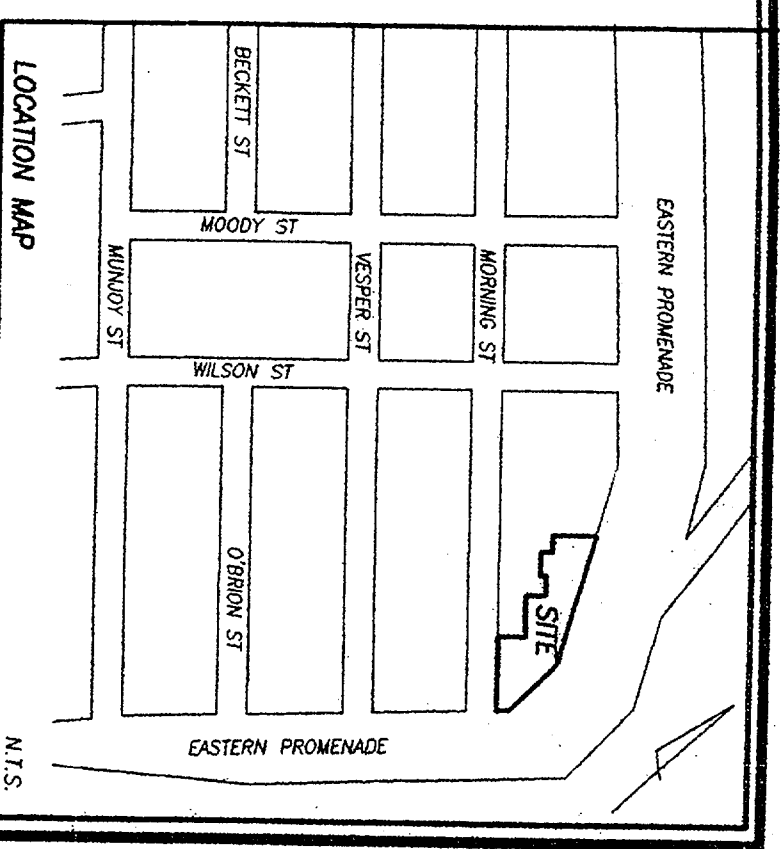
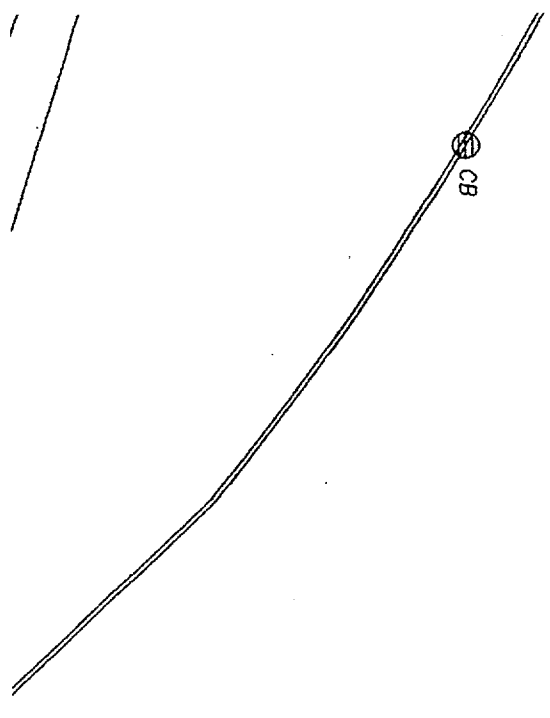


