Inspections Division
Date: 04/11/17

# THIS IS NOT A BOUNDARY SURVEY

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MORTGAGE INSPECTION OF: DEED BOOK 32237 PAGE 156 COUNTY Cumberland
PLAN BOOK -- PAGE -- LOT --

ADDRESS: 94 Walnut Street, Portland, Maine

Job Number: 911-64
Inspection Date: 09-12-16
Scale: 1" = 30'
Client File #: 22183.7

Buyers: JP Sheridan, LLC

Sellers: Anthony C. and Nicholas A. Mancini, Jr.

B2b Zone
no frontyard setback
no side yard set backs
10' rear yard set back

NOTE: Lines of occupation are shown. A boundary survey may yield different results.

STATE OF MAINE
DAVID L. J. HUGHES #2234
PROFESSIONAL LAND SURVEYOR

I HEREBY CERTIFY TO: Jensen, Baird, Gardner, & Henry, JP Sheridan LLC, and Chicago Title Insurance Company.

Monuments found did not conflict with the deed description.
The dwelling setbacks do not violate town zoning requirements.
As delineated on the Federal Emergency Management Agency Community Panel 230051-0014B:
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

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