

The above Proposed Conveyance will not conform to municipal zoning requirements until the apparent "Gore" along Bramblewood has been addressed by a title attorney. This office recommends the City of Portland then review and approve the method of resolution for compliance with the municipal ordinance.

Area of Apparent  
410.8 Sq. Ft.  
See Note 16

Bramblewood Drive  
(See Note 12)

Area of Apparent  
Gore  
Found 1 1/2"  
Iron Pipe  
Detail  
Not To Scale

**Surveyor's Statement:**

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice. This plan is not valid without the signature and embossed seal of the Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys  
James D. Nadeau, P.L.S. #2124 (Agent)  
Date:

**Plan References:**

1. "Recording Plat Bramblewood Allen Avenue / Summit Street Portland, Maine", last revised April 7, 1987, by Survey, Inc., recorded April 15, 1987 in CCRD Plan Book 161, Page 65.
2. "Plan of Lands For North Deering School Property Made For City Of Portland", dated November 1950, by H.L. & E.C. Jordan Civil Engineers, City of Portland file 618/14.
3. "City Of Portland, Maine Department Of Public Works Summit Street Laying Out Auburn St. To Allen Ave.", date approved September 19, 1936, City of Portland file 549/7.

# Nadeau Land Surveys

Professional Land Surveyors  
Certified Floodplain Managers

Proposed Description For A Deed

**Kasprzak Landbank, Inc.**

To

**Andrew S. Dunham & Shirley M. Dunham**  
**(2121315D1)**

A certain lot or parcel of land, situated on the southwesterly sideline of Summit Street and the southeasterly sideline of Bramblewood Drive, in the City of Portland, County of Cumberland, and State of Maine, being more particularly bounded and described as follows:

Beginning at a #5 steel rebar with survey cap #2124 or drill hole, to be set, at the apparent intersection of the southeasterly sideline of Bramblewood Drive as depicted on a Plan entitled "*Recording Plat Bramblewood Allen Avenue / Summit Street Portland, Maine*", last revised April 7, 1987, by Survey, Inc., recorded April 15, 1987 at the Cumberland County Registry of Deeds (CCRD) in Plan Book 161, Page 65, and the apparent southwesterly sideline of Summit Street, marking the northerly corner of the parcel herein conveyed;

Thence S38°52'04"E along the southwesterly sideline of Summit Street, a distance of seventy-seven hundredths (0.77') feet to a point, marking the northerly corner of land described in a deed to the grantee herein, Andrew S. Dunham & Shirley M. Dunham, recorded in CCRD Book 28937, Page 294;

Thence S54°12'56"W along said land of the grantee herein, a distance of one hundred sixty-two and fifty-two hundredths (162.52') feet to a point;

Thence S31°12'56"W continuing along said land of the grantee herein, a distance of forty-five and eleven hundredths (45.11') feet to a point marking the most westerly corner of said land of grantee herein and the southerly corner of the herein described parcel;

Thence N38°52'04"W through land of the grantor herein, a distance of ten and thirty-two hundredths (10.32') feet to a #5 steel rebar with survey cap #2124 or drill hole, to be set, on said southeasterly sideline of Bramblewood Drive;

Thence N42°38'24"E along said southeasterly sideline of Bramblewood Drive, a distance of forty-two and seventy-eight hundredths (42.78') feet to a #5 steel rebar with survey cap #2124 or drill hole, to be set, marking an angle point in said southerly sideline of Bramblewood Drive;

Thence N54°23'25"E continuing along said southeasterly sideline of Bramblewood Drive, a distance of one hundred sixty-two and sixty-four hundredths (162.64') feet to the point of beginning.



Total area of the herein described parcel equals 411 square feet. The bearings in this description are Grid North per Maine State Plane Coordinates, NAD 83, and Maine West Zone 1802.

