

SUGGESTED DEED DESCRIPTION
LOT #1
AUTUMN GLEN SUBDIVISION
STEPPING STONE LANE
PORTLAND, MAINE

February 19, 2013

A certain lot or parcel of land located on the northwesterly sideline of Stepping Stone Lane, so-called, and on the southwesterly sideline of Beauregard Street, so-called, in the City of Portland, County of Cumberland and State of Maine and shown as Lot #1 on the plan titled "Subdivision Plan/3rd Amended Recording Plat, Autumn Glen Subdivision, Ray Street, Portland, Maine" dated September 4, 2009 and recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 249; said Lot #1 being more particularly described as follows:

Beginning at a capped iron rod found on the northwesterly sideline of said Stepping Stone Lane at the northeasterly corner of Lot #2 as shown on aforesaid plan;

thence N 70°-02'-31" W along said Lot #2 a distance of 100.38 feet to a capped iron rod found and land now or formerly of Thomas McGonagle;

thence N 19°-57'-29" E along the land of said McGonagle a distance of 63.00 feet to a capped iron rod found;

thence N 70°-02'-31" W along the land of said McGonagle a distance of 100.00 feet to a capped iron rod found and the easterly sideline of Ray Street, so-called;

thence N 19°-57'-29" E along the easterly sideline of Ray Street a distance of 50.00 feet to a capped iron rod found and land now or formerly of Gregory McCormack;

thence S 70°-02'-31" E along the land of said McCormack a distance of 158.70 feet to a capped iron rod found and the southwesterly sideline of said Beauregard Street;

thence S 33°-51'-39" E along the southwesterly sideline of said Beauregard Street a distance of 68.83 feet to a capped iron rod found and the northwesterly sideline of said Stepping Stone Lane;

thence in a general southerly direction along the northwesterly sideline of said Stepping Stone Lane and along a circular curve to the right, circumscribed by a radius of 10.00 feet, an arc length of 13.09 feet to a capped iron rod found; said capped iron rod found being S 03°-38'-21" W a tie distance of 12.18 feet from said previous capped iron rod found;

thence S 41°-08'-21" W along the northwesterly sideline of said Stepping Stone Lane a distance of 23.68 feet to a capped iron rod found;

thence in a general southwesterly direction along the northwesterly sideline of said Stepping Stone Lane and along a circular curve to the left, circumscribed by a radius of 135.00 feet, an arc length of 39.72 feet to the point of beginning. Said point of beginning being S 32°-42'-39" W a tie distance of 39.57 feet from said previous capped iron rod found.

The above described Lot #1 contains 16,395 s.f. (0.376 acres). All bearings refer to grid north.

Reserving from the above described Lot #1 a certain detention pond easement area to construct, use, maintain, repair and clean ditches, channels, swales and/or ponds together with a right of entry on foot or in vehicle 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 #1 being more particularly described as follows:

Beginning at a capped iron rod found on the southwesterly sideline of said Beauregard Street at the southerly corner of land of said McCormack;

thence S 33°-51'-39" E along the southwesterly sideline of said Beauregard Street a distance of 50.82 feet to a point;

thence N 70°-02'-31" W across the above described lot a distance of 74.72 feet to a point;

thence S 19°-57'-29" W across the above described lot a distance of 83.00 feet to a point and Lot #2 as shown on aforesaid plan;

thence N 70°-02'-31" W along said Lot #2 a distance of 15.00 feet to a point;

thence N 19°-57'-29" E across the above described parcel a distance of 63.00 feet to a point;

thence N 70°-02'-31" W across the above described parcel a distance of 10.00 feet to a capped iron rod found and land of said McGonagle;

thence continuing N 70°-02'-31" W along the land of said McGonagle a distance of 100.00 feet to a capped iron rod found and the easterly sideline of said Ray Street;

thence N 19°-57'-29" E along the easterly sideline of said Ray Street a distance of 50.00 feet to a capped iron rod found and land of said McCormack;

thence S 70°-02'-31" E along the land of said McCormick a distance of 158.70 feet to the point of beginning.

The above described detention pond easement area and drainage easement encompasses 8821 s.f.. The City of Portland shall not be responsible for any maintenance or repairs to the above described Detention Pond and Drainage Ditch, but has a right to enter the property, if necessary, for maintenance and repairs at the owners expense.

The above described parcel is subject to a 10 foot wide vegetated buffer located along the southwesterly property line as shown on the aforesaid plan. Said vegetated buffer is restricted from disturbance or cutting of trees, except when dead, diseased or dangerous to the public.

ddLot/AutumnGlen