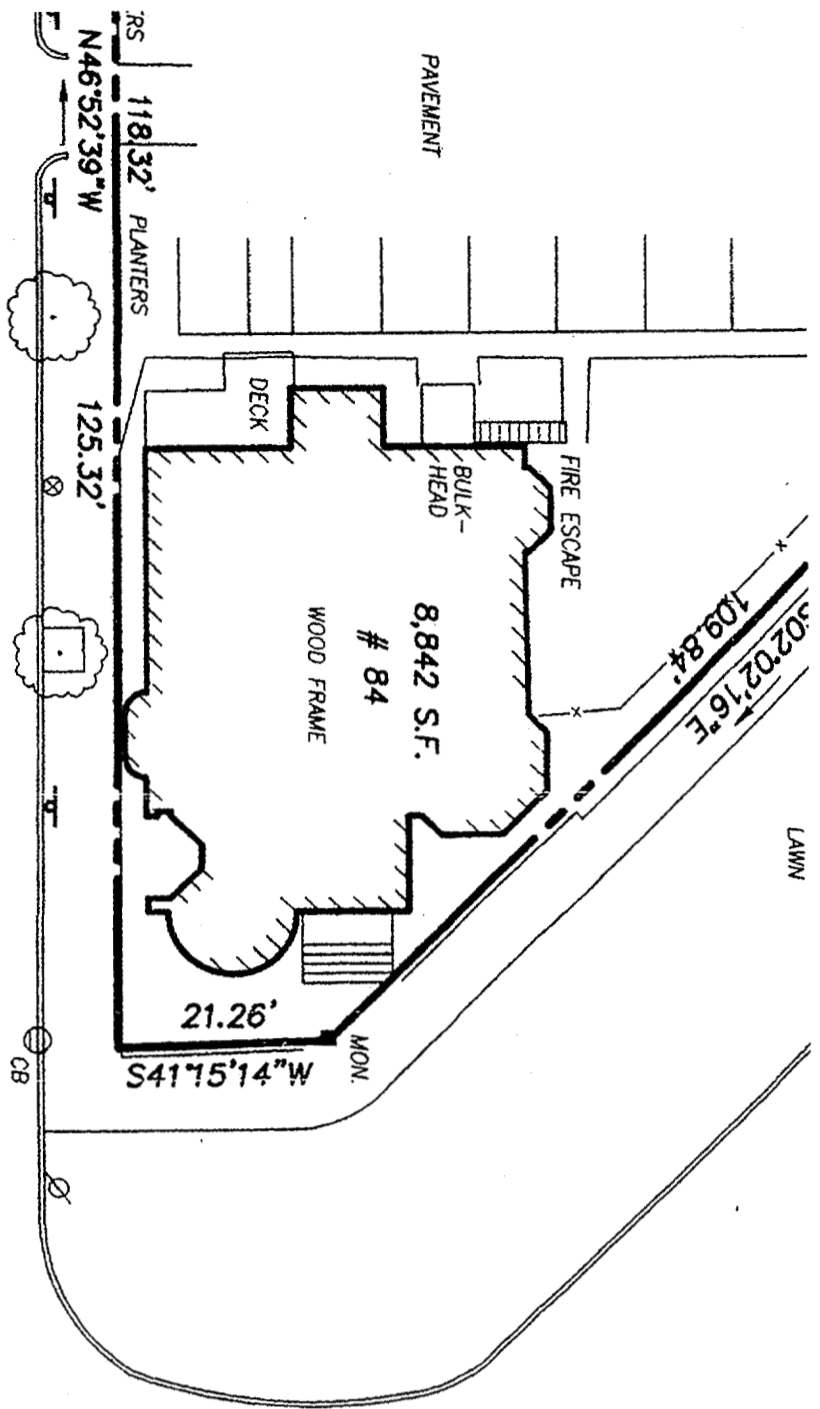
- LEGEND:**
- IRON PIPE OR ROD FOUND
  - MONUMENT FOUND
  - ⊗ WATER VALVE
  - HYDRANT
  - ⊘ UTILITY POLE
  - MANHOLE
  - ⊕ CATCH BASIN
  - ⊖ SIGN
  - ⊙ DECIDUOUS TREE
  - ⊗ FENCE
  - ⊗ CURB
  - OU — OVERHEAD UTILITIES
  - W — WATER LINE
  - G — GAS LINE



**NOTES:**

1. OWNER OF RECORD: ESTATE OF EVA HORTON  
C/O FREDERICK HORTON  
84 EASTERN PROMENADE  
PORTLAND, MAINE 04101  
BOOK 20843 PAGE 233 (CERT-ABSTRACT)  
BOOK 4264 PAGE 180  
BOOK 4377 PAGE 302  
BOOK 14890 PAGE 204  
BOOK 15781 PAGE 184 (BOUNDARY AGREEMENT)
2. PARCEL IS SHOWN AS LOTS 8, 9, 10 AND 18, BLOCK C, ON THE CITY OF PORTLANDS ASSESSORS MAP 3.
3. BEARINGS ARE BASED ON CITY OF PORTLAND "PORTLAND TRAILS" CONTROL POINTS PROVIDED BY THE CITY OF PORTLANDS ENGINEERING DEPARTMENT.
4. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE COMMUNITY PANEL NO. 230051-0014 B, EFFECTIVE DATE JULY 17, 1986.
5. THE PARCEL IS LOCATED WITHIN THE R-6 (RESIDENTIAL) ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:





