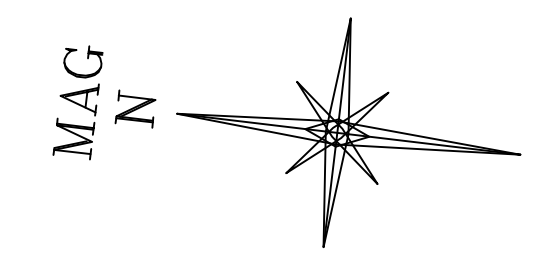


LEGEND

- Iron pin set
- Iron pin found
- Monument found
- Drill hole
- Catch basin
- Sewer manhole
- Drain manhole
- Telephone manhole
- Manhole (unknown type)
- Water shutoff
- Fire hydrant
- Utility pole
- Gas valve
- Valve (unknown type)
- PK nail found
- Sign
- Quay
- Edge of pavement
- Granite curb
- Edge of gravel
- Edge of traveled way
- Abutter's line (approximate)
- Right of way
- Property line
- Wooden fence
- Chain link fence
- Overhead utility wires
- Guard rail
- 1' contour
- 5' contour
- ▨ Existing building



- REFERENCES**
- 1) Portion of Property made for John J. Nissen Co. by Titcomb Associates, dated November 2, 1982, not recorded.
 - 2) Plan of Property 101 Washington Ave., made for John J. Nissen Co. by Titcomb Associates, dated February 21, 1983, not recorded.
 - 3) Standard Boundary Survey 120 Sheridan St. made for Thomas J. Reidy III and Pamela A. Reidy by Daniel J. Dalfonso, dated July 6, 1990, recorded in Plan Book 186, Page 18.
 - 4) Plat Plan Showing Property of Walter A. Garry by Varney Engineering Co., dated October 8, 1946, recorded in Plan Book 32, Page 28.
 - 5) Revaluation plans of Portland dated 1882, recorded in Plan Book 5, Pages 12 and 13.
 - 6) Plan of Land in Portland made for John J. Nissen Baking Co. by E.C. Jordan, dated May 1945, not recorded.
 - 7) Plan of Property at Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated March 1951, not recorded.
 - 8) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated December 17, 1956, not recorded.
 - 9) Plan of Property in Portland made for John J. Nissen Baking Co. by H.I. & E.C. Jordan, dated June 25, 1963, not recorded.
 - 10) Plan of Land belonging to William Boyd by Charles H. Howe, dated June 1864, recorded in Plan Book 4, Page 44.
 - 11) Plan Number 6 in the Partition of the Estate of Robert Boyd recorded January 29, 1841, in Book 169, Page 497.
 - 12) Plan #173 of Larch Street and Plans #46 & #47 of Sheridan Street on file in the office of the City Engineer in Portland, Maine.
 - 13) Plan of Property in Portland made for Shell Oil Company by H.I. & E.C. Jordan, dated February 7, 1963, not recorded.
 - 14) Plan #473/4 of Washington Avenue dated June 14, 1940, on file in the office of the City Engineer in Portland, Maine.
 - 15) Plan of Division of Land conveyed by Elijah Kellogg to Sylvanus Cook et al. March 3, 1803, recorded in Book 51, Page 297.
 - 16) Plans of Poplar Street (now Sheridan Street) dated 1854 and 1860, on file in the office of the City Engineer of Portland, Maine, Plan #370/53 and #370/55.
 - 17) Plan of Property (Former J.J. Nissen Bakery) made for A & M Partners, LLC by Titcomb Associates dated June 19, 2002 and revised to December 16, 2013.

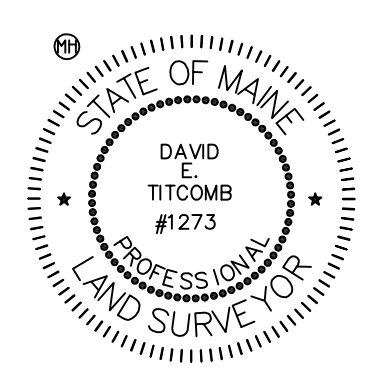
- NOTES**
- 1) Bearings are based on Magnetic North 2002.
 - 2) Book and Page references are to the Cumberland County Registry of Deeds.
 - 3) Elevations are based on the City of Portland datum (NGVD 1929). Benchmark: granite monument at the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30' (See City of Portland Level Book 473, Page 13).
 - 4) Utility information shown on this plan is approximate, based on field information, locations marked by others and information contained on plans and drawings. Prior to any excavation or construction, the appropriate utilities should be contacted.
 - 5) The locus parcel does not fall into a special flood hazard zone based on the FIRM Flood Insurance Rate Map 230051, Panel 14B dated July 17, 1986.
 - 6) This plan will be digitally submitted to the City of Portland on State Plane Coordinates. The bearings shown are Magnetic (2002) due to survey and boundary retracement considerations.
 - 7) State Plane Coordinates are derived by GPS observations on monuments located for work done by Titcomb Associates for the City of Portland on the Madison Street & Greenleaf Street Reconstruction Project previously tied into NAD83, Maine West Zone (2-zone projection) in May 2009.
 - 8) Poplar Street was renamed Sheridan Street on August 1, 1881. Poplar Street is listed as continued in Portland City Council Order #84, entitled "Order Excepting Streets from Deemed Vacation" recorded in Book 13328, Page 19.

- EASEMENTS**
- 1) The locus parcel is subject to a Snow Storage Easement as described in Book 31016, Page 299 and shown hereon.
 - 2) The locus parcel benefits from and is subject to covenants as described in Book 31016, Page 299.

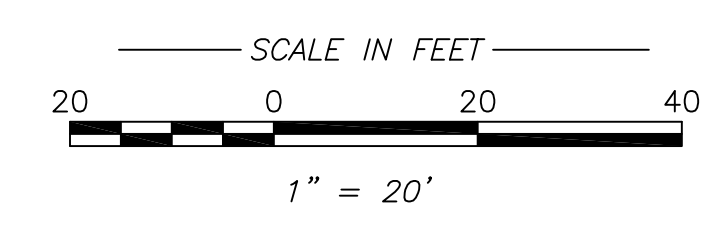
AREA
(as noted)

OWNERS OF RECORD
New Day Farm, LLC
Book 31016, Page 299

CERTIFICATION
This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors.



David E. Titcomb PLS #1273



Rev.		
Plan of Boundary Survey		
Sheridan Street		Portland, Maine
MADE FOR		
NEW DAY FARM, LLC		
11 McQuillians Hill Drive		Corham, Maine 04038
JOB# 202048.4	DATE: Jan. 28, 2014	SCALE: 1" = 20'
BOOK# 677		
202048.4.dwg		
FILE# 8500	 Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	