Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 09/15/15

SUGGESTED DEED DESCRIPTION
LOT #11
SKYLARK ROAD
PORTLAND, MAINE

July 30, 2015

A certain lot or parcel of land located on the northwesterly sideline of Skylark Road, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #11 on the plan titled "Amendment To An Approved Subdivision Plat Dated July 22, 2008, Phase I, Skylark Commons, Skylark Road and Coolidge Avenue, Portland, Maine" for Frank DiDonato, dated December 2004 as revised through 9/24/10, by Berry Huff McDonald Milligan, Inc. and recorded in the Cumberland County Registry of Deeds in Plan Book 210, Page 345; said Lot #11 being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the northwesterly sideline of said Skylark Road at the southwesterly corner of Lot #12 as shown on aforesaid plan;

thence S 57°-51'-18" W along the northwesterly sideline of said Skylark Road a distance of 90.00 feet to a capped iron rod to be set (PLS #2190) and the northeasterly sideline of said Oramell Avenue;

thence N 32°-08'-42" W along the northeasterly sideline of said Oramell Avenue a distance of 130.00 feet to a capped iron rod to be set (PLS #2190) and the southwesterly corner of Lot #10 as shown on aforesaid plan;

thence N 57°-51'-18" E along said Lot #10 a distance of 90.00 feet to a capped iron rod to be set (PLS #2190) and said Lot #12;

thence S 32°-08'-42" E along said Lot #12 a distance of 130.00 feet to the point of beginning.

The above described Lot #11 contains 11,700 s.f.. All bearings refer to grid north (NAD 83).

Reserving from the above described Lot #11, certain areas known as Tree Safe Zones prohibiting the cutting of trees or disturbance of natural topography or ground cover, except that dead, diseased, dying or damaged trees may be removed. The Tree Safe Zone on Lot #11 is as shown on the aforesaid plan for a more particular description.

The above described Lot #11 is subject to a 10 foot wide utility easement to install, construct, use, maintain and repair utilities, together with a right of entry on foot or in vehicles with all the equipment necessary or reasonably required to accomplish the purposes of this easement over, on, across and under a certain portion of Lot #11 located along the northwesterly sideline of said

Skylark Road and being 10 feet wide as shown on aforesaid plan.

Subject to and together with the terms, covenants, conditions, restrictions, reserva easements set forth on the Plan **(for lots, 10, 11, 12, 13, 14, 15, 16 and 17)** and as particularly described in the "Declaration of Covenants, Conditions, Restrictions, of Skylark Common Private Sanitary Association" (the "Declaration") dated October 6, 2010, and recorded in the Cumberland County Registry of Deeds in Book 28148, Pate 19. The within conveyed lot is served by a private sanitary system and is a member of said Private Sanitary Association (the "Association"). The ownership, maintenance and replacement duties of each member of the Association are described in the Declaration. The City of Portland is not responsible for the ownership, maintenance or replacements of the private sanitary system.

RESURGAM CITY OF PORTLAND, MAINE
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STATE OF MAINE
ROBERT C. LIBBY, JR.
2190
PROFESSIONAL LAND SURVEYOR

ddSkylarkRdLot11