Reviewed for Code Compliance
Inspection Services
Department of Planning & Development

Date: 11/03/16

Plan References:

1. Untitled Plan Of A Portion Of Oxnard Pasture by A.P. Marshall, recorded June 29, 1857 in CCRD Plan Book 1, Page 38.
2. City Of Portland Revaluation Plans, dated 1882 by Wm. A. Goodwin, City Engineer, Sheet 12, recorded October 24, 1884 in CCRD Plan Book 5, Page 12.
3. "Plan Of City Stable Lot, Fox Street", dated July 1902, City Plan 108/1.
4. "Plan Of Streets In Oxnard Pasture", dated June 12, 1857 by Chas. H. Howe, City Civil Engineer, City Plan 369/7.
5. "City Of Portland, Maine Department Of Public Works, Anderson Street, Lancaster St. To Fox St.", dated March 28, 1928 by Edward M. Hunt, City Engineer, City Plan 239/4.
6. "City Of Portland, Me. Department Of Public Works, Fox Street, Franklin St. To Washington Ave.", City Plan 239/6.
7. "City Of Portland, Maine Department Of Public Works, Anderson Street, Fox St. To Tukey St.", dated December 6, 1940 by Edward M. Hunt, City Engineer, City Plan 598/4.
8. "City Of Portland, Maine Department Of Public Works, Fox Street", dated February 17, 1942, City Plan 557/13.
9. "Standard Boundary Survey, Plan Of Property, 49-59 Fox Street, Portland, Maine Made For Patrick Lee", dated November 3, 1987 by R.P. Titcomb Associates, Inc. Land Surveyors / Engineers, Falmouth, Maine, recorded November 20, 1987 in CCRD Plan Book 167, Page 13.
10. "City Of Portland, Maine Parks And Public Works Department Engineering Division, Fox Street Reconstruction Plan & Profile Sta. 10+00 To Sta. 14+00", dated August 28, 1990 by R. Bruce Ringrose, City Engineer, As Built January 1992, Sheet 2 of 20, City Plan 942/7.
11. "City Of Portland, Maine Parks And Public Works Department Engineering Division, Anderson Street Reconstruction Plan & Profile Sta. 0+00 To Sta. 3+50", dated November 27, 1991 by W.H. Boothby, City Engineer, As Built October 13, 1994, Sheet 2 of 29, City Plan 926/11.
12. "Standard Boundary Survey, Proposed Easement Located On Property Of: Patrick J. Lee & Sharon A. Lee, Anderson Street, Portland, Maine", for New England Telephone & Telegraph, dated August 1991, revised August 13, 1991 by OEST Associates, Inc.
13. "Plan Depicting The Results Of An ALTA/ACSM Land Title Survey Made For Bartlett Island, LLC, Northeasterly Sideline Of Diamond Street, Northwesterly Sideline Of Fox Street, & Westerly Sideline Of Anderson Street, 11 Diamond Street, Portland, Maine", dated March 7, 2013 by Nadeau Land Surveys, Portland, Maine.
14. "City Of Portland, Maine Public Services Department Engineering Division Anderson St./Fox St./Gould St./Plowman St. Street Line Retracement And Existing Monumentation Plan", dated April 1, 2014.
15. "Plan Of Property In Portland, Maine Made For Bayside Park Urban Renewal Project Me. R-1 Condemnation Area III Sections A,B,C,D,E,F,& G, Parts 1,2,3,& 4 Page 1 Of 2 Pages", dated September 13, 1962, recorded December 3, 1962 in CCRD Plan Book 61, Page 64.
16. "City Of Portland, Maine Public Services Department Engineering Division Anderson St./Fox St./Gould St. Existing Conditions, Plan Of Existing Site Conditions #148 Anderson St. To #90 Anderson St.", dated April 1, 2014.

