

Plan References:

- 1. Subdivision of Lot #1 On Mountjoy's Neck For Little, Weeks, 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 370/6 and 386/28.
3. Subdivision of Elijah Kellogg Lot, dated April 10, 1802 and recorded February 18, 1807 in CCRD Book 51, Page 297, and traced June 1925 for City Plan 406/78.
4. City of Portland Revaluation Plans, Sheets 10 & 12, dated 1882 by William A. Goodwin, City Engineer, recorded October 24, 1884 in CCRD Plan Book 5, 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 17, 1984 by Herbert P. Gray, Consulting Engineer, Portland, Maine, City Plan 502/7.
8. "Standard Boundary Survey, Plan Of Property In County Of Cumberland, City Of Portland, Maine For Jewish Home For Aged", dated December 20, 1985 (Working Plan) by Morton & Rose Associates, Limerick, 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. 11+00 To 16+50", Sheet 8 of 14, dated August 1985 by Woodard & Curran Inc. Consulting Engineers, Gorham, Maine, City Plan 925/1.
10. "City Of Portland, Maine Parks And Public Works Department Engineering Division, Sheridan Street Plan And Profile Sta. 9+00N To 13+50N", Sheet 5 of 25, dated June 1987 by Woodard & Curran Inc. Consulting Engineers, Portland, Maine, City Plan 913/10.
11. "Plan Of Property In Portland, Maine Made For Nicole D'Entremont (Standard Boundary Survey)", dated July 15, 1991 by Robert J. Cyr, RLS 955, South Portland, Maine, recorded July 16, 1991 in CCRD Plan Book 191, Page 43.
12. "Division Of Land For Nicki Lee Green & Katherine P. Richmond, 79 Walnut Street, Portland, Maine", dated April 2006 by Andrew E. Bradford Land Surveying, Inc., Kennebunk, Maine.
13. "Plan Of Property Of W.H. Baxter, Esq.", dated July 1866 by Anderson Bonnell & Co., recorded July 1, 1866 in CCRD Plan Book 2, Page 54.
14. Richards Standard Atlas Of The City Of Portland, Plate 2, dated 1914.
15. Insurance Maps Of Portland, Maine, Volume One, Published By The Sanborn Map Company, Plate 1, dated 1909, last corrected April 1952.
16. City Of Portland Atlas, Plate 48A, dated 1873.
17. Exhibit Sketch For Proposed Conveyance, Raymond H. & Alina Waterhouse To Redfern Properties, LLC, Sheridan Street, Portland, Maine, dated July 31, 2013 by Nadeau Land Surveys, Portland, Maine.

Locus Deed References:

Leonard J. Regan and Francis J. Regan

To Daniel W. Hourihan - Trustee of North Street Realty Trust dated September 8, 1987 and recorded September 9, 1987 at the Cumberland County Registry of Deeds in Book 7962, Page 7.

Locus A

Estate of Earl Maxwell

To Raymond C. Maxwell dated July 12, 2013 and recorded July 17, 2013 at the Cumberland County Registry of Deeds in Book 30842, Page 114.

Locus B

Katherine P. Richman and Nikki Lee Green

To Four Sills, LLC dated July 19, 2006 and recorded July 20, 2006 at the Cumberland County Registry of Deeds in Book 24188, Page 65.

Locus C

Estate of Maybelle E. Haley

To Maybelle H. Norton - Personal Representative of Nelson Nadeau and Francis O'Connor dated June 15, 1986 and recorded July 17, 1986 at the Cumberland County Registry of Deeds in Book 7274, Page 26.

Locus D

Raymond H. Waterhouse and Alina Waterhouse

To Raymond H. Waterhouse and Alina Waterhouse dated September 14, 2007 and recorded September 17, 2007 at the Cumberland County Registry of Deeds in Book 25470, Page 272.

Locus E

Charlotte E. Henry

To Katherine P. Richman and Nikki Lee Green dated August 1, 2000 and recorded August 4, 2000 at the Cumberland County Registry of Deeds in Book 15638, Page 275.

