

BALSAM DRIVE

LENGTH : 1,480' (.28 miles)      WIDTH : 21'

Acceptance date: August 27, 1990 By Council Meeting upon completion of Engineering report. Everything officially accepted with all reports in September 06, 1990.

BALSAM DRIVE, CUMBERLAND MAINE:

A certain parcel of land situated on the Northerly side of Hemlock Drive in the Town of Cumberland, County of Cumberland and State of Maine bounded and described as follows:

Beginning at a concrete monument set at a point on the Northwestern side of Hemlock Drive which point is situated S-62 degrees-30'00"W a distance of 100.00 feet from the Southwest corner of Lot 21 as shown on "Final Subdivision Plan"Cumberland Estates" Cumberland, Maine for the Minat Corporation date August 12, 1985" revised 9/11/85 by Owen Haskell, Inc. which plan is recorded in Plan Book 151, page 33;

Thence, S-62 degrees-30'-00"W along Hemlock Drive 71.99 feet to a concrete monument set;

Thence, the following courses by the Southerly sideline of Balsam Drive:

Northeasterly and Northerly by a curve to the left having a radius of 10.00 feet an arc distance of 13.35 feet to a PK nail set;

N-14 degrees-00'00"W a distance of 91.74 feet to a concrete monument set;

Northerly and Northwesternly by a curve to the left having a radius of 100.00 feet an arc distance of 54.11 feet to a concrete monument set;

N-45 degrees-00'-00"-W a distance of 246.63 feet to a concrete monument set;

Northwesternly and Northerly by a curve to the right having a radius of 400.00 feet an arc distance of 101.23 feet to a concrete monument set;

N-30 degrees-30'-00"-W a distance of 204.79 feet to a concrete monument set;

Northwesternly, Westerly, and Southwesternly by a curve to the left having a radius of 85.00 feet an arc distance of 173.57 feet to a concrete monument set;

S-32 degrees-30'-00"W a distance of 204.94 feet to a concrete monument set;

Southwesterly and Westerly by a curve to the right having a radius of 200.00 feet an arc distance of 114.61 feet to a concrete monument set;

S-65 degrees-20'-00"-W a distance of 179.52 feet to a concrete monument set;

Southerly and Southeasterly by a curve to the left having a radius of 10.00 feet an arc distance of 20.31 feet to a concrete monument set on the Northeasterly sideline of Hemlock Drive;

Thence, N-51 degrees-03'-20"-W by Hemlock Drive 78.14 feet to a concrete monument set;

Thence, the following courses by the Northerly sideline of Balsam Drive:

Southeasterly and Easterly by a curve to the left having a radius of 10.00 feet an arc distance of 11.10 feet to a concrete monument set;

N-65 degrees-20'-00"-E a distance of 214.25 feet to a concrete monument set;

Easterly and Northeasterly by a curve to the left having a radius of 150.00 feet an arc distance of 85.95 feet to a concrete monument set;

N-32 degrees-30'-00"-E a distance of 204.94 feet to a concrete monument set;

Northeasterly, Easterly, and Southeasterly by a curve to the right having a radius of 135.00 feet an arc distance of 275.68 feet to a concrete monument set;

S-30 degrees-30'-00"-E a distance of 204.79 feet to a concrete monument set;

Southerly and Southeasterly by a curve to the left having a radius of 350.00 feet an arc distance of 88.57 feet to a concrete monument set;

S-45 degrees-00'-00"-E a distance of 246.63 feet to a concrete monument set;

Southeasterly and Southerly by a curve to the right having a

radius of 150.00 feet an arc distance of 81.16 feet to a concrete monument set;

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S-14 degrees-00'-00"-E a distance of 74.94 feet to a concrete monument set;

Southerly and Southeasterly by a curve to the left having a radius of 10.00 feet an arc distance of 18.06 feet to the point of beginning.

Said parcel contains 1.7 acres and is shown as Balsam Drive on the above mentioned plan.

All bearings are magnetic 1972.