

Plot Plan.

Parking Easements
are shown as black Hatched
Cars # 1 + # 2

- (A) 9'
- (B) 13'
- (C) 30'
- (D) 14'

setbacks

SHORT FORM WARRANTY DEED

Derek R. Gamble and Tammy D. Gamble of 170 York Street, Portland, ME, 04101, FOR CONSIDERATION PAID, grant to **Andrew G. Spaulding** of 15 Frye Drive, Cumberland, ME, 04021, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of York Street, in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the northeasterly sideline of the proposed extension of State Street at its intersection with the southeasterly sideline of land conveyed by Emma Oakes to the Inhabitants of the County of Cumberland by deed dated January 15, 1915 and recorded in the Cumberland County Registry of Deeds in Book 941, Page 223; thence northeasterly by a curve to the left with a radius of one thousand, one hundred sixty-four (1,164) feet and a length of thirty-eight and $56/100$ (38.56) feet and by said land now or formerly of the County of Cumberland, to a point of reverse curve; thence northeasterly by a curve to the right with a radius to thirty-two and $86/100$ (32.86) feet and length of seventeen and $49/100$ (17.49) feet and by said land now or formerly of the County of Cumberland to a point; thence North $48^{\circ} 21' 26''$ East a distance of three and $45/100$ (3.45) feet by the southerly side of York Street to the westerly corner of land conveyed by Marion D. Foss to Rodway Realty, Inc., by deed dated September 14, 1959 and recorded in said Registry of Deeds in Book 2574, Page 289; thence South $41^{\circ} 06' 34''$ East, a distance of eighty-nine and $31/100$ (89.31) feet to a pin set for a point on line; thence continuing on the same course, a distance of ten and $3/10$ (10.3) feet to a point; thence South $41^{\circ} 51' 11''$ West, a distance of two and $63/100$ (2.63) feet to a point; thence South $41^{\circ} 06' 34''$ East a distance of ten and $40/100$ (10.40) feet to a point; thence South $48^{\circ} 21' 26''$ West a distance of fifty (50.00) feet to the proposed extension of State Street; thence North $41^{\circ} 06' 34''$ West a distance of seventy-six and $38/100$ (76.38) feet to the point of beginning.

This conveyance is made subject, however, to the retaining wall or earth fill easement conveyed by E. Emma Oakes to the Inhabitants of the County of Cumberland by deed aforesaid.

Reference is made to an unrecorded standard boundary survey entitled "Plan of Land at #168-#172 York Street, in Portland, Maine" for Debra Napolitano by Daniel T.C. LaPoint, Durham, Maine, dated April 1999, revised May 1999.

This conveyance is made together with a right of way for ingress and egress by vehicles and pedestrians, in common with others, over that portion of the paved driveway leading from York Street over and along the southwesterly sideline of the property known as 162 York Street, as said driveway is depicted on "Exhibit B" attached to a deed recorded in the Cumberland County Registry of Deeds in Book 17485, Page 185.

This conveyance is made together with a right of way for ingress and egress, in common with others, over and across that portion of the paved driveway leading from York Street along the northeasterly sideline, and continuing over and across the entire length of the paved driveway to the southwest

sideline of the property known as 168 York Street for the benefit of the within parcel.

This conveyance is made subject to and is benefitted by, the designated parking easement for 168 York Street, the designated parking easement for 172 York Street, and the depicted common parking easement for use by either 168 or 172 York Street, as available, all being depicted upon the above referenced May 1999 plan revision, a portion of which is shown on an "Exhibit B" attached to a deed recorded in the Cumberland County Registry of Deeds in Book 17485, Page 185.

The cost of maintaining and plowing the paved driveway, until a residence is built at 162 York Street, shall be shared equally by the owners of 168 York Street and 172 York Street. Upon completion of any residence structure built at 162 York Street, the cost of maintaining and plowing the paved driveway, including any extension of the existing driveway to benefit 162 York Street, shall be shared equally by the three lot owners.

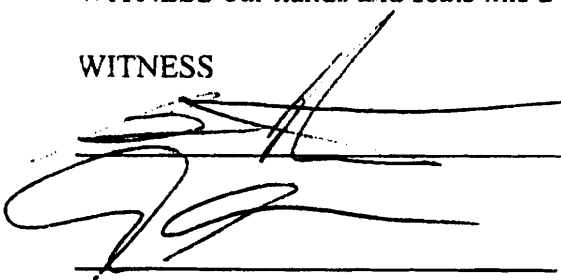
The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.