Location Map: Not To Scale

Electronic Stamp

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 May 16, 2014 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 hereon, except Plan Reference 13.
9. Locus Parcel is shown on the City of Portland Assessor's Map 12, Block I, as Lots 1 and 5, and is listed as 89 Anderson Street, and 29 Everett Street.
10. Area of Locus Parcel, including easement, is 23,239.1 square feet (0.53 acre) to monumented line of Anderson Street; 23,425.7 square feet (0.54 acre) to the R/W line of Anderson Street per Plan Reference 14.
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City 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 230051 0013B, Index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from brick building corners.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Per City of Portland Records 14-371, dated October 1, 1866, the name of Fremont Street was changed to Anderson Street, and was accepted June 19, 1857 as fifty (50) feet wide per City of Portland Records 10-182. Fox Street was accepted November 20, 1851 as fifty (50) feet wide per City of Portland Records 8-31. Everett Street was accepted June 19, 1857 as fifty (50) feet wide per City of Portland Records 10-199.
16. See Easement Deed from Patrick J. and Sharon A. Lee to New England Telephone and Telegraph Company, dated September 6, 1991 and recorded in CCRD Book 9816, Page 171. (See Plan Reference 12)
17. Horizontal and vertical datums are city datums based on Plan Reference 14. Monuments "MF 34" at southerly intersection of Anderson & Fox Streets and "MF 35" at westerly intersection of Anderson & East Lancaster Streets held as common points with Plan Reference 14. "DMH 3180" held for elevation per Plan Reference 14.
18. Existing building appears to encroach the Fox Street right of way by 0.2' along its northwesterly face.
19. Underground utility lines, sizes, and inverts are based solely on Plan Reference 16 and have not been verified by this office, except for the three manholes depicted northerly of the Locus Parcel. See Note 8.

Legend:

- Found Granite "M" Monument
- Found Granite 3' Offset Monument
- Found Steel Rebar w/Survey Cap #1245
- Found #5 Steel Rebar
- Found Iron Pipe
- #5 Steel Rebar w/Survey Cap #2124 To Be Set
- Catch Basin
- Sanitary Manhole
- Manhole
- Fire Hydrant
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- 6" Bollard
- Deciduous Tree
- Chainlink Fence
- Approximate Interior Lot Line
- Edge Of Easement
- Overhead Utility Lines
- Edge Of Gravel
- Edge Of Pavement
- Granite Post
- Underground Water Line
- Underground Gas Line
- Underground Sewer Line
- Underground Drain Line
- Underground Sewer Lateral
- N:303530.72 E:2929225.78 — Maine State Plane Coordinates

Graphic Scale:

0' 10' 20' 30' 40' 60' 80' 100'

Locus Deed Reference:

Patrick J. Lee & Sharon A. Lee

To

Perigee, LLC

dated January 11, 2007 and recorded January 11, 2007 at the Cumberland County Registry of Deeds in Book 24750, Page 45.

Detail A
Not to Scale

Area Of Discrepancy
186.6 SQ.FT.

Detail B
Not to Scale

Detail C
Not to Scale

STATE OF MAINE
JAMES D. NADEAU
2124
PROFESSIONAL LAND SURVEYOR

3-30-15

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 embossed 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) Date: 3-30-15

Rev. 3/30/2015: Note 19 & Legend, Add bldg.'s for setback calc.'s, Add coord.'s, Add 2 manholes/inverts n'ly of site, MH 3304 inverts
Rev. 9/9/2014: Name, Add underground utility lines, sizes and inverts, Add Note 19 and Plan Reference 16, Vicinity map, Add to Legend

Plan Depicting The Results Of A Boundary, Topographic & Existing Conditions Survey Made For

Redfern Properties, LLC

Southeasterly Sideline Of Fox Street, Northeasterly Sideline Of Anderson Street, & Northwesterly Sideline Of Everett Street

Portland, Maine

PREPARED BY:

Nadeau Land Surveys

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER: Perigee, LLC, 120 Sheridan Street, Portland, Maine 04101		DRAWN BY:	TPB	PLAN DATE:	7/21/2014
		CHECKED BY:	JDN/MLC	SURVEY DATE:	June 2014
		INSTR.	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE:	1" = 20'
FIELD BOOK:	FB 402 & Topcon Ranger	JOB No:	2141510BTR1	SHEET No:	1 of 1