Deed Description : Mulkern 0.21 Acre Lot

A certain lot or parcel of land located in the east bounds of Plymouth Street and south of land of D A Brackett and Company Inc described in Book 29308 Page 43 in the City of Portland , Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at an iron rod found on the east bounds of Plymouth Street at the south west corner of land of D A Brackett and Company Inc described in Book 29308 Page 43.

1. Thence N67°-11’-21”E eighty and four hundredths 80.04’ feet along the south bounds of land of D A Brackett and Company Inc to a 5/8” rebar set with cap on remaining land of grantors.
2. Thence S22°-48’-39”E ninety five and ninety two hundredths 95.92’ feet along remaining land of grantor to a 5/8” rebar set with cap.
3. Thence S48°-02”-51”W eighty five and forty nine 85.49’ feet along remaining land of grantor to a 5/8” rebar set with cap on the east bounds of Plymouth Street.
4. Thence northerly on an arc to the right sixty six and three hundred 66.03’ feet with a radius of two hundred ninety three and sixty two hundredths 293.62’ feet along the east bounds of Plymouth Street to a point.
5. Thence N19°-05’-05”W fifty eight and twenty six hundredths 58.26’ feet along the east bounds of Plymouth Street to the point of beginning.

Containing 0.21 acres and being a portion of land of Michael Mulkern described in Book 26084 Page 165.

Subject to and reserving a right of way for ingress and egress from Plymouth Street to the east abutting lot over the shared driveway on the south portion of the above described property. Along with the equally shared responsibility of maintenance and snow plowing.

Also subject to a utility easement overhead or underground across the southern portion of the above described property from Plymouth Street to the east abutting property.

For further reference see plan of land of Michael and Lynne Mulkern recorded in Plan Book XXX Page XXX.