Deed Description : Mulkern 0.49 Acre Lot

A certain lot or parcel of land located on the northeast bounds of Plymouth Street and northwest of land of Steve Marquis et al described in Book 19476 Page 152 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a one inch iron pipe found on the northeast bounds of Plymouth Street at the southwest corner of land of Steve Marquis et al described in Book 19476 Page 152 and also being northwesterly three hundred thirty one and sixteen hundredths 331.16’ feet along the northeast bounds Plymouth Street from the intersection of the northeast bounds of Plymouth Street and the westerly bounds of Allen Ave.

1. Thence northwest on an arc to the right fifty and fifty hundredths 50.50’ feet with a radius of two hundred ninety three and sixty two hundredths 293.62’ feet along the northeast bounds of Allen Ave to a 5/8” rebar set with cap at the southwest corner of remaining land of grantor.
2. Thence N48°-02’-51”E eighty five and forty nine hundredths 85.49’ feet along remaining land of grantor to a 5/8” rebar set with cap.
3. Thence N22°-48’-39”W ninety five and ninety two hundredths 95.92’ feet along remaining land of grantor to a 5/8” rebar set with cap on the south bounds Brackett and Company Inc described in Book 29308 Page 43.
4. Thence N67°-11’-21”E forty five and seventy nine hundredths 45.79’ feet along the south bounds of Brackett and Company to a 5/8” rebar set with cap on the west bounds of land of City of Portland described Book 12850 Page 236.
5. Thence S29°-13’-23”E fifteen and zero hundredths 15.00’ feet along the west bounds of land of City of Portland to a 5/8” rebar set.
6. Thence N52°-17’-45”E one hundred twelve and ninety four hundredths 112.94’ feet along the south bounds of land of the City of Portland to a 5/8” rebar set with cap on the west bounds of Ulla Ave. a paper street.
7. Thence S42°-30’-23”E sixty three and eighty three hundredths 63.83’ feet along the west bounds of Ulla Ave. to a 5/8” rebar set with cap on other land of grantor.
8. Thence S37°-22’-33”W one hundred ninety and sixty seven hundredths 190.67’ feet along other land of grantor to a one inch pipe found at the north corner of land of Steve Marquis et al described in Book 19476 Page 152.
9. Thence S45°-36’-55”W eighty seven and thirty five hundredths 87.35’ feet along the north bounds of land of Steve Marquis to the point of beginning.

Containing 0.49 Acres and being a portion of land of Michael Mulkern described in Book 26084 Page 165 and being a portion of land of Michael and Lynne Mulkern described in Book 29812 Page 215.

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

Also including an utility easement overhead or underground across the southern portion of the west abutter property from Plymouth Street to the above described property.

For further reference see boundary survey with new lot layout owned by Michael and Lynne Mulkern recorded in Plan Book XXXX Page XXX