Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 07/18/16

KNOW ALL MEN BY THESE PRESENTS,

THAT **DAVID D. DIPIETRO** of 221 Virginia Street in Portland, Maine, grant to **DAVID D. DIPIETRO** with Warranty Covenants, for one dollar and other consideration paid, all of his interests in and to the following described real estate, situated in the City of Portland, Cumberland County, State of Maine, bounded and described as follows:

> A certain lot or parcel of land with the buildings thereon, situated at 6 Lambert Street in the City of Portland, County of Cumberland and State of Maine, on the westerly side of Lambert Street, and being a portion of lot numbered two (2) as shown in division of the estate of Levi Cobb recorded in the Cumberland County Registry of Deeds in Book 348, Page 31, bound and described as set forth in Exhibit A hereto.
>
> Meaning and intending to convey a portion of the same premises conveyed through the Deed of Distribution of the Personal Representative Under the Will of Maude V. DiPietro dated October 19, 2013 which deed is recorded in the Cumberland County Registry of Deeds in Book 31148, page 316.

TO HAVE AND HOLD the above granted premises unto the said and its assigns forever.

IN WITNESS WHEREOF, the said David D. DiPietro has hereunto set his hand and seal this ___ day of March, 2016.

Signed, Sealed and Delivered
in the presence of

_____

_____
David D. DiPietro

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STATE OF MAINE
CUMBERLAND, ss.

March _____, 2016

Then personally appeared the above-named David D. DiPietro and acknowledged the foregoing instrument to be his free acts and deeds.

Signed and sworn to before me this _____ day of December, 2015.

Before me,

_____
Notary Public
Name: _____

_____
PRINTED NAME

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Exhibit A

A certain lot or parcel of land situated on the southwesterly side of and adjacent to Lambert Street, in the City of Portland, County of Cumberland, and State of Maine as shown on the Site Plan of DiPeitro Property, for David DiPietro, by Sebago Technics, Inc. (project number 16115) last dated April 28, 2016, and being more particularly bounded and described as follows:

Beginning on the southwesterly sideline of Lambert Street at the northerly corner of land of Constance Stimson as described in deed book 31728, page 63;

Thence N 36°-57'31" W along the southwesterly sideline of Lambert Street, a distance of 50.00 feet to a 5/8-inch rebar to be set at remaining land of this grantor (12 Lambert Street);

Thence S 58°-37'-46" W along remaining land of this grantor (12 Lambert Street), a distance of 28.10 feet to a 5/8-inch rebar to be set;

Thence S 66°-37'15" W along remaining land of this grantor (12 Lambert Street), a distance of 47.30 feet;

Thence N 37°-19'-44" W along remaining land of this grantor (12 Lambert Street), a distance of 46.26 feet to a 5/8-inch rebar to be set;

Thence S 55°-50'-23" W along remaining land of this grantor (12 Lambert Street), a distance of 83.06 feet to a 5/8-inch rebar to be set;

Thence S 37°-19'-4" E along remaining land of this grantor (12 Lambert Street), a distance of 70.69 feet to a 5/8-inch rebar to be set at land of Stimson;

Thence N 68°-32'-29" E along land of Stimson, a distance of 162.66 feet to the Point of Beginning.

Together with an access, grading and utility easement being more particularly boundary and described as follows:

Beginning on the southwesterly sideline of Lambert Street at a 5/8-inch rebar to be set being N 36°-57'-31" W along the southwesterly sideline of Lambert Street, a distance of 50.00 feet from the northerly corner of land of Constance Stimson as described in deed book 31728, page 63;

Thence S 58°-37'-46" W along remaining land of this grantor (12 Lambert Street), a distance of 28.10 feet to a 5/8-inch rebar to be set;

Thence S 66°-37'15" W along remaining land of this grantor (12 Lambert Street), a distance of 47.30 feet;

Thence N 37°-19'-44" W along remaining land of this grantor (12 Lambert Street), a distance of 36.76 feet;

Thence through remaining land of this grantor (12 Lambert Street), on a non-tangential curve to the left having an arc length of 38.80 feet, a radius of 26.00 feet, and a chord of S 80°-04'-43" E 35.30 feet to a point of tangency;

Thence N 57°-10'-18" E through remaining land of this grantor (12 Lambert Street), a distance of 50.18 feet to the southwesterly sideline of Lambert Street;

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Thence S 36°-57'31" E along the southwesterly sideline of Lambert Street, a distance of 21.22 to the Point of Beginning.

