Deed Description : Mulkern 0.73 Acre Lot

A certain lot or parcel of land located west of Ulla Ave. a paper street and west of land of Lynn Huff described in Book 22185 Page 31 in the City of Portland, Cumberland County, and State of Maine and being more particularly described as follows.

Beginning at a 5/8” rebar set with cap on the south bounds of Ulla Ave. a paper street and being the north east corner of land of Lynn Huff described in Book 22185 Page 31.

1. Thence S37°-05’-26”W one hundred seventy and thirty nine hundredths 170.39’ feet along the northwest bounds of Lynn Huff, Robert and Martha Smith described in Book 3852 Page 257, shared driveway, and land of Richard Shaw et al described in Book 12176 Page 130. To a 5/8” rebar set with cap on the northeast bounds of Kevin and Maureen Keniston described in Book 8832 Page 21.
2. Thence N49°-03’-46”W one hundred seventy six and fifteen hundredths 176.15’ feet along the northeast bounds of land of Kevin and Maureen Keniston, land of Alan and Dominic Grosso described in Book 21418 Page 340, and land of Steve Marquis described in Book 19476 Page 152 to a one inch pipe found on the east bounds of other land of grantor.
3. Thence N37°-22’-33:E one hundred ninety and sixty seven hundredths 190.67’ feet along remaining land of grantor to a 5/8” rebar set with cap on the west bounds of Ulla Ave. a paper street.
4. Thence S42°-30’-23”E one hundred seventy seven and seventy two hundredths 177.72’ feet along the west bounds of Ulla Street a paper street to the point of beginning.

Containing 0.73 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 for ingress and egress from Allan Ave. to the above described property as shown on plan of Deering Villa recorded in Plan Book 11 Page 71.

Also including an easement of sewer and water rights described in Book 12004 Page 40.

Also subject to easement granted to Central Maine Power dated November 29, 1972 recorded in Book 3346 Page 342.

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