

HEMLOCK DRIVE

LENGTH: 2,281' (.44 MILES)

WIDTH: 21'

Acceptance Date: August 27, 1990 by the Council meeting held,
official

date is September 06, 1990 when all reports
(Engineering etc) where turned in complete per
Council Meeting of August 27, 1990.

FINAL SUBDIVISION PLAN FOR CUMBERLAND ESTATES FOR THE MINAT CORP.
DATED AUGUST 12, 1985, REVISED 09-11-85 BY OWEN HASKELL, INC.
IN WHICH PLAN IS RECORDED IN PLAN BOOK 151, PAGE 33, AND AS FURTHER
REVISED AND RECORDED IN PLAN BOOK 154, PAGE 15.

DESCRIPTION:

A certain parcel of land situated at the Southwesterly end of
Pinewood Drive in the Town of Cumberland, County of Cumberland, and
State of Maine bounded and described as follows:

S-37 DEGREES -42' -00" -E a distance of 57.12 feet to a concrete
monument set;

Southeasterly, Southerly, and Southwesterly by a curve to the
right having a radius of 155.00 feet an arc distance of 271.07
feet to a concrete monument set;

S-62 DEGREES -30' -00"-W a distance of 234.13 feet to a concrete
monument set;

Southwesterly by a curve to the left having a radius of 450.00 feet
an arc distance of 75.09 feet to a 5.8" iron rod set;

Beginning at a 5/8" iron rod on the Southeasterly end of the
Southwesterly sideline of Pinewood Drive as shown on "Revised Plan of
Pinewood Acres Sec. B Cumberland, Maine" recorded in Plan Book 66,
Page 17;

Thence, the following courses by the westerly sideline and by the
Northerly sideline of Hemlock Drive:

S -52 DEGREES -56' -20"-W a distance of 379.17 feet to a concrete
monument set;

Southwesterly, Westerly, and Northwesterly by a curve to the right
having a radius of 85.00 feet an arc distance of 133.52 feet to a
concrete monument set;

N-37 DEGREES -03' -40"W a distance of 200.00 feet to a concrete
monument set;

Northwesterly by a curve to the right having a radius of 550.00
feet an arc distance of 53.65 feet to a concrete monument set;

N -31 DEGREES -28' -20"-W a distance of 202.08 feet to a PK nail set;

Northwesterly and Westerly by a curve to the left having a radius of
200.00 feet an arc distance of 68.36 feet to concrete monument set;

N-51 DEGREES -03' -20" -W a distance of 243.31 feet, to a PK nail set;

Westerly and Northwesterly by a curve to the right having a radius of 550.00 feet an arc distance of 124.72 feet to 5/8" iron rod set at the land now or formerly of Vincent A. Sy et al as shown on Plan of "Cumberland Center Terrace Cumberland Center, Maine June 1947" recorded in Plan book 32, page 53;

Thence, S-52 DEGREES -07' -00"-W by the land of Sy, across the end of Farwell Avenue as shown on said Plan and by the land formerly of Ronald Hall et al 50.00 feet to a 5/8" iron rod set at a point of curvature from which point a radial line bears S-51 Degrees"W;

Thence, the following courses by the Southerly sideline and by the Easterly sideline of Hemlock Drive;

Southeasterly and Easterly by a curve to the left having a radius of 600.00 feet an arc distance of 136.21 feet to a concrete monument set;

S-51 Degrees-03'-20"-E a distance of 243.31 feet to a concrete monument set;

Easterly and Southeasterly by a curve to the right having a radius of 150.00 feet an arc distance of 51.27 feet to a concrete monument set;

S-31 DEGREES -28' -20"-E a distance of 202.08 feet to a concrete monument set;

Southeasterly by a curve to the left having a radius of 600.00 feet an arc distance of 58.53 feet to a concrete monument set;

S-37 DEGREES -03' -40"-E a distance of 200.00 feet to a concrete monument set;

Southeasterly, Easterly, and Northeasterly by a curve to the left having a radius of 135.00 feet an arc distance of 212.06 feet to a concrete monument set,

N-52 Degrees-56'-20"-E a distance to 379.17 feet to a concrete monument set;

Northeasterly by a curve to the right having a radius of 400.00 feet an arc distance of 66.75 feet to a concrete monument set;

N-62 Degrees-30'-00"-E a distance of 234.13 feet to a concrete monument set;

Northeasterly, Northerly, and Northwesterly by a curve to the left having a radius of 205.00 feet an arc distance of 358.51 feet to a

concrete monument set;

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N-37 Degrees-42'-00"-W a distance of 57.13 feet to a 5/8" iron set at the Southeasterly end of Pinewood Drive;

Thence, S-52 Degrees-17'-10"-W across the Southeasterly end of Pinewood Drive 50.00 feet to the point of beginning.

Said parcel contains 2.4 acres and is shown as Hemlock Drive on "Final Subdivision Plan "Cumberland Estates Cumberland Maine for the Minat Corporation date August 12, 1985" revised 9/11/85 Plan Book 151, page 33.

All bearings are magnetic 1972.