**MORNING STREET**  
 - PUBLIC 50' WIDE

- MIN LOT WIDTH: 50 FT.
- MAX STRUCTURE HEIGHT 45 FT. (PRINCIPAL OR ATTACHED ACCESSORY STRUCTURE)
- MAX STRUCTURE HEIGHT 18 FT. (ACCESSORY DETACHED STRUCTURE)
- REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL DIMENSIONAL REQUIREMENTS.
- 6. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 031104-01 FILE NO. 04010052 EFFECTIVE DATE FEBRUARY 17, 2004.

**SCHEDULE B SECTION II SPECIAL EXCEPTIONS**

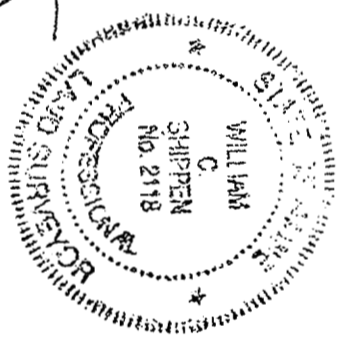
1. NON SURVEY ITEM
2. NON SURVEY ITEM
3. AREA OF PARCEL AS SHOWN
4. ADJACENT STREET AS SHOWN
5. NON SURVEY ITEM
6. NON SURVEY ITEM
7. AREA OF PARCEL AS SHOWN
8. ADJACENT STREET AS SHOWN
9. NON SURVEY ITEM
10. NON SURVEY ITEM
11. AREA OF PARCEL AS SHOWN
12. ADJACENT STREET AS SHOWN
13. RIGHT OF WAY BOOK 3057 PAGE 136AS SHOWN
14. SETTLEMENT AGREEMENT BOOK 15781 PAGE 184 AND BOOK 16603 PAGE 51 AS SHOWN
15. PLAN BOOK 200 PAGE 288 AS SHOWN AND PLAN REFERENCE 3

**CERTIFICATION:**

OWEN HASKELL, INC. CERTIFIES TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS, AND ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OUTLINED IN THE "MINIMUM ANGLE, DISTANCE AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS."

DATE 5-14-04

*William C. Shippin*  
 WILLIAM C. SHIPPIN, P.L.S. #2118



REV. 1	05-14-04	ADD INTERIOR LINES, AREAS & LEGAL DESC.
<b>ALTA/ACSM LAND TITLE SURVEY</b>		
ON <b>EASTERN PROMENADE &amp; MORNING STREET</b> PORTLAND, MAINE MADE FOR <b>ESTATE OF EVA HORTON</b>		
<b>OWEN HASKELL, INC.</b>		
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drawn By	WCS	Date
Trace By	JLW	MARCH 25, 2004
Check By	WCS	Scale
		Job No. 2004-052P
		Drawg. No.

THENCE N 46° 52' 39" W A DISTANCE OF 70.00 FEET TO LAND NOW OR FORMERLY OF PETER O'DONNELL, REFERENCE BOOK 6331 PAGE 264;

THENCE N 42° 57' 21" E ALONG SAID LAND A DISTANCE OF 33.00 FEET;

THENCE CONTINUING N 42° 57' 21" E A DISTANCE OF 53.95 FEET TO THE SOUTHWESTERLY SIDELINE OF THE EASTERN PROMENADE;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 80.18 FEET;

THENCE S 42° 59' 21" W A DISTANCE OF 110.07 FEET TO THE POINT OF BEGINNING CONTAINING 6,171 SQUARE FEET, MORE OR LESS.

