

LEGEND

□	Monument - found
○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abuttor)
- - -	Right of way line
- - -	Easement line
- - -	Chain link fence
- - -	Edge of pavement
- - -	Edge of gravel
- - -	Curb
- - -	Sign
- - -	Lamp or light pole
- - -	Utility pole
- - -	Guy wire
- - -	Gas valve
- - -	Water valve
- - -	Water shutoff
- - -	Fire hydrant
- - -	Sewer manhole
- - -	Drain manhole
- - -	Catch basin
- - -	Telephone manhole
- - -	Bollard
- - -	Overhead utility line
- - -	Sewer line
- - -	Storm drain
- - -	Underground water line
- - -	Underground gas line
- - -	Underground telephone line
- - -	Contours (1ft)
- - -	Contours (5ft)
- - -	Now or formerly of
- - -	Deed reference (Book/Page)
- - -	Tree line
- - -	Deciduous tree
- - -	Coniferous tree
- - -	Existing building

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on City of Portland datum. Benchmark is a spike set in a utility pole in front of 26 Marion Street. Elevation: 77.19'.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) Property lies within Zone C based on FIRM Community #230051 Panel #0014-B, dated July 17, 1986. It does not lie within a special flood hazard area.

PLAN REFERENCES

- 1) Nissen Building Condominium Plat made for A&M Partners LLC by Titcomb Associates dated June 19, 2002 and revised through March 6, 2014. Recorded in Plan Book 214, Page 88.
- 2) Plan of Boundary Survey made for A&M Partners LLC by Titcomb Associates dated February 26, 2013.
- 3) Plan of Boundary Survey of Land Located at 13 & 15 Marion Street by R.W. Eaton Associates dated October 21, 2014.
- 4) Street plans for Washington Avenue and Marion Street obtained from the City of Portland Department of Engineering.
- 5) Plan of existing conditions of Washington Avenue & Walnut Street made for the City of Portland by Titcomb Associates dated February 2016.

EASEMENTS / ENCUMBRANCES

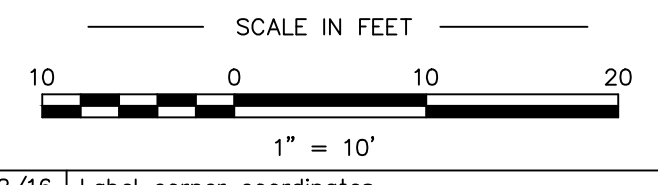
- 1) 26 Marion Street benefits from an access easement conveyed in a declaration of condominium recorded in Book 31399, Page 54. Also as shown on plan reference #1.
- 2) 26 Marion Street is subject to and benefits from a boundary line and fence agreement as described in a deed recorded in Book 24750, Page 236.

AREA

93 Washington Avenue:	4,303 Sq. Ft. / 0.10 Acres
19 Marion Street:	2,351 Sq. Ft. / 0.05 Acres
26 Marion Street:	1,781 Sq. Ft. / 0.04 Acres

OWNERS OF RECORD

- 93 Washington Avenue: Cotton Street Holdings LLC - Book 31815, Page 233
- 80 Exchange Street, Suite 30 - Portland, ME 04101
- 19 Marion Street: Bay Cove LLC - Book 31505, Page 202
- 80 Exchange Street, Suite 30 - Portland, ME 04101
- 26 Marion Street: Cotton Street Holdings LLC - Book 31430, Page 212
- 80 Exchange Street, Suite 30 - Portland, ME 04101

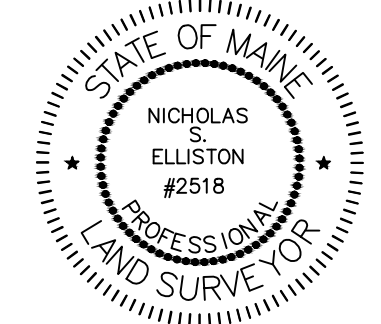


CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston

Nicholas S. Elliston, P.L.S. #2518



Rev. 1 07/12/16 Label corner coordinates nse		
PLAN OF Boundary Survey & Existing Conditions 93 Washington Avenue - 19 & 26 Marion Street Portland, Maine		
MADE FOR Jed Harris 75 Washington Avenue Portland, Maine		
JOB #216030	DATE: April 12, 2016	SCALE: 1" = 10'
BOOK #892	 Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombosurvey.com	
216030.dwg		
FILE #8500		