Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 01/09/15

SUGGESTED DEED DESCRIPTION
LOT #16
SKYLARK ROAD
PORTLAND, MAINE

October 28, 2014

A certain lot or parcel of land located on the southeasterly sideline of Skylark Road, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #16 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 #16 being more particularly described as follows:

Beginning at a capped iron rod to be set (PLS #2190) on the southeasterly sideline of said Skylark Road at the northwesterly corner of Lot #17 as shown on aforesaid plan;

thence S 32°-08'-42" E along said Lot #17 a distance of 139.20 feet to a capped iron rod to be set (PLS #2190) and the northwesterly sideline of land now or formerly of Washington Crossing Condominiums;

thence S 56°-26'-13" W along land of said Washington Crossing Condominiums a distance of 80.02 feet to a capped iron rod to be set (PLS #2190) and the southeasterly corner of Lot #15 as shown on aforesaid plan;

thence N 32°-08'-42" W along said Lot #15 a distance of 127.64 feet to a capped iron rod to be set (PLS #2190) and the southeasterly sideline of said Skylark Road;

thence N 57°-51'-18" E along the southeasterly sideline of said Skylark Road a distance of 51.15 feet to a capped iron rod set (PLS #2190);

thence N 32°-42'-18" E along the southeasterly sideline of said Skylark Road a distance of 31.87 feet to the point of beginning.

The above described Lot #16 contains 10,327 s.f.. All bearings refer to grid north (NAD 83).

The above described Lot #16 is conveyed together with a certain 10 foot wide utility easement to install, construct, use, maintain and repair a foundation drain, together with a right of entry on foot or in vehicles with all the equipment necessary or reasonably required to accomplish the purposes of the easement over, on, across and under a portion of Lot #15 located along the southeasterly sideline of said Skylark Road and being 10 feet wide as shown on aforesaid plan.

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The maintenance and repair of said foundation drain shall be the sole responsibility and at the expense of the owner of Lot #16.

The above described Lot #16 is subject to a Portland Water District Right of Way located over the southerly portion of the above described Lot #16 and shown on the aforesaid plan for a more particular description.

The above described Lot #16 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 #16 located along the southeasterly 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, reservations, and easements set forth on the Plan **(for lots, 10, 11, 12, 13, 14, 15, 16 and 17)** and as more particularly described in the "Declaration of Covenants, Conditions, Restrictions, and Easements 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.

STATE OF MAINE
ROBERT
LIBBY JR.
2190
PROFESSIONAL
LAND SURVEYOR

ddSkylarkRdLot16