

PLAN REFERENCES

- H.I. & E.C. JORDAN - SURVEYORS WORKING PLAN OF BLOCKS BOUNDED BY WASHINGTON AVENUE, OXFORD STREET, ANDERSON STREET AND CUMBERLAND AVENUE FILE NO.42
- H.I. & E.C. JORDAN - SURVEYORS PLAN SHOWING "SURVEYED JUNE 14, 1890 FOR CHAS. MULLEN ESTATE"
- "PLAN OF LAND OWNED BY BRIDGET & MARGARET CONNORS WASHINGTON AVE. PORTLAND, MAINE CHANDLER H. BARRON C.E. JULY 1946"
- "PLAN OF LAND IN PORTLAND, MAINE FOR WILLIAM & DOROTHY DIBIASE JUNE 1, 1982 OWEN HASKELL, INC. JOB NO. 8235P"
- "BOUNDARY SURVEY AT 30 WASHINGTON AVENUE, PORTLAND, MAINE MADE FOR GREENLAND CONSTRUCTION CO. AUGUST 25, 2004. OWEN HASKELL, INC. JOB NO. 2004-186P"
- "BOUNDARY SURVEY AT 31 CLEEVES STREET, PORTLAND, MAINE MADE FOR GREGORY MARTIN OCT. 17, 2003 OWEN HASKELL, INC. JOB NO. 2003-203P"
- "PLAN FOR NU CARPENTER AND MICHEL BOCAL 44 WASHINGTON AVENUE PORTLAND, ME 9/23/96 PREPARED BY LEWIS & WASINA, INC."

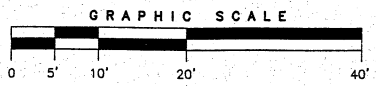
NOTES

- OWNERS OF RECORD:
TAX MAP 13 BLOCK E LOT 16, 38 WASHINGTON AVENUE: MICHELLE A KELLEY, DEED BOOK 27840 PAGE 313
TAX MAP 13 BLOCK E LOT 15, 40-42 WASHINGTON AVENUE: EPS BEAGLE, LLC, DEED BOOK 18372 PAGE 319
- BEARINGS ARE MAGNETIC 2003 AS PER PLAN REFERENCE 6.
- SEE EASEMENT DEED BOOK 14777 PAGE 144 FOR RIGHTS IN ABUTTING DRIVEWAY ON LAND OF ABDUL AND ADAM.
- THERE IS A DIFFERENCE BETWEEN THE NORTHERLY LINE OF THE SUBJECT PROPERTY AND THE LINE OF ABDUL AND ADAM, AS SHOWN ON PLAN REFERENCE 7. THE LINE ON PLAN REF. 7 RUNS FROM THE 5/8" CIRF NEAR WASHINGTON AVENUE (AND 0.41' SOUTH OF THE LINE SHOWN HEREON) TO A 1" IPF NEAR THE LAND OF MARTIN (AND 0.63' NORTH OF THE LINE SHOWN HEREON).
- THERE IS A SMALL OVERLAP, IN THE NORTHWEST CORNER OF THIS PARCEL, WITH THE LAND OF MARTIN AS SHOWN ON PLAN REFERENCE 6. SOME OF THE DEED DIMENSIONS ARE VAGUE ON BOTH PARCELS. THE LINES ON THIS PLAN WERE TAKEN FROM PLAN REFERENCE 1 AND 2, EVEN THOUGH THE DEED CALLS FOR 165 FEET FROM WASHINGTON AVENUE. DIMENSIONS IN THE DEED OF MARTIN WERE HELD FOR PLAN REF. 6.
- BOUNDARY AGREEMENTS WITH THE ABUTTERS WOULD RESOLVE ANY DISCREPANCIES WITH MARKERS AND PLANS.

