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12/31/2015, 01:22:31P
CUMBERLAND COUNTY, NANCY A. LANE

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/17/16

Exhibit A
1st vacant lot north of 1637 Washington Ave

A certain portion of a lot or parcel of land, situated on the easterly sideline of Washington Avenue in the City of Portland, County of Cumberland and State of Maine, being more particularly described as follows:

Beginning at a position on the easterly sideline of Washington Avenue, said Point of Beginning being located North 53-41'-49" West, distance of 110.00 feet from a 2 inch iron pipe found set in the ground at the land of the herein grantor, Heirs of Beatrice Edna Lowell as first described in a deed recorded in the Cumberland County Registry of Deeds (the Registry) in Deed Book 1831, Page 275 and the land now or formerly Shana M. Walsh as described in a deed recorded in the Registry in Deed 31068, Page 096, said point of commencement also being found a distance of 15.75 feet from an angle point in the easterly side of said Washington Avenue;

Thence, North 36-24'-21" East, a distance of 55.24 feet;

Thence, North 54-09'-02" East, a distance of 26.25 feet;

Thence, North 75- 50'-09" East, a distance of 57.72 feet;

Thence, North 35-55'-46" West, a distance of 71.13 feet;

Thence, South 59-01'-40" West, a distance of 158.78 feet to the easterly sideline of Washington Avenue;

Thence, by and along the aforementioned easterly sideline of Washington Avenue, South 53-41'-49" East, a distance of 84.19 feet to the Point of Beginning.

The above described parcel of land contains 9540.8 square feet or 0.22 acres of land.

Bearings are based upon the bearings shown on a plan titled Study of Lot Development of land on Washington Avenue Portland Maine. Plan developed for Stanley N. Lowell 74 Powers Rd, South Portland Maine. No surveyor or date is shown on the supplied plan.

Reference is made to "Amended Boundary Plan" for Estate of Beatrice Edna Lowell prepared by Robert T. Greenlaw P.L.S., dated October 10, 2014 as recorded in the Cumberland County Registry of Deeds in Plan Book 215, Page 500.