

Plan References:

1. Subdivision of Lot 21 On Monrovia's Neck For Little, Wells, and Moody, dated February 17, 1802 and recorded March 24, 1802 in CCRD Book 36, Page 247.
2. Re-Survey Of Plan Reference 1, dated June 1876 by E.C. Jordan, C.E., City Plan 247.
3. Subdivision Of 23666 Kellag Lot, dated April 10, 1892 and recorded February 18, 1892 in CCRD Book 51, Page 267, and traced June 1925 for City Plan 246/79.
4. City Of Portland Revaluation Plans, Sheets 10 & 12, dated 1882 by William A. Goodrich, City Engineer, recorded October 26, 1924 in CCRD Plan Book 2, Pages 10 & 12.
5. Plan Of Lot At Terminus Of Sheridan Street, dated 1928 on file at Owen Haskell, Inc.
6. "Property In Portland Me. Surveyed For The Jewish Home For Aged", dated August 1928 by E.C. Jordan & Co. on file at Owen Haskell, Inc.
7. "General Plan And Profile, Department Of Parks And Public Works, City Of Portland, Maine, Reconstruction Of Walnut St., North St. To Washington Ave.", dated May 25, 1984 by Herbert P. Gray, Consulting Engineer, Portland, Maine, City Plan 202/7.
8. "Standard Boundary Survey, Plan Of Property In County Of Cumberland, City Of Portland, Maine For Jewish Home For Aged", dated December 23, 1982 (Working Plan) by Morton & Rowe Associates, Limited, Maine on file at Maine Boundary Consultants.
9. "City Of Portland, Maine Parks And Public Works Department Engineering Division, North Street Plan And Profile Sta. 41+00 To 46+00", Sheet 8 of 14, dated August 1985 by Woodward & Curran Inc. Consulting Engineers, Portland, Maine, City Plan 202/7.
10. "City Of Portland, Maine Parks And Public Works Department Engineering Division, Sheridan Street Plan And Profile Sta. 9+00 To 13+50", Sheet 5 of 25, dated June 1987 by Woodward & Curran Inc. Consulting Engineers, Portland, Maine, City Plan 012/20.
11. "Plan Of Property In Portland, Maine Made For Nicole D'Entremont (Standard Boundary Survey)", dated July 15, 1991 by Robert J. Coy, RLS 933, South Portland, Maine, recorded July 16, 1991 in CCRD Plan Book 121, Page 42.
12. "Division Of Land For Nikki Lee Green & Katherine P. Richman, 79 Walnut Street, Portland, Maine", dated April 2006 by Andrew E. Bradford Land Surveying, Inc., Koon, Maine.
13. "Plan Of Property Of W.H. Baxter, Esq.", dated July 1860 by Anderson Russell & Co., recorded July 1, 1860 in CCRD Plan Book 2, Page 14.
14. "Re-bank Standard Atlas Of The City Of Portland, Plate 2, dated 1914.
15. "Insurance Maps Of Portland, Maine, Volume One, Published By The Standard Map Company, Plate 1, dated 1906, last corrected April 1932.
16. "City Of Portland, Maine, Plan 48A, dated 1872.
17. Exhibit Sketch For Proposed Concession, Raymond H. Waterhouse and Alina Waterhouse To Redden Properties, LLC, Sheridan Street, Portland, Maine", dated July 23, 2013 by Nelson Land Surveys, Portland, Maine.

Locus Deed References:

Leonard J. Regan and Francis J. Regan
 Daniel C. Thompson - Trustee of
North Street Realty Trust
 dated September 8, 1987 and recorded September 9, 1987 at the
 Cumberland County Registry of Deeds in Book 7602, Page 7.
Locus A

Chester L. Miller
 To
Earl Maxwell and Cecilia Maxwell
 dated September 26, 1931 and recorded 5/15/32 in Book 280, Page 183 at the
 Cumberland County Registry of Deeds in Book 2004, Page 148.
Locus B

Katherine P. Richman and Nikki Lee Green
 To
Four Sills, LLC
 dated April 1, 1977 and recorded April 4, 1977 at the
 Cumberland County Registry of Deeds in Book 1794, Page 59.
Locus C

Estate of Maybelle E. Haley
 To
**Maybelle H. Norton - Personal Representative of
 Nelson Nadeau and Francis O'Connor**
 dated June 15, 1984 and recorded July 27, 1984 at the
 Cumberland County Registry of Deeds in Book 7674, Page 26.
Locus D

Raymond H. Waterhouse and Alina Waterhouse
 To
Raymond H. Waterhouse and Alina Waterhouse
 dated September 14, 1967 and recorded September 17, 1967 at the
 Cumberland County Registry of Deeds in Book 2547, Page 17.
Locus E

Charlotte E. Henry
 To
Katherine P. Richman and Nikki Lee Green
 dated August 1, 2000 and recorded August 2, 2000 at the
 Cumberland County Registry of Deeds in Book 1794, Page 59.
Locus G