**108 EASTERN PROMENADE**

A CERTAIN PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY SIDELINE OF THE EASTERN PROMENADE LAND NOW OR FORMERLY OF JOHN F. NOBLE III, REFERENCE BOOK 17457 PAGE 297, BOOK 15781 PAGE 184 AND BOOK 16603 PAGE 51;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 106.63 FEET;

THENCE S 42° 57' 21" W A DISTANCE OF 53.95 FEET TO LAND NOW OR FORMERLY OF PETER O'DONNELL, REFERENCE BOOK 6331 PAGE 264;

THENCE N 46° 52' 39" W ALONG SAID LAND A DISTANCE OF 35.00 FEET;

THENCE S 42° 57' 21" W ALONG SAID LAND A DISTANCE OF 9.45 FEET TO LAND NOW OR FORMERLY OF ALEXANDER G. JAEGERMAN, REFERENCE BOOK 8503 PAGE 50;

THENCE N 46° 17' 26" W ALONG SAID LAND A DISTANCE OF 41.00 FEET TO LAND NOW OR FORMERLY OF MARY T. CORCORAN, REFERENCE BOOK 3278 PAGE 276;

THENCE N 42° 57' 21" E ALONG SAID LAND A DISTANCE OF 19.72 FEET;

THENCE N 47° 02' 39" W ALONG SAID LAND A DISTANCE OF 26.57 FEET TO LAND OF SAID NOBLE;

THENCE N 43° 00' 50" E ALONG SAID LAND A DISTANCE OF 72.46 FEET TO THE POINT OF BEGINNING CONTAINING 7,121 SQUARE FEET, MORE OR LESS.

N/F  
MARY T. CORCORAN  
JULIA A. CORCORAN  
3278/276

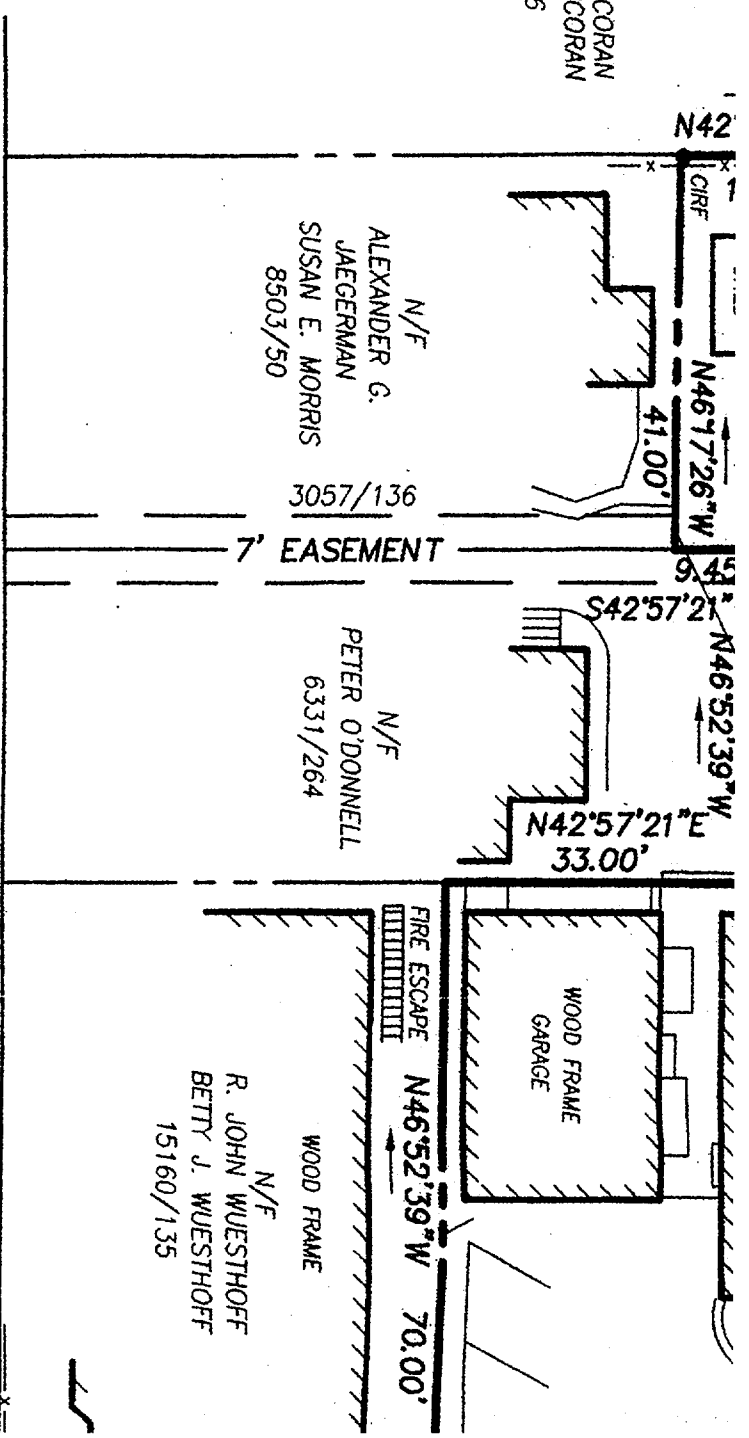
N/F  
ALEXANDER G. JAEGERMAN  
SUSAN E. MORRIS  
8503/50

