

- Plan References:**
1. Title Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redem Properties LLC, Sheridan Street And East Cove Street, Portland, Maine, dated November 11, 2013 by Nadeau Land Surveys, Portland, Maine.
 2. Exhibit Sketch For Proposed Conveyance, Raymond H. & Alina Waterhouse To Nadeau Land Surveys, Portland, Maine, dated May 31, 2013.

R-6 Zoning Requirements:

Minimum Lot Size: 4,500 sq.ft.
 Minimum Street Frontage: 40 feet
 Maximum Front Yard: 10 feet
 Minimum Rear Yard: 20 feet
 Minimum Side Yard: 10 feet 3 Sty., 12 feet 4 Sty.
 Minimum Lot Width: 40 feet
 Maximum Structure Height: 45 feet

Line Table:

L1	S60°29'41"W 5.56'
L2	S35°03'43"W 5.90'

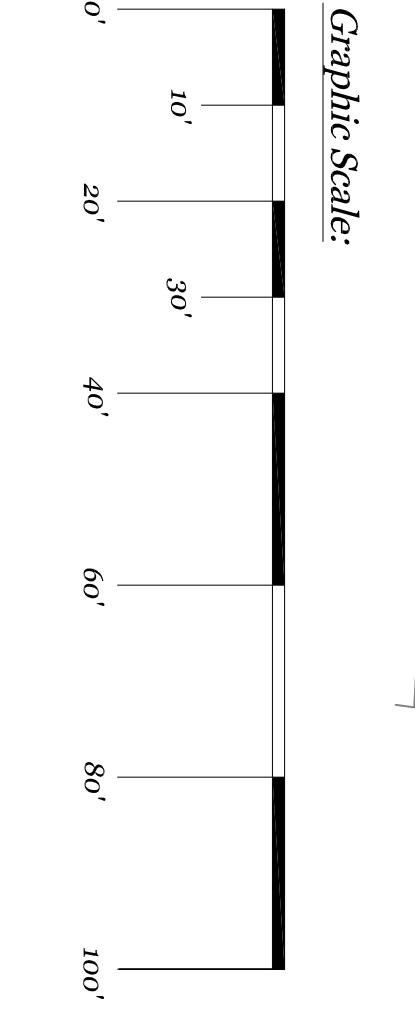
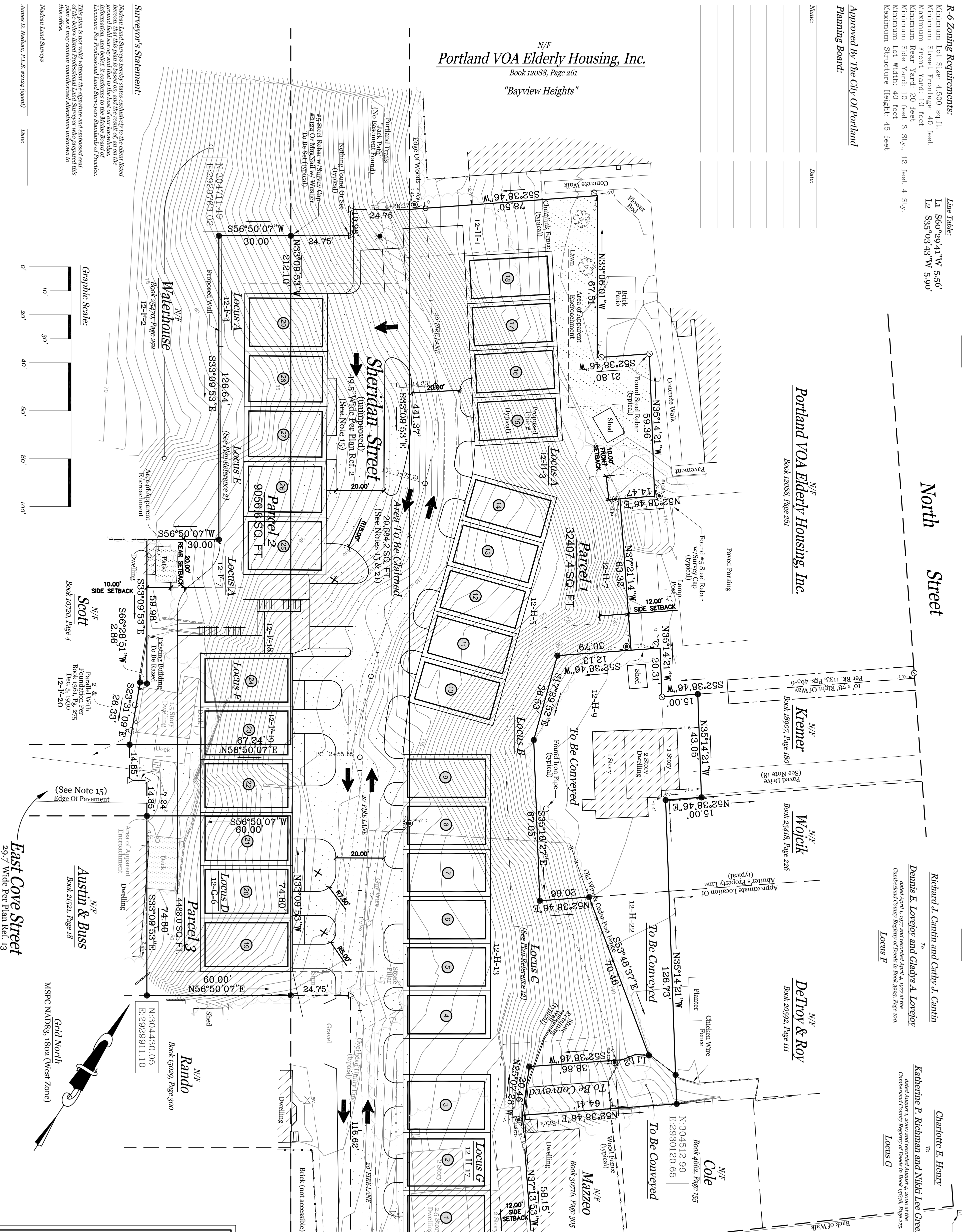
Approved By: **The City Of Portland Planning Board:**

