Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 04/05/17

Exhibit A

A certain tract or parcel of land with buildings and improvements located on the northeasterly side of Washington Avenue in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows.

Beginning at a rebar set on the northerly sideline of Washington Avenue, said rebar being located S 30°11'58"E a distance of 80.00' of a 1 ½" iron pipe found at the southwesterly corner of lands Now or formerly (N/F) Mountain Road Properties LLC as described in Deed Book 33679, Page 1476 recorded in the Cumberland County Registry of Deeds (CCRD),

Thence N72°57'00"E a distance of 40.93' to a rebar set,

Thence N59°06'01"E a distance of 39.17' to a rebar set,

Thence N50°53'22"E a distance of 50.36' to a rebar set,

Thence N30°11'58"W a distance of 101.22" to a rebar set on the southeasterly line of Roger Buck et al as described in Deed Book 29989, Page 150 CCRD,

Thence N50°53'22"E along lands of aforementioned Buck and Lands N/F of Joseph Fish as described in Deed Book 15438, Page 176 CCRD a distance of 178.64' to the thread of Fall Brook,

Thence in a generally southerly and easterly direction along the thread of Fall Brook to a point, said point being S66°09'31"E a distance of 112.28'from the terminus of the last line,

Thence S50°53'22"W a distance of 65.20' to a rebar set, said rebar being the northwesterly corner of lands N/F Wayne Berzinis as described in Deed Book 22802, Page 22 CCRD and Deed Book 33711, Page 57 CCRD,

Thence S42°57'22"W along lands of aforementioned Berzinis a distance of 208.50' to a rebar set;

Thence S51°02'42"W continuing along the lands of said Berzinis a distance of 82.37' to a rebar set;

Thence S51°02'42"W continuing along the lands of Berzinis a distance of 45.58' to a rebar set on the northerly sideline of Washington Avenue;

Thence N30°11'58"W along the northerly sideline of Washington Avenue 50.00' to the point of beginning.

The above described parcel contains 28,927 S. F. more or less

The above described parcel is subject to an easements granted to the City of Portland as described in Deed Book 26327, Page 283 and Deed Book 26002, Page 19 CCRD

Reserving to the Grantor Mountain Road Properties its heirs and assigns an easement for access by foot or vehicle over the following described parcel;

Beginning at a rebar set on the northerly sideline of Washington Avenue, said rebar being located S 30°11'58"E a distance of 80.00' of a 1 ½" iron pipe found at the southwesterly corner of lands Now or formerly (N/F) Mountain Road Properties LLC as described in Deed Book 33679, Page 1476 recorded in the Cumberland County Registry of Deeds (CCRD),

Thence N72°57'00"E a distance of 40.93' to a rebar set,

Thence S38°57'18"E a distance of 34.15'

Thence S51°02'42"W a distance of 45.58' to a rebar set on the northerly sideline of Washington Avenue;

Thence N30°11'58"W along the northerly sideline of Washington Avenue a distance of 50.00' to the point of beginning.

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All aforementioned rebar set are #5 rebar with plastic cap Stamped BEST #2336

The above described parcel and reservation is shown on Plan entitled Proposed Boundary Survey and Lot Split on Washington Avenue in Portland, Cumberland County Maine, dated July 28, 2016 and revised through March 1, 2017. Prepared by Boundary Engineering Survey Technology, Inc.

Meaning and intending to describe a portion of the lands conveyed to Mountain Road Properties LLC as recorded in Deed Book 33162, Page 114 and Deed Book 33679, Page 176 and Deed book 33711, Page 160 CCRD