Richard J. Cantin and Cathy J. Cantin
 To
Dennis E. Lovejoy and Gladys A. Lovejoy
 dated April 1, 1977 and recorded April 4, 1977 at the
 Cumberland County Registry of Deeds in Book 1794, Page 59.
Locus F

Portland VOA Elderly Housing, Inc.
 Book 12508, Page 261
 "Boundary Heights"
 (See Plan References 6 & 8)

Surveyor's Statement:

Nelson Land Surveys hereby states exclusively to the client listed
 herein, that this plan is based on, and the result of, an on the
 ground field survey and that to the best of our knowledge,
 information, and belief, it conforms to the Maine Board of
 Licensure For Professional Land Surveyors Standards of Practice.

Nelson Land Surveys

James P. Nelson, P.L.S., 20122 (signed)

this property owned
 by applicant and to
 be demolished;
 others to remain in
 private ownership

General Notes:

1. This plan is not intended to depict limits or extent of the title ownership.
 An opinion of title should be rendered by a title attorney.
2. This office reserves the right to be held harmless by all third party claims.
3. This survey does not purport to reflect any of the following:
 a. easements other than those that are visible or specifically stated in
 the referenced documents;
 b. building setback compliance or restrictive covenants;
 c. zoning or other local use regulations;
 d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or
 unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement" dated March 11, 2003
 between Nelson Land Surveys and the below listed client(s), which shall be
 considered an integral part of this survey.
6. N/F is an abbreviation for None or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County
 Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References
 listed herein.
9. Locus Parcel is shown on the City of Portland Assessor's Map 12, Block 17, as Lots
 4, 5, 6, 7, 11, 17, and 22; Block G as Lot 6, and Block F as Lots 4, 7, 10, 19, 20,
 and part of 2.
10. Total area of Locus Parcel is 24,667 square feet (0.56 acres).
11. The proposed right of way lines depicted on this plan are based on the
 Plan Reference listed herein and monumentation found in the field,
 and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA
 Flood Insurance Rate Map Community-Number 20001 00548 00548
 index dated December 8, 1986. The parcel scale is Zone C.
13. All building corner offsets to boundary lines are from corner marks and
 are building foundation, unless noted.
14. Call 1-888-110-5247 at least three business days before performing ANY
 excavation.
15. Poplar Street was renamed Sheridan Street on August 1, 1884. Poplar Street is
 listed as "Continued" on the City of Portland City Council Order 681 dated
 "Order Resolving Streets From Deeded Variation", as passed on September 3, 1997
 and recorded in CCRD Book 12226, Page 39, but only for a section southwesterly of
 Walnut Street. Since the portion depicted herein, as well as East Cove Street, were
 not listed, they are vacated paper streets per the City. See May 12, 2009 Poplar
 Street Summary by William R. Clark, Jr., PLS 5100, City of Portland Engineering.
16. Vertical Datum is NAVD83. Benchmark is City Monument T12-18-012,
 elevation = 145.08'.
17. The underground utilities shown have been located from field survey
 information and existing drawings. This office makes no guarantee
 that the underground utilities shown comprise all such utilities in the area,
 either in-service or abandoned. The underground utilities shown are
 approximate locations and are limited as severely as possible from
 information available. This office has not physically located the
 underground utilities.
18. See CCRD Book 1213, Page 90, dated July 25, 1923, from Elmore W. Remondt
 to Charles Remondt, for right of way to North Street.
19. See CCRD Book 579, Page 276 dated April 8, 1884, from Daniel Hardy to Marston
 F. Batchelder, for well and water rights, and rights for 10-foot wide passageway
 from his "part" to North Street.
20. See CCRD Book 896, Page 202, dated July 7, 1911, to Urban J. & Herman
 Benoit, for sewer and drain rights in Upper Cove Street (2.5' to East Cove Street).
21. Boundary lines depicted on this plan within the existing right of way for
 Area To Be Claimed are perpendicular or parallel to each right of way side-line.

Building owned by
 applicant and to be
 demolished

These two residential
 buildings (not shown
 well on this plan) to
 remain and they have
 rights in the vacated
 street abutting them

Plan Depicting The Results Of A Boundary Survey
 & Topography Survey Made For
PRELIMINARY
 Redfern Properties LLC
 79 Sheridan Street, Portland, Maine
 Portland, Maine

Nadeau Land Surveys			
Professional Land Surveyors Certified Mapmakers		P.L.S. (207) 878-7870 FAX (207) 878-7871	
DRAWN BY:	TPB	PLAN DATE:	8/9/2013
CHECKED BY:	JMM/MLC	SURVEY DATE:	April-Aug. 2013
INSTR:	Topcon GTS-1000W & Topcon Hyper II GPS		SCALE: 1" = 20'
JOB NO:	012130107	SHEET NO:	2 of 1