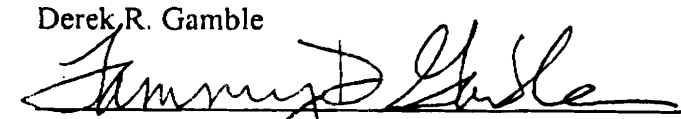
This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantors herein by deed of D. Michael Coughlin dated March 29, 2002 and recorded in the Cumberland County Registry of Deeds in Book 17485, Page 185.

WITNESS our hands and seals this 24th day of January, 2005.

WITNESS





Derek R. Gamble

Tammy D. Gamble

STATE OF MAINE
Cumberland, ss.

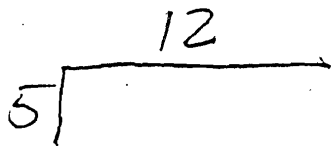
January 24, 2005

Personally appeared the above named Derek R. Gamble and Tammy D. Gamble and acknowledged the foregoing instrument to be their free act and deed.

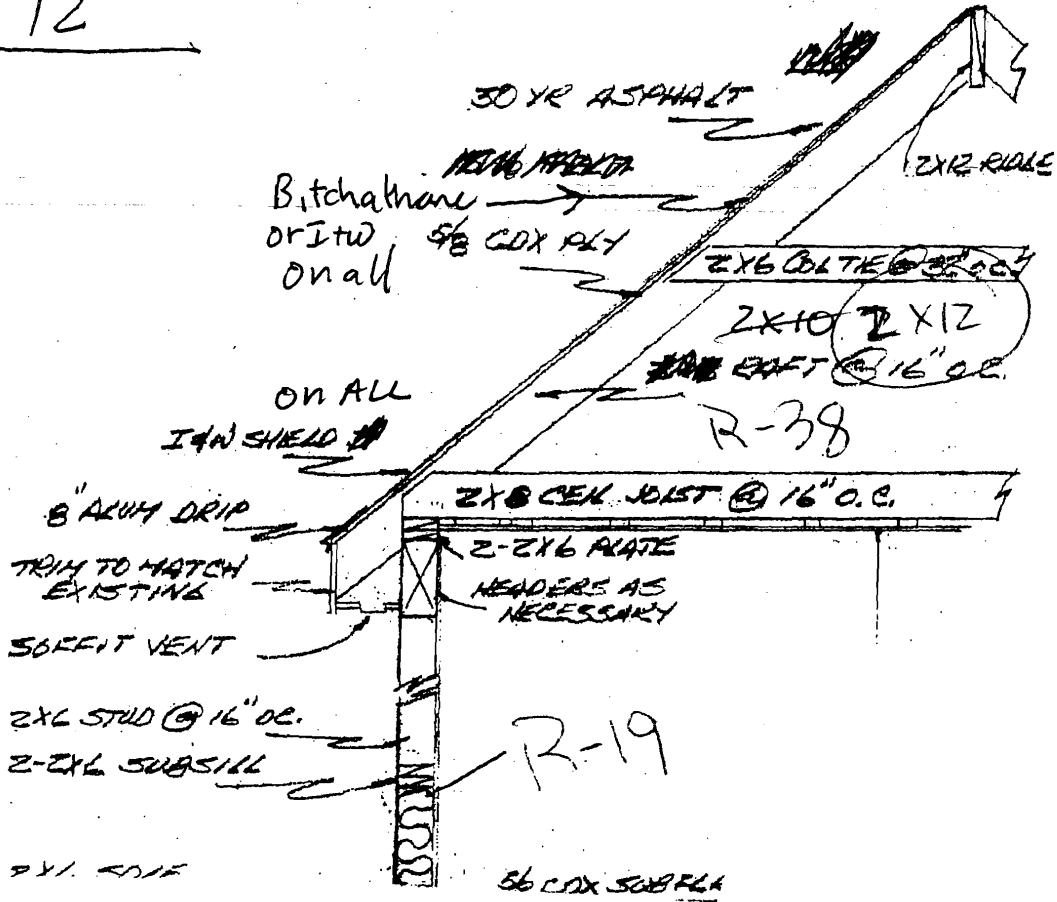
Before me,


James R. Lemieux, Attorney at Law

Framing Plan



Main Beam LDL Valley



Existing

Existing below

Please note : The proposed addition is a bedroom on the second floor only. Currently The proposed space is a deck. (the scope of the addition is the portion of the deck which is over the first floor of the main structure. The addition is contained by the current site/plot plan and the roof height is not being changed.

Window and Door Schedule:	Rough Openings	H	W
1. Anderson FWG 6068R		6' 7-1/2"	5' 11-1/4"
2. Anderson CN235		3' 4-13/16"	3' 4-3/4"
3. Anderson AW351		2' 4-3/8"	3' 4-13/16"

These are labeled as 1,2,3 on the appropriate view.