Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 09/12/17

Appendix A

526 SQUARE FEET and ACCESS EASEMENT

All that certain parcel of land, with improvements thereon, situated on the northwest side of Monument Street in the City of Portland, County of Cumberland and State of Maine bounded and described as follows:

COMMENCING at a monument with a chiseled "M" found at the intersection of the northwest side of Monument Street with the southwest line of Munjoy Street;

THENCE S 36° 18' 59" W a distance of 32.89 feet to a 5/8 inch rebar set on the northwest side of Monument Street, which is the TRUE POINT OF BEGINNING of the parcel herein conveyed;

THENCE S 36° 18' 59" W along the northwest side of Monument Street a distance of 8.16 feet to a concrete nail set at the easterly corner of other land of this grantee as described in a deed dated November 3, 2016 and recorded in book 33598, page 337;

THENCE N 50° 33' 12" W along the northeasterly line of other land of this grantee a distance of 63.00 feet to a 5/8 inch rebar set in the southeasterly line of land now or formerly of Augustine R. Breggia as described in a deed dated July 15, 1947 and recorded in book 1876, page 389;

THENCE N 36° 45' 27" E along the southeasterly line of land of Breggia a distance of 8.56 feet to a 5/8 inch rebar set at the westerly corner of land retained by this grantor;

THENCE S 50° 11' 23" E along land retained by this grantor a distance of 62.96 feet to the Point of Beginning of the parcel herein described.

The above described parcel of land includes 526 square feet, more or less.

Meaning and intending to describe a portion of those premises conveyed to Federal Street Phoenix LLC by deed dated November 3, 2016 and recorded in book 33598, page 310.

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This parcel is conveyed together with an access and utility easement, roughly rectangular in shape, over the remaining land of the grantor, bounded and described as follows:

BEGINNING at a 5/8 inch rebar set at the easterly corner of the above conveyed parcel of land;

THENCE N 50° 11' 23" W along the northeasterly line of the above described parcel a distance of 50.00 feet to a point;

THENCE N 36° 45' 27" E through remaining land of this grantor a distance of 12.71 feet to a point in line with the southwest side of the building at One Monument Street;

THENCE S 47° 07' 48" E along the southwest side of the building at One Monument Street a distance of 50.14 feet to a point in the northwesterly line of Monument Street;

THENCE S 36° 18' 59" W along the northwesterly line of Monument Street a distance of 10.04 to the Point of Beginning of the easement herein described.

The easement herein conveyed is for the purposes of pedestrian and vehicular access and the installation, maintenance, repair, and replacement of any and all utilities associated with a single family residence. This easement shall be for the benefit of all the property owned by this grantee south of the easement conveyed.

All rebars set are capped and labeled “Raitt – LRLS ME2376 NH957” Bearings are referenced to the State Plane Coordinate System of 1983, Maine West Zone.

Reference may be made to a plan entitled “Topographic Survey and Proposed Lot Line Modifications for Record Owners Federal Street Phoenix LLC & Investment Core LLC” dated April 26, 2017 and revised May 1, 2017 by Little River Land Surveying, Inc.