfern Munjoy, LLC**

To

**Thomas J. McAdam**

**(2131381D2)**

A certain lot or parcel of land situated on the northwesterly sideline of Walnut Street and the southwesterly sideline of Sheridan Street (f/k/a Poplar Street), in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at the intersection of the apparent northwesterly sideline of Walnut Street and apparent southwesterly sideline of Sheridan Street, at the southerly corner of the herein described parcel, also being the easterly corner of land described in a deed from Walnut St. Corporation to Thomas J. McAdam, dated March 29, 2000, and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 15392, Page 54;

Thence N33°09'53"W along said southwesterly sideline of Sheridan Street and the northeasterly sideline of said land of McAdam, a distance of fifty-six (56') feet, more or less, to the westerly corner of the herein described parcel, the northerly corner of said land of McAdam, and the easterly corner of land described in a deed from Bruce W. Shoebottom and Kim Shoebottom to Phillip J. Rando Jr., dated September 3, 1999 and recorded in CCRD Book 15029, Page 300;

Thence N56°50'07"E through said Sheridan Street, a distance of eleven and seventy-five hundredths (11.75') feet to the northerly corner of the herein described parcel;

Thence S33°09'53"E continuing through said Sheridan Street, a distance of fifty-five (55') feet, more or less, to the easterly corner of the herein described parcel on said northwesterly sideline of Walnut Street;

Thence S50°17'33"W along said northwesterly sideline of Walnut Street, a distance of eleven and eighty-three hundredths (11.83') feet to the point of beginning.

Total area of the herein described parcel equals 650 square feet, more or less. The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).

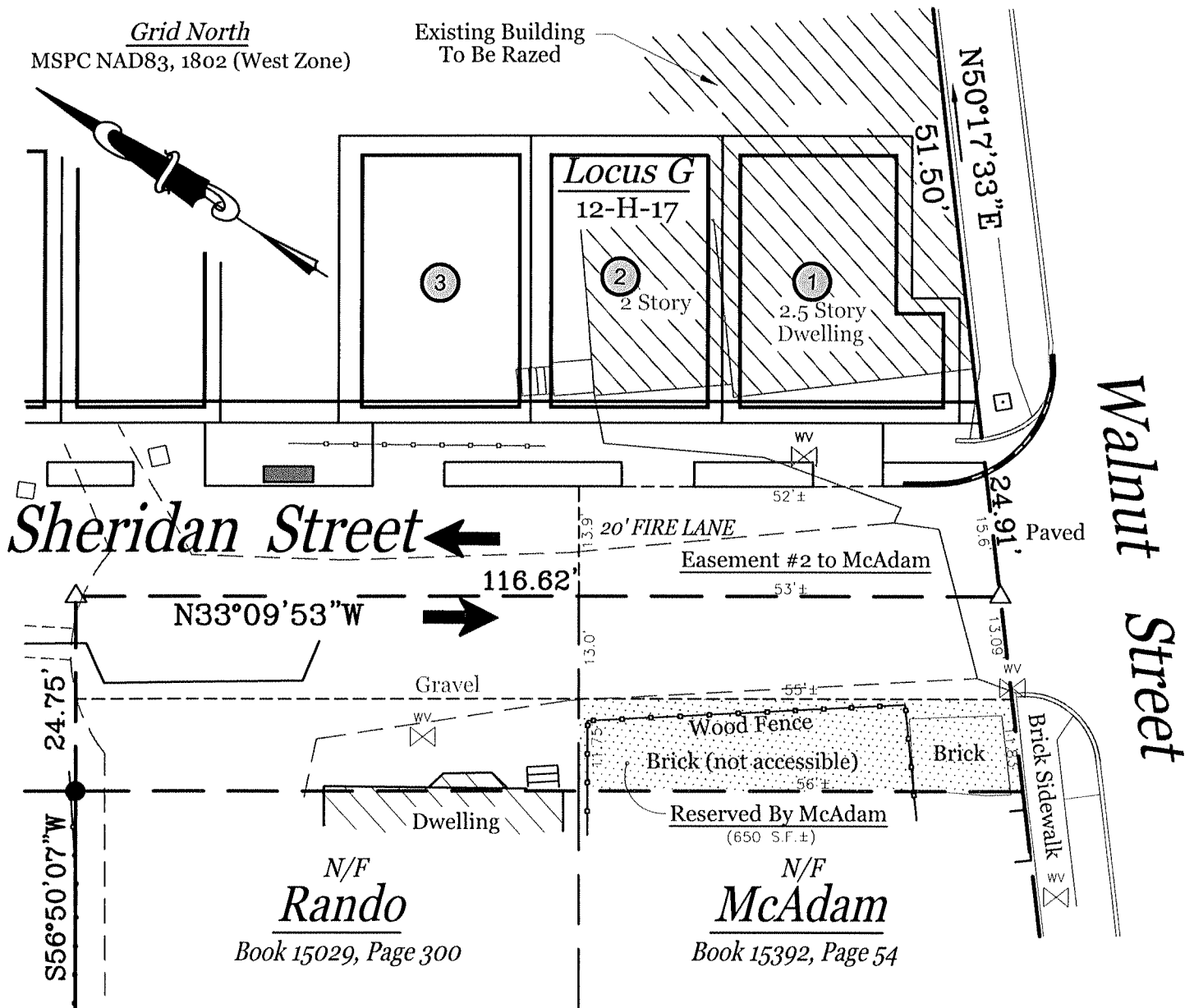
Meaning and intending to describe a portion of Sheridan Street, which was "Statutorily Vacated by Omission from the City Council Order #84 in 1997", to be reserved by Thomas J. McAdam, as depicted on a plan entitled "*Plan Depicting A Proposed Subdivision Made For Redfern Munjoy LLC, P.O. Box 8816, Portland, ME 04104, Munjoy Heights, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine*", dated December 6, 2013, to be revised by Nadeau Land Surveys, Portland, Maine.