Meaning and intending to describe the hatched area as depicted on a "*Plan Depicting The Results Of A Boundary Survey & Proposed Lot Division Made For Mong Hang, Southwesterly Sideline Of Summit Street & Southeasterly Sideline Of Bramblewood Drive, Portland, Maine*", dated August 28, 2012 by Nadeau Land Surveys, Portland, Maine, and being a portion of the premises described in a deed from Leroy E. Applebee & Roberta M. Applebee to Kasprzak Landbank, Inc., dated December 24, 1986 and recorded at the Cumberland County Registry of Deeds in Book 7573, Page 34.

The purpose of this deed is to convey an apparent strip of land found between the northwesterly sideline of the grantee herein and the southeasterly sideline of Bramblewood Drive giving the grantee frontage along said Bramblewood Drive.

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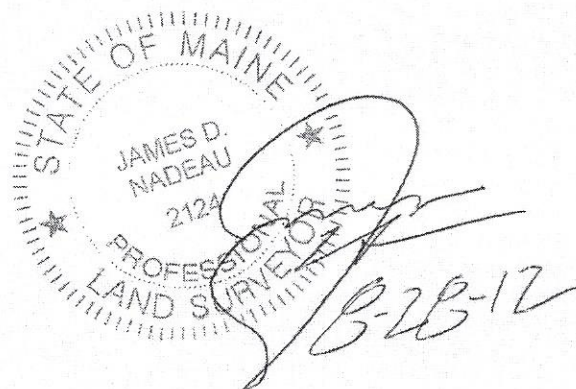
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The purpose of this deed is to convey an apparent strip of land found between the northwesterly sideline of the grantee herein and the southeasterly sideline of Bramblewood Drive giving the grantee frontage along said Bramblewood Drive.



**RELEASE DEED**

Quitclaim Deed without Covenant  
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that KASPRZAK LANDBANK, INC., a Maine corporation, and located at Waterboro, in the County of York, for consideration paid, do hereby **RELEASE** and forever **QUITCLAIM** unto ANDREW S. DUNHAM and SHIRLEY M. DUNHAM, as joint tenants, their heirs and assigns, whose mailing address is 52 Summit Street, Portland, ME 04103, the land in the City of Portland, County of Cumberland and State of Maine, described as follows:

All of Grantor's right, title and interest in and to a certain 411 square foot parcel located between the land of this Grantee and Bramblewood Drive in the City of Portland, County of Cumberland and State of Maine, more particularly described in Exhibit A attached hereto.

The purpose of this deed is to correct an apparent gore existing between the land of the Grantee and Bramblewood Drive, which Drive was developed by the Grantor in 1989 and which Drive, when conveyed to the City, did not include as a part of the public right of way the 411 square foot parcel conveyed herewith between the southerly sideline of Bramblewood Drive and the northerly sideline of land of this Grantee on Bramblewood Drive, thereby inadvertently land locking Grantee's rear land.

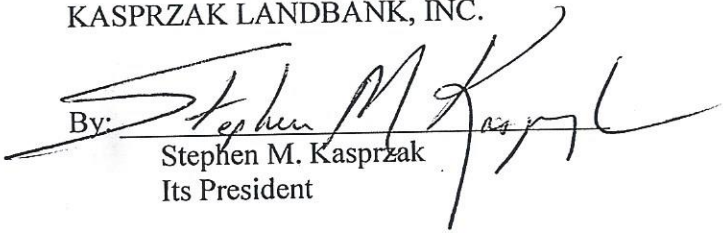
IN WITNESS WHEREOF, it, the said KASPRZAK LANDBANK, INC., has caused this instrument to be signed and sealed in its corporate name by Stephen M. Kasprzak, its President, thereunto duly authorized, this 28 day of August, 2012.

WITNESS:



KASPRZAK LANDBANK, INC.

By:

  
Stephen M. Kasprzak  
Its President

STATE OF MAINE  
COUNTY OF YORK, ss

August 28, 2012

Then personally appeared the above-named Stephen M. Kasprzak of said Corporation, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,

*Gaye C. Littlefield*  
Notary Public/Attorney-at-Law  
Typed name: Gaye C. Littlefield  
My commission expires: 9/10/15

EXHIBIT A

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