3057/136

7' EASEMENT

N/F  
PETER O'DONNELL  
6331/264

N/F  
R. JOHN WUESTHOFF  
BETTY J. WUESTHOFF  
15160/135

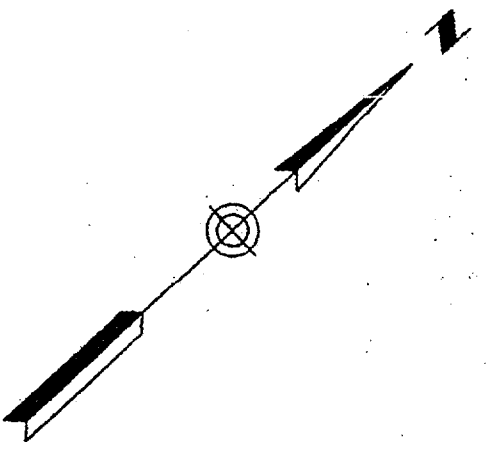


**PLAN REFERENCES:**

1. WORKING DRAWING OF MORNING STREET FOR THE CITY OF PORTLAND (OHI FILE NO. 2000-108 P).
2. PLAN OF DIVISION OF LOT NO. EIGHT ON PROPRIETORS PLAN OF MUNJOY HILL MADE BY COMMISSIONERS PURSUANT TO WARRANT FROM TH S.J. COURT, OCTOBER TERM 1853 RECORDED IN DEED BOOK 250 PAGE 568-569.
3. STANDARD BOUNDARY SURVEY 108 EASTERN PROMENADE, PORTLAND, MAINE FOR EVA B. HORTON DATED NOV. 20, 1999 BY BACK BAY BOUNDARY, INC. RECORDED IN PLAN BOOK 200 PAGE 288.
4. PLAT AND SECTIONS 108 EASTERN PROMENADE CONDOMINIUMS DATED 3-22-88 BY HERBERT P. GRAY RECORDED IN PLAN BOOK 169 PAGE 48.

GRAPHIC SCALE





**LEGAL DESCRIPTION:**

**84. EASTERN PROMENADE**

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHEASTERLY SIDE OF MORNING STREET AND THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDELINE OF MORNING STREET AND ITS INTERSECTION WITH THE WESTERLY SIDELINE OF THE EASTERN PROMENADE;  
 THENCE N 46° 52' 39" W ALONG SAID SIDELINE OF MORNING STREET A DISTANCE OF 118.32 FEET;

THENCE N 42° 59' 21" E A DISTANCE OF 110.06 FEET TO THE SOUTHWESTERLY SIDELINE OF SAID EASTERN PROMENADE;

THENCE S 31° 01' 46" E ALONG SAID SIDELINE A DISTANCE OF 41.57 FEET;

THENCE S 02° 02' 16" E ALONG SAID SIDELINE A DISTANCE OF 109.84 FEET;