Name: _____ Date: _____

Locus Deed References:

- Leonard J. Regan and Francis J. Regan
 To
 Daniel W. Houlahan, Trustee of
North Street Realty Trust
 dated September 8, 1987 and recorded July 9, 1987 at the Cumberland County Registry of Deeds in Book 5962, Page 7.
Locus A
- Estate of Earl Maxwell
 To
 Raymond C. Maxwell
 dated July 12, 2012 and recorded July 12, 2012 at the Cumberland County Registry of Deeds in Book 5962, Page 114.
Locus B
- Katherine P. Richman and Nikki Lee Green
 To
 Four Sills, LLC
 dated July 10, 2010 and recorded July 20, 2010 at the Cumberland County Registry of Deeds in Book 5418, Page 65.
Locus C
- Estate of Marybelle E. Haley
 To
 Nelson Nadeau and Francis O'Connor
 dated June 15, 1988 and recorded July 17, 1988 at the Cumberland County Registry of Deeds in Book 2724, Page 26.
Locus D
- 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 3903, Page 100.
Locus F
- Raymond H. Waterhouse and Alina Waterhouse
 To
 Charlotte E. Henry
 dated September 14, 2007 and recorded September 12, 2007 at the Cumberland County Registry of Deeds in Book 5470, Page 272.
Locus E

N/F
Portland VOA Elderly Housing, Inc.
 Book 12088, Page 261
"Bayview Heights"



Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client based on the information provided to us and 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. This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unannotated alterations unknown to this office.