Locus G

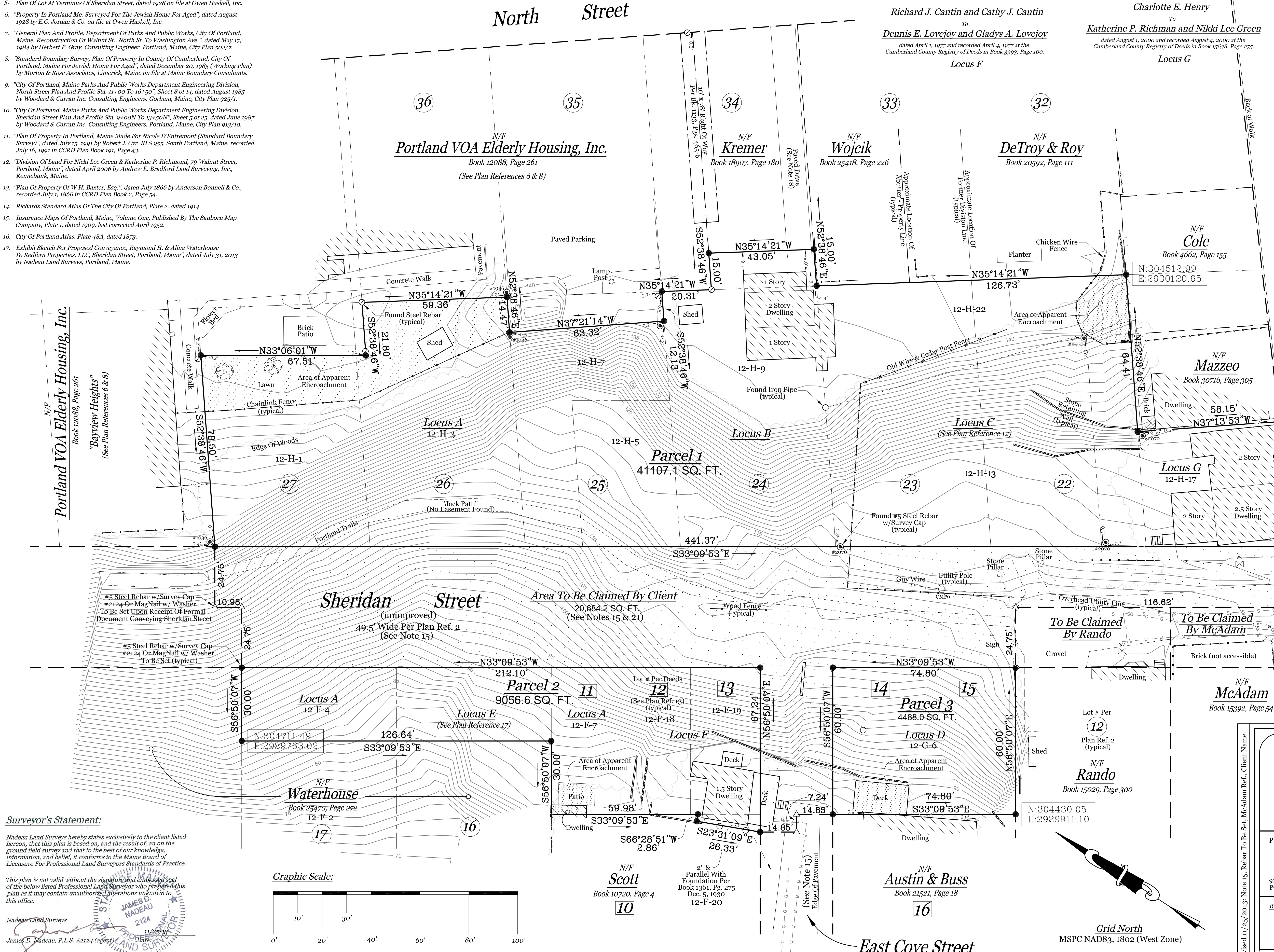
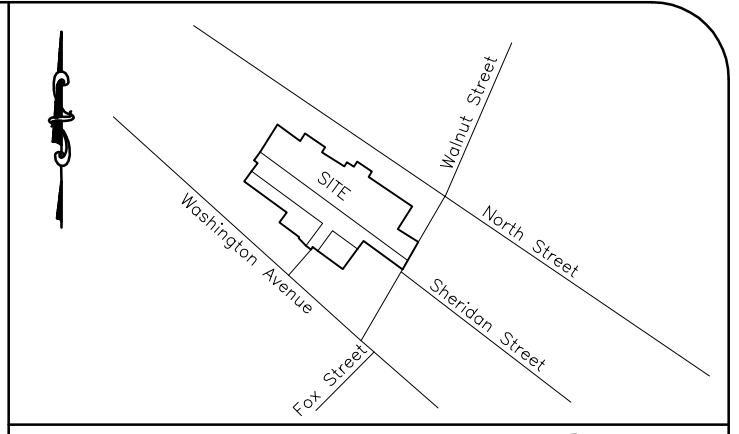
Richard J. Cantin and Cathy J. Cantin

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 3993, Page 100.