# PRELIMINARY

## Exhibit Sketch For Release And Easement Agreement

Redfern Munjoy, LLC to & from Thomas J. McAdam  
Sheridan & Walnut Streets, Portland, Maine  
1" = 20' December 11, 2013 Job #2131381

Boundary lines based on a plan entitled "Plan Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redfern Munjoy LLC, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine". dated November 11, 2013, revised November 25, 2013 by Nadeau Land Surveys, Portland, Maine.



Proposed Description For A Deed

**Redfern Munjoy, LLC**

To

**Phillip J. Rando Jr.**

**(2131381D3)**

A certain lot or parcel of land, with the buildings thereon, situated northwesterly of, but not adjacent to, the northwesterly sideline of Walnut Street, and on the southwesterly sideline of Sheridan Street (f/k/a Poplar Street), in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning on the apparent southwesterly sideline of Sheridan Street, at the southerly corner of the herein described parcel, also being the northerly corner of land described in a deed from Walnut St. Corporation to Thomas J. McAdam, dated March 29, 2000, and recorded at the Cumberland County Registry of Deeds (CCRD) in Book 15392, Page 54, and the easterly corner of land described in a deed from Bruce W. Shoebottom and Kim Shoebottom to Phillip J. Rando Jr., dated September 3, 1999 and recorded in CCRD Book 15029, Page 300;

Thence N33°09'53"W along said southwesterly sideline of Sheridan Street and the northeasterly sideline of said land of Rando, a distance of sixty-three (63') feet, more or less, to the westerly corner of the herein described parcel, the northerly corner of said land of Rando, and the easterly corner of land described in a deed from Francis O'Connor and Nelson Nadeau to Redfern Munjoy LLC, dated December 4, 2013, and recorded in CCRD Book 31207, Page 50;

Thence N56°50'07"E through said Sheridan Street, a distance of eleven and seventy-five hundredths (11.75') feet to the northerly corner of the herein described parcel;

Thence S33°09'53"E continuing through said Sheridan Street, a distance of sixty-three (63') feet, more or less, to the easterly corner of the herein described parcel;

Thence S56°50'07"W continuing through said Sheridan Street, a distance of eleven and seventy-five hundredths (11.75') feet to the point of beginning.

Total area of the herein described parcel equals 740 square feet, more or less. The bearings in this description are based on Grid North, MSPC NAD83, 1802 (West Zone).

Meaning and intending to describe a portion of Sheridan Street, which was "Statutorily Vacated by Omission from the City Council Order #84 in 1997", to be reserved by Phillip J. Rando Jr., as depicted on a plan entitled "*Plan Depicting A Proposed Subdivision Made For Redfern Munjoy LLC, P.O. Box 8816, Portland, ME 04104, Munjoy Heights, Sheridan Street, East Cove Street, And Walnut Street, Portland, Maine*", dated December 6, 2013, to be revised by Nadeau Land Surveys, Portland, Maine.

