

WELLS ENGINEERING, INC.  
185 Payne Road  
Scarboro, Maine 04074

August 22, 1988

Mr. Peter Bass  
70 Merrill Street  
Portland, Maine 04101

Re. Maintenance Easement Description for Coyles Gully Storm  
Drain

TO WHOM IT MAY CONCERN:

The following is a legal description of a proposed maintenance easement to be granted to the city of Portland for the existing Coyles Gully Storm Drain located off Ashmont Street and Linden Street in the city of Portland:

A perpetual easement for the maintenance, operation, and repair of an underground storm sewer pipeline in, over, upon, under, and across a certain parcel of land situated in the city of Portland, County of Cumberland, and State of Maine. Easement is to be 30 feet wide, 15 feet each side of the centerline of the pipeline, which approximate location is shown on a plan entitled "Subdivision Plan of Land at 22 - 36 Ashmont Street, Portland, Maine" by Wells Engineering, Inc. dated 1-28-88 and revised 6-30-88 to be recorded in the Cumberland County Registry of Deeds. Approximate location of the 30 inch pipeline is as follows: | Beginning at the southwest corner of Lot #3 shown on the above subdivision plan and the easterly sideline of land now or formerly of R. Burwill thence North 12 degrees 30 minutes East approximately 10 feet to the center of a 30 inch pipeline; thence, about North 76 degrees East approximately 164 feet to a bend in the pipe; thence, about North 58 degrees 51 minutes East approximately 47.65 feet to a bend in the pipe; thence, about North 41 degrees 51 minutes East approximately 20 feet to the easterly property line of Lot #1 as shown on the above plan and the westerly sideline of land now or formerly of the American Red Cross; thence, North 12 degrees 30 minutes East about 9 feet to a northeast corner of Lot #1. | The proposed easement shall convey the right to construct and perpetually maintain through, under, and across said property conduits or pipelines with all necessary fixtures and appurtenances for conveying water and to lay, relay, repair, maintain and remove said stormwater pipe or pipes upon or under said strips, with all necessary fixtures and appurtenances, together with the right at all times to make connections with said conduits or

pipelines to land adjoining said drainage easement by means of pipes or other services; to trim, cut down and remove trees, bushes and other vegetation of all kinds, to remove debris and deposits of any kind and to alter and regrade the contours of said drainage easement to such extent as in the sole judgment of the grantee is necessary or appropriate for any of the above purposes; and to enter upon said drainage easement at any and all times for any of the forgoing purposes, reserving to the grantor and its heirs and assigns the use and enjoyment of said strips and for such purposes only as will in no way interfere temporarily or otherwise with the perpetual use thereof by the grantee, its successors and assigns for the purpose above mentioned, provided that no building or any kind of permanent structure, including, but not limited to, walls and fences, shall be erected on said strip by the grantor, its successors or assigns; that no hedges, bushes or trees shall be planted in said drainage easement by the grantor or its heirs and assigns; and that the grantor, its heirs and assigns shall not remove earth from said drainage easement without the written permission of the grantee, its successors and assigns.