

**BOUNDARY SURVEY OF LAND AT
170 ANDERSON STREET, PORTLAND, MAINE**

NORTH ATLANTIC PROPERTIES LLC
72 COMMERCIAL STREET, PORTLAND, MAINE 04101

MADE BY NORTHEASTERN LAND SURVEYING
16 COLLEGE AVENUE, GORHAM, MAINE 04038

MAY 24, 2010 & FEBRUARY 10, 2011 JOB# 10-005C SHEET 1 OF 1
NOTES REVISED MARCH 29, 2011

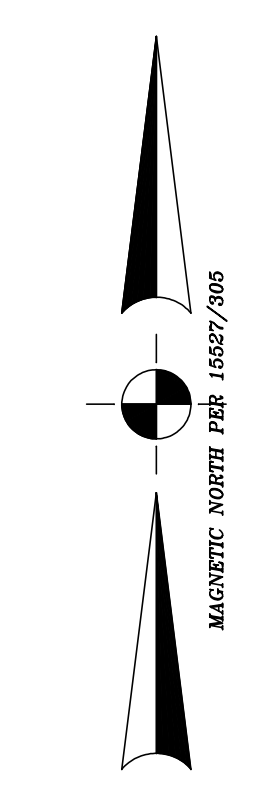
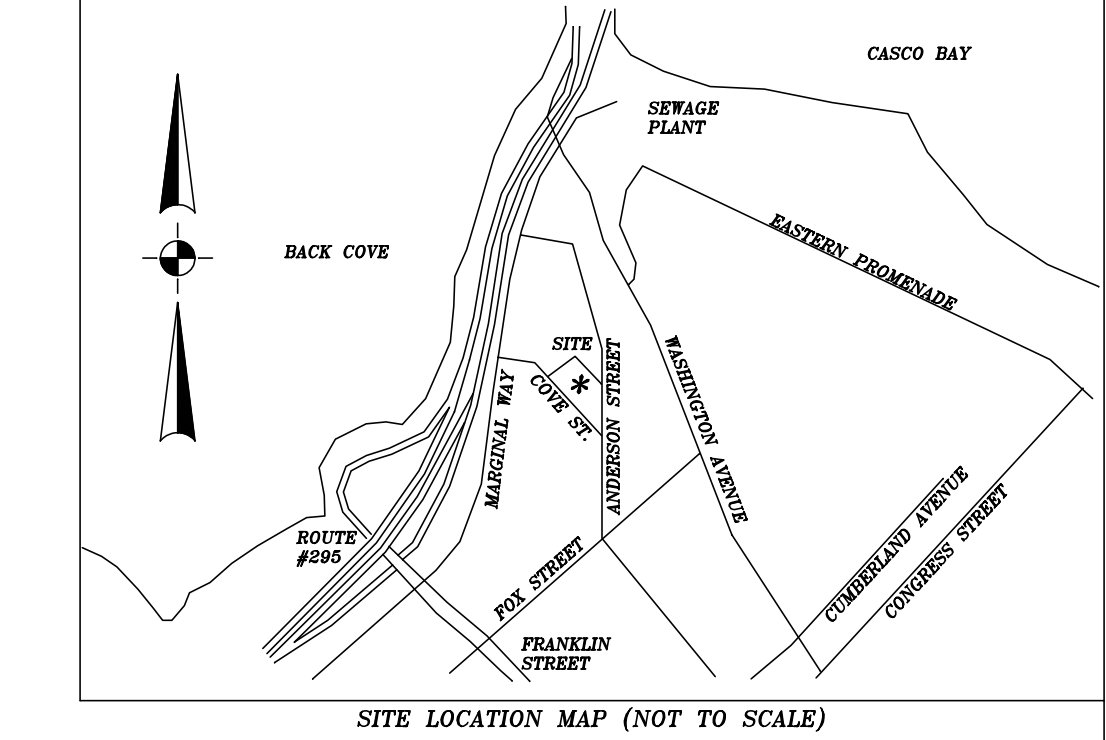
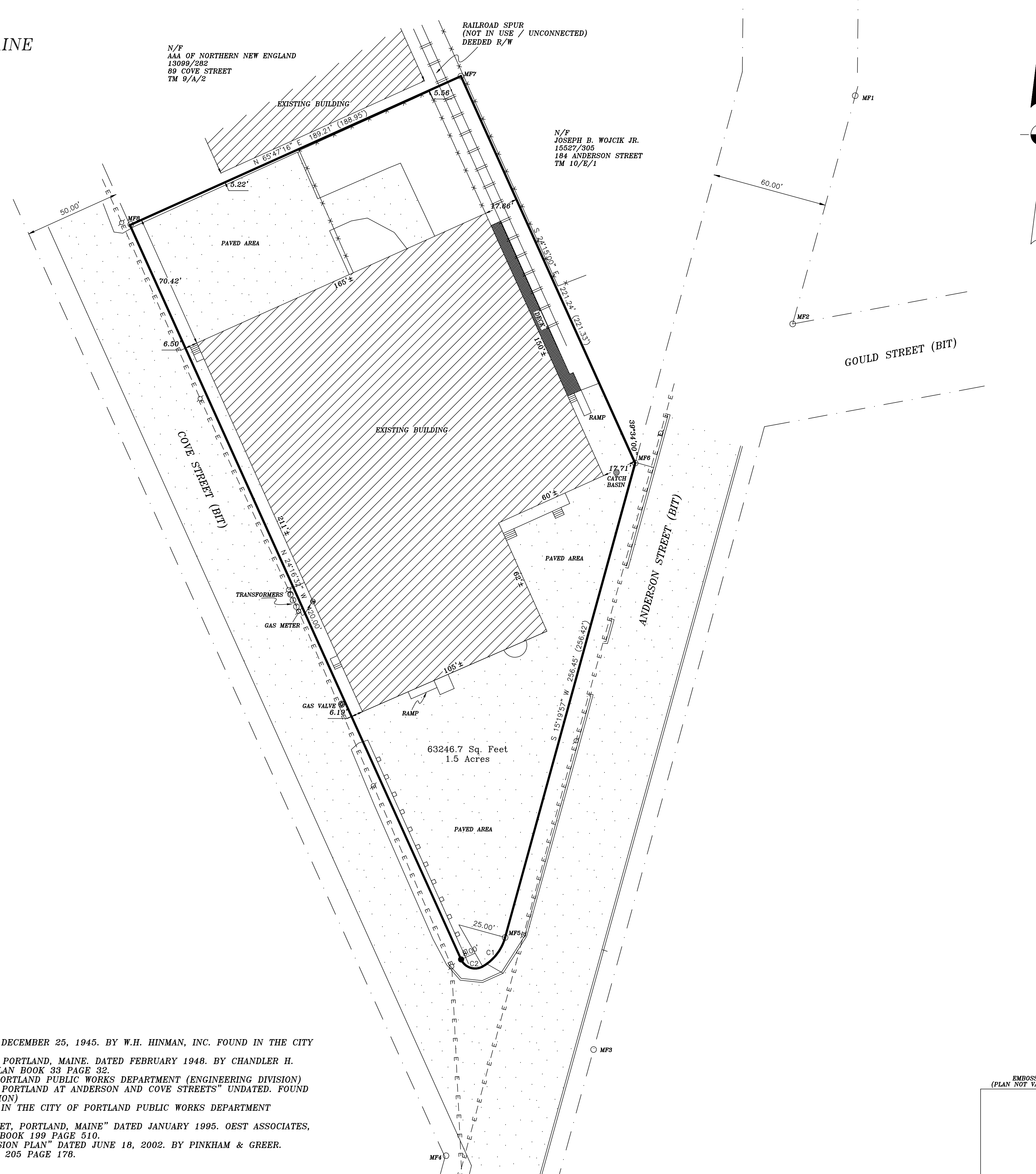
SCALE 1" = 30'
0' 30' 60' 90'