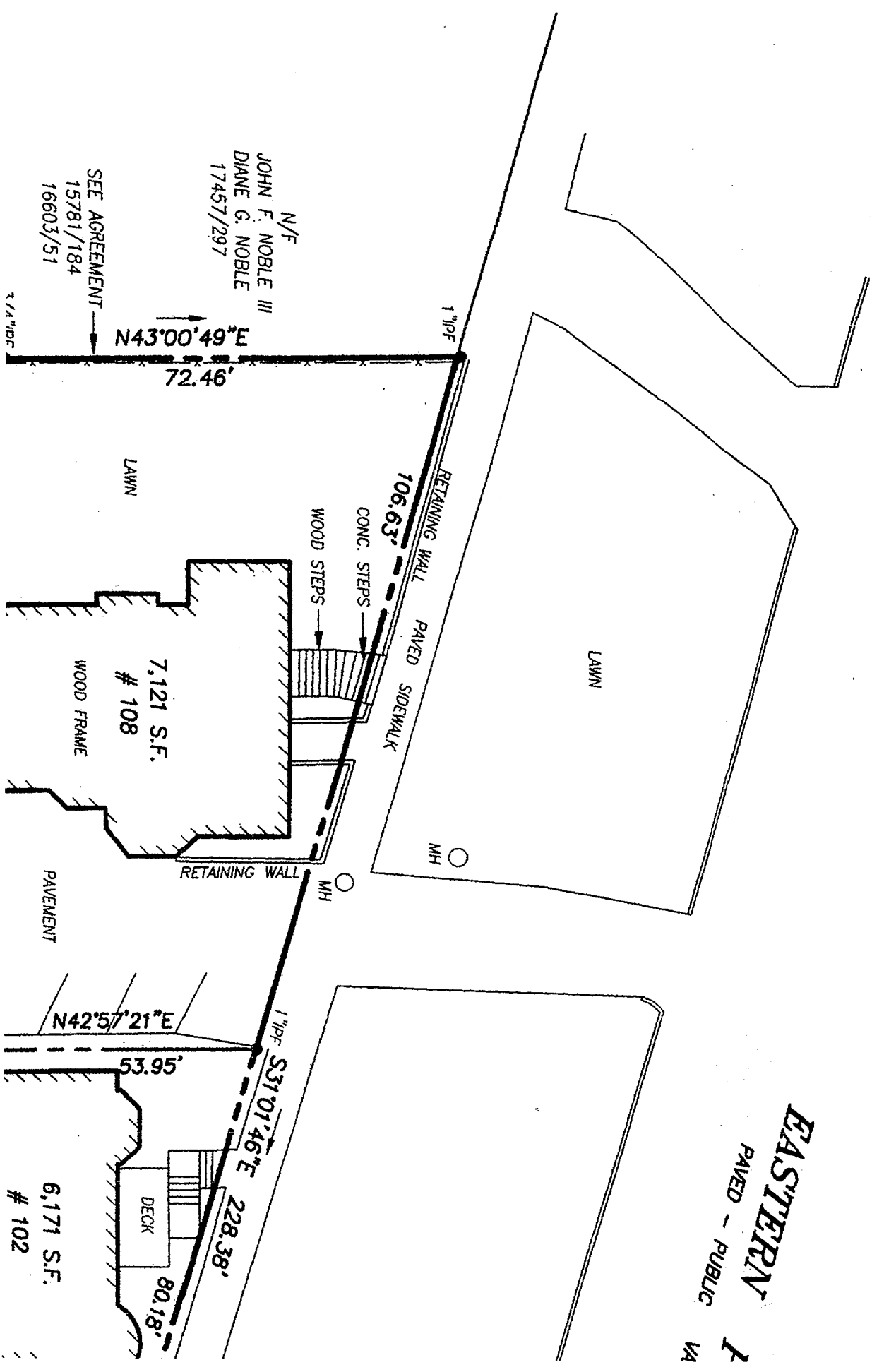
THENCE S 41° 15' 14" W ALONG SAID SIDELINE A DISTANCE OF 21.26 FEET TO THE POINT OF BEGINNING, CONTAINING 8,839 SQUARE FEET, MORE OR LESS.

**102. EASTERN PROMENADE**

A CERTAIN PARCEL OF LAND SITUATED ON THE WESTERLY SIDE OF THE EASTERN PROMENADE, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING ON THE NORTHEASTERLY SIDELINE OF MORNING STREET AND ITS INTERSECTION WITH THE WESTERLY SIDELINE OF THE EASTERN PROMENADE;

THENCE N 46° 52' 39" W ALONG SAID SIDELINE OF MORNING STREET A DISTANCE OF 118.32 FEET TO THE POINT OF BEGINNING;



**EASTERN PROMENADE**  
PAVED - PUBLIC

VA 1