

PHILIP AVENUE

From Jr. Bd. Ald.
Vol. 27, Page 142

December 21, 1987

READ AND PASSED

From Street Book 1923-199_
Page 218

December 21, 1987

READ AND PASSED

273 ORDERED, That Philip Avenue, description below, be accepted as a City Street.

The following described street being northerly and adjacent to Route 105, and westerly of Hicks Road in the City of Augusta, Kennebec County, Maine.

Beginning at an iron pin found in the northerly side of Route 105, at the southeasterly corner of Robert and Norma Moore, and the westerly corner of Beaudoin property on Route 105. Thence North 21 degrees 08 minutes East along Moore, a distance of 97.3 feet to an iron pin found. Thence North 71 degrees 52 minutes East along Lot 12, a distance of 11.3 feet to a point. Thence along a curve being convex toward the east having a radius of 130 feet, an arc distance of 46.3 feet to an iron pin set. The course between the terminal points of this arc being North 02 degrees 26 seconds West and 46.1 feet. Thence North 12 degrees 43 seconds West along Lots 12, 11, 10 and 9; a distance of 566.0 feet to an iron pin set. Thence along a curve being convex to the north having a radius of 50.0 feet, an arc distance of 273.2 feet to an iron pin set. The course between the terminal points of this arc being North 77 degrees 17 minutes East and 40.0 feet. Thence South 12 degrees 43 minutes East along Lots 5, 4, 3, and 2, a distance of 566.0 feet to an iron pin set. Thence tangent and along a curve having a radius of 170.0 feet, being convex to the east, an arc distance of 100.9 feet to an iron pin set. Thence South 21 degrees 02 seconds West along Lot 1, a distance of 64.4 feet to an iron pin set. Thence approximately North 72 degrees 25 seconds West along the side of Route 105, a distance of 55.0 feet back to the point of beginning.

Meaning and intending to convey a 40 foot wide street having a cul-de-sac at the northerly end, and a small strip added near the Moore property; being a portion of Book 2394, Page 255, based upon a survey of Philip Avenue Subdivision, by E. S. Coffin RLS #66, all directions magnetic 1982, and filed at the Kennebec County Registry of Deeds (E-82034).

POSSIBLE DEED DESCRIPTION

BEAUDOIN TO CITY

The following described street being northerly and adjacent to Route 105, and westerly of Hicks Road in the City of Augusta, Kennebec County, Maine.

Beginning at an iron pin found in the northerly side of Route 105, at the southeasterly corner of Robert and Norma Moore, and the westerly corner of Beaudoin property on Route 105.

Thence N 21 - 08'E along Moore, a distance of 97.3 feet to an iron pin found.

Thence N 71 -52'E along Lot 12, a distance of 11.3 feet to a point. Thence along a curve being convex toward the east having a radius of 130 feet, an arc distance of 46.3 feet to an iron pin set. The course between the terminal points of this arc being N 02 -26'W and 46.1 feet.

Thence N 12 -43'W along Lots 12, 11, 10 and 9; a distance of 566.0 feet to an iron pin set.

Thence along a curve being convex to the north having a radius of 50.0 feet, an arc distance of 273.2 feet to an iron pin set. The course between the terminal points of this arc being N 77 - 17'E and 40.0 feet.

Thence S 12 -43'E along Lots 5, 4, 3, and 2, a distance of 566.0 feet to an iron pin set.

Thence tangent and along a curve having a radius of 170.0 feet, being convex to the east, and arc distance of 100.9 feet to an iron pin set.

Thence S 21 -02'W along Lot 1, a distance of 64.4 feet to an iron pin set.

Thence approximately N 72 -25'W along the side of Route 105, a distance of 55.0 feet back to the point of beginning.

Meaning and intending to convey a 40 foot wide street having a cul-de-sac at the northerly end, and a small strip added near the Moore property; being a portion of the premises conveyed to Roger P. Beaudoin, Raymond R. Beaudoin and Richard G. Beaudoin by Augusta Builders, Inc. by Warranty Deed dated June 17, 1981 and recorded in the Kennebec County Registry of Deeds in Book 2394, Page 255. The above description is based upon a survey of Philip Avenue Subdivision, by E. S. Coffin RLS #66, all directions magnetic 1982, and filed in the Kennebec County Registry of Deeds (E-82034).