NOTES:

- 1) OWNER OF RECORD IS JEPAL LLC.
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 28456 PAGE 285. THE PARCEL SURVEYED DOES APPEAR TO BE IN GENERAL HARMONY WITH THE PROPERTY DESCRIPTION GIVEN IN THE REFERENCED DEED. MINOR SLIGHT DISCREPANCIES ARE SHOWN ON THE PLAN.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 10 BLOCK E LOT 2.
- 4) ZONING: THE PARCEL IS IN THE "ILB" ZONE. CURRENT ZONING, STATUS, AND REQUIREMENTS MUST BE CHECKED AND VERIFIED WITH THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 5) ANDERSON STREET WAS ACCEPTED AS A 60' WIDE RIGHT OF WAY ON JULY 10, 1896. (SEE CITY ROAD BOOK VOL. 1 PG. 232). COVE STREET WAS ACCEPTED AS A 40' RIGHT OF WAY ON NOVEMBER 4, 1891. (SEE CITY ROAD BOOK VOL. 1 PG. 223). COVE STREET WAS WIDENED TO A 50' RIGHT OF WAY ON APRIL 7, 1952. (SEE CITY ROAD BOOK VOL. 2 PG. 252).
- 6) DEED 2106 PAGE 1 (CUMBERLAND COUNTY REGISTRY OF DEEDS) REFERS TO A RIGHT OF WAY IN COMMON WITH OTHERS "OVER AND UPON THE ENTIRE LENGTH OF A CERTAIN STRIP OF LAND FIFTY (50) FEET IN WIDTH APPURTENANT TO THE PREMISES ABOVE DESCRIBED AND EXTENDING FROM MARGINAL WAY EASTERLY AND SOUTHEASTERLY TO ANDERSON STREET, BUT SUBJECT TO THE LOCATION OF THE PORTLAND TERMINAL CO. AND THE RIGHTS OF THE PORTLAND WATER DISTRICT. SAID STRIP OF LAND HAS BEEN RESERVED BY INDUSTRIES, INC., AS A PROPOSED STREET AND IS SHOWN AS SUCH UPON PLANS NOW ON FILE IN THE OFFICE OF THE PUBLIC WORKS DEPARTMENT OF THE CITY OF PORTLAND." A SEARCH OF RECORDS AT THE OFFICE OF PUBLIC WORKS DID NOT YIELD THE REFERENCED PLAN AND THIS SURVEY THEREFORE DID NOT RECOVER THE LOCATION OF THE RIGHT OF WAY OR VERIFY ITS EXISTANCE. THE DEED ALSO REFERENCES A RIGHT TO CONSTRUCT AND OPERATE A RAILROAD SPUR. THE SPUR IS NOT CURRENTLY CONNECTED TO AN ACTIVE RAILROAD LINE.
- 7) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0013B, EFFECTIVE DATE JULY 17, 1986.
- 8) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE DIGSAFE PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 9) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. SEE FIRST AMERICAN TITLE INSURANCE COMPANY TITLE INSURANCE COMMITMENT DATED JANUARY 31, 2011 (COMMITMENT NO. 020911-01).
- 10) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.

PLAN REFERENCES:

- 1) "PLAN OF LAND - INDUSTRIES INCORPORATED, PORTLAND, MAINE" DATED DECEMBER 25, 1945. BY W.H. HINMAN, INC. FOUND IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 2) "PLAN OF LAND OWNED BY FINE TREE BEVERAGE CO. ANDERSON STREET, PORTLAND, MAINE. DATED FEBRUARY 1948. BY CHANDLER H. BARRON. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 33 PAGE 32.
- 3) "COVE STREET" 639/15. DATED APRIL 4, 1952. FOUND IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 4) "PLAN SHOWING LAND OF GEN. ELECTRIC REALTY CORP. TO THE CITY OF PORTLAND AT ANDERSON AND COVE STREETS" UNDATED. FOUND IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 5) "COVE STREET PROPOSED RELOCATION" 596/13 DATED MAY 1965. FOUND IN THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION)
- 6) "STANDARD BOUNDARY SURVEY - EXISTING CONDITIONS PLAN, COVE STREET, PORTLAND, MAINE" DATED JANUARY 1995. OEST ASSOCIATES, INC. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 199 PAGE 510.
- 7) "ANDERSON STREET, PORTLAND, MAINE. PROP HOUSING PHASE II SUBDIVISION PLAN" DATED JUNE 18, 2002. BY PINKHAM & GREER. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205 PAGE 178.



- MONUMENTATION FOUND**
- MF1) IRON ROD FLUSH
 - MF2) RAILROAD SPIKE FLUSH IN SIDEWALK
 - MF3) IRON ROD FLUSH
 - MF4) IRON ROD 3" BG
 - MF5) IRON ROD FLUSH
 - MF6) IRON ROD FLUSH
 - MF7) IRON ROD W/CAP LABELED "RMC NO. 2042" 8" AG
 - MF8) IRON ROD 4" BG

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	19.57'	25.00'	44°51'04"	S 37°45'29" W	19.07'
C2	13.34'	8.00'	95°32'27"	N 72°02'45" W	11.85'

- LEGEND**
- IRON PIPE/ROD FOUND (IPF/IRF)
 - IRON ROD SET WITH CAP (PLS 2063)
 - GRANITE MONUMENT FOUND (GMP)
 - ⊕ UTILITY POLE
 - AG ABOVE GRADE
 - BG BELOW GRADE
 - 52.89' (53'±) FOUND DISTANCE (RECORD DISTANCE)
 - N/F NOW OR FORMERLY OF
 - 15527/305 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
 - TM 10/E/1 TAX MAP/BLOCK/LOT NUMBER
 - SURVEYED PROPERTY LINE
 - - - CHAIN LINK FENCE
 - - - GUARD RAIL
 - - - APPROXIMATE PROPERTY LINE
 - - - OVERHEAD UTILITY LINE
 - ▨ BITUMINOUS PAVEMENT
 - ▨ EXISTING BUILDINGS

EMBOSSED SEAL
(PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO NORTH ATLANTIC PROPERTIES, BAY COVE LLC, ANDROSCOGGIN SAVINGS BANK, MONUMENT TITLE COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001.