Together with a grading and utility easement being more particularly boundary and described as follows:

Beginning on the southwesterly sideline of Lambert Street being N 36°-57'-31" W along the southwesterly sideline of Lambert Street, a distance of 71.22 feet from the northerly corner of land of Constance Stimson as described in deed book 31728, page 63;

Thence S 57°-10'-18" W through remaining land of this grantor (12 Lambert Street), a distance of 42.08 feet;

Thence N 27°-35'-48" E through remaining land of this grantor (12 Lambert Street), a distance of 46.48 feet to the southwesterly sideline of Lambert Street;

Thence S 36°-57'-31" E along the southwesterly sideline of Lambert Street, a distance of 23.00 to the Point of Beginning.

Together with a grading and drainage easement being more particularly boundary and described as follows:

Commencing at a point on the southwesterly sideline of Lambert Street at the northerly corner of land of Constance Stimson as described in deed book 31728, page 63;

Thence N 36°-57'-31" W along the southwesterly sideline of Lambert Street, a distance of 71.22 feet;

Thence S 57°-10'-18" E, a distance of 42.08 to the Point of Beginning;

Thence S 57°-10'-18" E, along the northerly sideline of the access, grading and utility easement, a distance of 8.10 feet to a point of curvature

Thence along the northerly sideline of the access, grading and utility easement, on a curve to the right having an arc length of 38.80 feet, a radius of 26.00 feet, and a chord of N 80°-04'-43" W 35.30 feet to the northeasterly sideline of the lot herein described above;

Thence N 37°-19'-44" W along the northeasterly sideline of the lot herein described above, a distance of 9.51 feet to a 5/8-inch rebar to be set;

Thence S 57°-54'-22" E through land of this grantor (12 Lambert Street), a distance of 18.04 feet;

Thence through land of this grantor (12 Lambert Street), on a curve to the left having an arc length of 23.80 feet, a radius of 21.00 feet, and a chord of N 89°-37'-58" E 22.54 feet to a point of tangency;

Thence N 57°-10'-18" E through land of this grantor (12 Lambert Street), a distance of 16.91 feet to the northwesterly sideline of the grading and utility easement herein described above;

Thence S 27°-35'-48" W along the northwesterly sideline of the grading and utility easement herein described above, a distance of 10.13 feet to the Point of Beginning.

Together with a grading easement being more particularly boundary and described as follows:

Commencing at the southwesterly sideline of Lambert Street at the northerly corner of land of Constance Stimson as described in deed book 31728, page 63;

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Thence N 36°-57'31" W along the southwesterly sideline of Lambert Street, a distance of 50.00 feet t 5/8-inch rebar to be set;

Thence S 58°-37'-46" W a distance of 28.10 feet to a 5/8-inch rebar to be set;

Thence S 66°-37'15" W a distance of 47.30 feet;

Thence N 37°-19'-44" W a distance of 46.26 feet to a 5/8-inch rebar to be set at the Point of Beginning;

Thence S 55°-50'-23" W along remaining land of this grantor (12 Lambert Street) a distance of 83.06 feet to a 5/8-inch rebar to be set;

Thence N 34°-09'-37" W through remaining land of this grantor (12 Lambert Street) a distance of 3.08 feet to land now or formerly of Stephen and Cynthia Dorsey, as described in deed book 6670 page 273;

Thence N 55°-50'-23" E along land of Dorsey, a distance of 82.14 feet to a 5/8-inch rebar to be set;

Thence S 50°-40'-38" E through remaining land of this grantor (12 Lambert Street), a distance of 3.21 feet to the Point of Beginning.

Meaning and intending to describe the proposed house lot (6 Lambert Street) and associated easements as shown on the Site Plan of DiPeitro Property, for David DiPietro, by Sebago Technics, Inc. (project number 16115) last dated April 28, 2016, being approximately 10,001 square feet, being a portion of property conveyed to Steven and David DiPietro in deed book 31148 page 316.

The bearings shown hereon are Grid North, Maine State Plane Coordinate System, West Zone 1802, NAD83.

May 2, 2016

MWE:mwe