Nadeau Land Surveys
 James D. Nadeau, P.L.S. #2224 (agent) Date: _____

PRELIMINARY

Plan Depicting A Proposed Subdivision
 Made For Redem Properties LLC
Munjoy Heights
 Sheridan Street And East Cove Street
 Portland, Maine

PREPARED BY:
Nadeau Land Surveys
 Professional Land Surveyors
 Certified Floodplain Managers

618 BRIGHTON AVENUE
 PORTLAND, ME 04102
 PH: (207) 878-7870
 FAX: (207) 878-7871

RECORD OWNER:	DRAMA BY:	PLAN DATE:
Let's Be Home Inc	TPB	11/19/2013
CHECKED BY:	JDV/MJC	SURVEY DATE:
Topcon GPT3003W & Topcon Hyper II GPS		April/Aug. 2013
INSITE		SCALE:
		1" = 20'
JOB NO.:	2133981SUB	SHEET NO.:
		1 of 1

General Notes:

1. This plan is not intended to depict lines or extent of fee 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. zoning or other land use regulations;
 - c. utility lines;
 - 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, 2013 between Nadeau 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 Non or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCKD).
8. Locus Parcel is located in the R-6 Residential Zone. There are 6 proposed buildings containing 29 townhomes.
9. Locus Parcel is shown on the City of Portland Assessor's Map 12, Block 11, as lots and part of 2, 3, 11, and 22. Block 11 is lot 6, and Block 12 is lot 4, 7, 10, 19, 20, and part of 2, 3, 11, and 22. Block 11 is 140,000 square feet (1.02 acres). Area to be claimed is 20,684.2 square feet, which would result in a total of 60,656.8 sq. ft.
10. Total area of Locus Parcels are 45,922.0 square feet (1.04 acres). Area to be claimed is 20,684.2 square feet, which would result in a total of 66,606.2 sq. ft.
11. The approximate right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field.
12. The locus Parcel does not exist in a Special Flood Hazard Area per FEMA Flood Insurance Rate Study Community Panel Number 230201 00018 & 00048.
13. The Locus Parcel is shown on the City of Portland Assessor's Map 12, Block 11, as lots and part of 2, 3, 11, and 22. Block 11 is lot 6, and Block 12 is lot 4, 7, 10, 19, 20, and part of 2, 3, 11, and 22. Block 11 is 140,000 square feet (1.02 acres). Area to be claimed is 20,684.2 square feet, which would result in a total of 66,606.2 sq. ft.
14. Call = 888-205-8474 at least three business days before performing ANY excavation.
15. Public Survey was run on the Locus Parcel on August 1, 1987. Public Survey is listed as "Continued" on the City of Portland City Council Order dated 1997. Order Expiring Streets From Deeded Variation, as passed on September 3, 1997 and recorded in CCKD Book 12292, Page 216, dated August 8, 1998. A survey monument on the Locus Parcel is shown on the plan. See May 12, 2009 Public Survey Summary by William B. Clark, Jr., P.L.S. 2100, City of Portland Engineering Vertical Datum is NAVD83. Benchmark is CIP Monument T112-18-107, elevation = 145.08'.
16. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee as to the accuracy of the location and depth of these utilities. The location and depth of these utilities are approximate and are located as accurately as possible from underground utilities. This office has not physically located these utilities.
17. The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantee as to the accuracy of the location and depth of these utilities. The location and depth of these utilities are approximate and are located as accurately as possible from underground utilities. This office has not physically located these utilities.
18. See CCRD Book 142, Page 327, dated July 22, 1923, from Elinor W. Burnside to Claire Bonner, for right of way to North Street.
19. See CCRD Book 525, Page 216, dated April 8, 1888, from David Hardy to Marston F. Barchard, for well and water rights, and rights to a road wide passage way from the Park to North Street.
20. See CCRD Book 878, Page 202, dated July 7, 1911, to Abraham L. & Herman Barchard, for sewer and drain rights in Upper Cove Street (to be East Cove Street).
21. Boundary lines depicted on this plan within the existing rights of way for Area To Be Claimed are perpendicular or parallel to each right of way subdivision.
22. See CCRD Book 14109, Page 261, dated September 10, 1998, for City of Portland's license to erect a fence across Upper Street partially including on land N/F Maxwell.

Location Map: Not To Scale