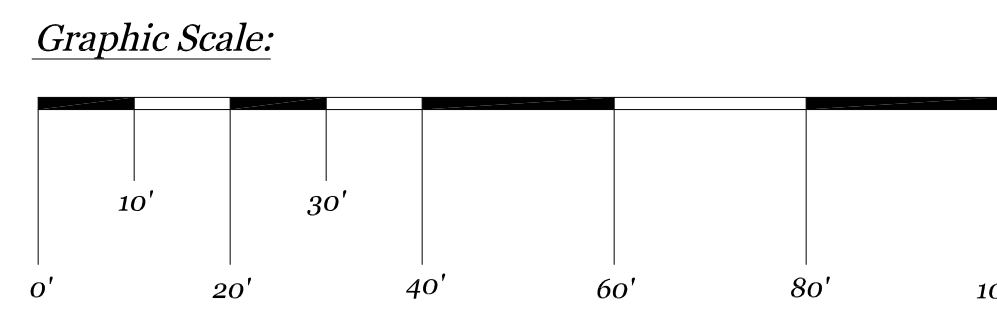
Locus F

General Notes:

- 1. This plan is not intended to depict limits 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 3rd 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 land 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, 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 Now 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 H, as Lots 1, 3, 5, 7, 9, 13, 17, and 22, Block G as Lot 6, and Block F as Lots 4, 7, 18, 19, 20, and part of 2.
10. Total area of Locus Parcels are 54,651.7 square feet (1.25 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References 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-Panel Number 23051 0023B & 0014B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from corner corners and not building foundations, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Poplar Street was renamed Sheridan Street on August 1, 1881. Poplar Street is listed as "Continued" on the City of Portland City Council Order #84 titled "Order Excepting Streets From Decreed Vacation", as passed on September 3, 1997 and recorded in CCRD Book 1326, Page 19. Order #84 referenced a subdivision plan in Deed Book 21, Page 297 for properties and Poplar Street on the south side of Walnut Street thus referencing the wrong portion of Sheridan Street. Sheridan Street is not listed on Order #84. Since the portion of Sheridan Street northerly of Walnut Street, as well as East Cove Street, were not listed on City Council Order #84 they may be considered as Statutorily Vacated by Omission from the City Council Order #84 in 1997 where all paper streets were required to be addressed or be deemed vacated. A Title Attorney should be consulted regarding the subject of title and any claims of title to Sheridan Street and East Cove Street.
16. Vertical Datum is NGVD29. Benchmark is City Monument T12-18-107, 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 location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
18. See CCRD Book 1143, Page 307, dated July 25, 1923, from Elmore W. Ramsdell to Claire Bowden, for right of way to North Street.
19. See CCRD Book 556, Page 216, dated April 8, 1889, from Daniel Hardy to Mariam F. Batchelder, for well and water rights, and rights to a 10-foot wide passageway from his "park" to North Street.
20. See CCRD Book 878, Page 202, dated July 7, 1911, to Abraham J. & Herman Bernstein, for sewer and drain rights in Upper Cove Street (n/a 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 sideline.
22. See CCRD Book 14149, Page 281, dated September 10, 1908, for City of Portland's License to erect a fence across Poplar Street partially intruding on land N/F Maxwell.



Surveyor's Statement: Nadeau 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. This plan is not valid without the signature and professional seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office. Nadeau Land Surveys James D. Nadeau, P.L.S. #2124 (agent) 11/26/19



Grid North MSPC NAD83, 1802 (West Zone)

Plan Depicting The Results Of A Boundary Survey & Existing Conditions Survey Made For Redfern Munjoy LLC Sheridan Street, East Cove Street, And Walnut Street Portland, Maine. PREPARED BY: Nadeau Land Surveys. 918 BRIGHTON AVENUE PORTLAND, ME 04102. PH. (207) 878-7870 FAX (207) 878-7871. DRAWN BY: TPB. PLAN DATE: 11/11/2013. CHECKED BY: JDN/MLC. SURVEY DATE: April-Aug. 2013. INST. Topcon GPT-3003W & Topcon Hyper II GPS. SCALE: 1" = 20'. FIELD BOOK: FB 398, 399 & Topcon Ranger. JOB No: 212138BTB1. SHEET No: 1 of 1.