BURGER SHACK LOCATION

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT
- SPIKE FOUND
- WATER VALVE
- UTILITY POLE
- MANHOLE
- DECIDUOUS TREE
- CONIFEROUS TREE
- FENCE
- STONE WALL
- CURB
- OHW - OVERHEAD WIRES
- W - WATER LINE
- G - GAS LINE
- 1' CONTOUR

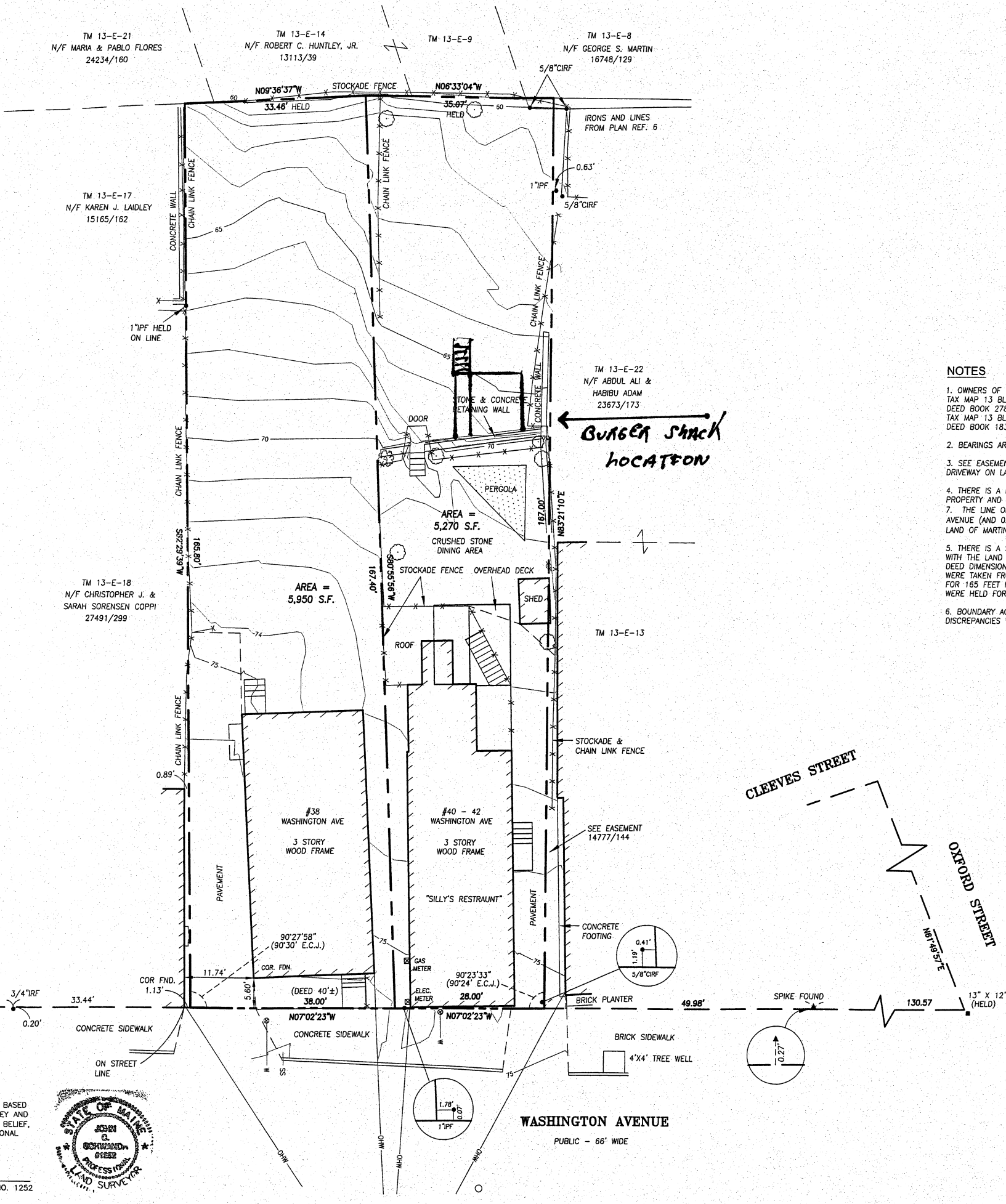


CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES 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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE 6-23-2011

JOHN C. SCHWANDA, PLS NO. 1252



BOUNDARY & TOPOGRAPHIC SURVEY
ON
WASHINGTON AVENUE, PORTLAND, MAINE
MADE FOR RECORD OWNERS
MICHELLE A. KELLEY
38 WASHINGTON AVENUE, PORTLAND, MAINE
EPS BEAGLE, LLC
40 WASHINGTON AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	SDG	Date	JUNE 22, 2011	Job No.	2011-057 P
Trace By	SDG	Scale	1" = 10'	Drwg. No.	1
Check By	JCS				
Book No.	1101				