

NF
A & M PARTNERS, LLC
BK.14581 PG.99 01-02-1999
REFERENCE
WILLIAM RACKLEFF
TO ELIHU HOGAN JR.
BK.218 PG.519 10-30-1849
SEE PLAN
REFERENCE 3
& NOTE 5

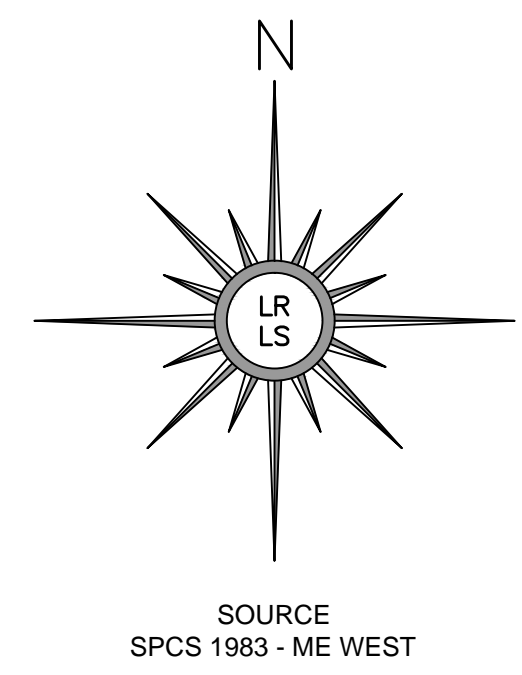
NF
PETER C. DUGAS &
ANASTASIA ANTONACOS
BK.30478 PG.113 03-12-2013
REFERENCE
WALTER & HARRIET GERRY
TO ROBERT S. MCINNIS
BK.1848 PG.165 10-16-1946
LOT 3 OF PLAN
REFERENCE 4

THE THREE LOTS CONVEYED
FROM WALTER AND HARRIET
GERRY WERE ORIGINALLY
CONVEYED AS ONE LOT
FROM JAMES RACKLEFF
TO JAMES L. RACKLEFF
BK.368 PG.10 02-12-1869

NF
RAYVICH, LLC
BK.31674 PG.84 07-29-2014
REFERENCE
JAMES RACKLEFF
TO JOHN SIGGS
BK.108 PG.438 06-13-1827

NF
CAROL S. & JAMES F. PIKE
BK.27152 PG.57 07-31-2009
REFERENCE
WALTER & HARRIET GERRY
TO GUISEPPE PIO
BK.2195 PG.309 09-20-1954
LOT 1 OF PLAN
REFERENCE 4

- LEGEND**
- REBAR SET AND CAPPED PLS #2376
 - PIPE OR ROD FOUND
 - MONUMENT FOUND
 - ROAD LINE
 - PROPERTY LINE
 - - - PROPERTY LINE - NOT SURVEYED
 - ▨ BUILDING
 - ▨ PAVEMENT
 - ▨ GRAVEL AREA
 - ⊕ CATCH BASINS
 - ⊕ SANITARY SEWER STRUCTURE
 - ⊕ UTILITY POLE AND ANCHOR
 - ⊕ WATER VALVE
 - W — WATER LINE
 - OHU — OVERHEAD UTILITIES
 - S — SANITARY SEWER LINE
 - G — GAS LINE



NOTES

- 1) OWNER OF RECORD: NANCY BOULANGER, REFERENCE DEED BOOK 32211 PAGE 22 DATED APRIL 13, 2015. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)
- 2) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER. OBSERVATIONS WERE POST PROCESSED USING THE NATIONAL GEODETIC SURVEY'S ONLINE POSITIONING USER SERVICE.
- 3) THE SUBJECT PARCEL IS SHOWN IN ZONE C. AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0014 B AND AN EFFECTIVE DATE OF JULY 17, 1986.
- 4) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.
- 5) PLAN REFERENCE 3 SHOWS LIMITED PINS FOUND AND NO MARKERS SET. IT IS DIFFICULT TO TIE INTO AND HAS NOT BEEN RELIED UPON FOR THIS SURVEY.
- 6) PLAN REFERENCES 1 AND 2 HAVE BEEN HELD WHEREVER POSSIBLE IN THE RETRACEMENT OF THE SUBJECT PARCEL. THOSE PLANS MOST NEARLY CONFORM TO THE OPINION OF THIS SURVEYOR BASED ON ANALYSIS OF THE HISTORICAL DEEDS AND PLAN REFERENCE 4. THE SMALL STRIP OF LAND SHOWN ALONG THE REAR OF THE SUBJECT PARCEL MAY HAVE INADVERTENTLY BEEN CREATED BY WALTER AND HARRIET GERRY BY THEIR CONVEYANCES ACCORDING TO PLAN REFERENCE 4 WHICH CONTAINED MANY ERRORS AND DOES NOT APPEAR TO HAVE BENEFITED FROM ANY DEED RESEARCH. PLAN REFERENCE 3 DRAWS ATTENTION TO THE ORIGINAL CONVEYANCE FROM JAMES RACKLEFF TO WILLIAM RACKLEFF DATED MAY 18, 1827 AND RECORDED IN BOOK 108, PAGE 414 (WHICH IS THE BASIS FOR THE REAR LINE) BUT DOES NOT APPEAR TO HOLD THE LINE DESCRIBED THEREIN. THE CLIENT MAY WISH TO CONSULT WITH AN ATTORNEY TO CONFIRM TITLE TO THIS AREA. THE INTERIOR LINES SHOWN ON PLAN REFERENCE 4 HAVE BEEN RECREATED BASED ON MEASUREMENTS FROM BUILDINGS SHOWN THEREON. THESE MEASUREMENTS CONFIRM THE LINES SHOWN ON PLAN REFERENCES 1 AND 2.
- 7) UTILITY LOCATIONS ARE BASED ON PLAN REFERENCES 1 AND 2 AND OBSERVED EVIDENCE. NO DEEDED EASEMENTS HAVE BEEN FOUND BY THIS SURVEYOR SUBSTANTIATING THE LOCATION OF THE UTILITIES CROSSING THE THREE LOTS PREVIOUSLY IN COMMON OWNERSHIP.

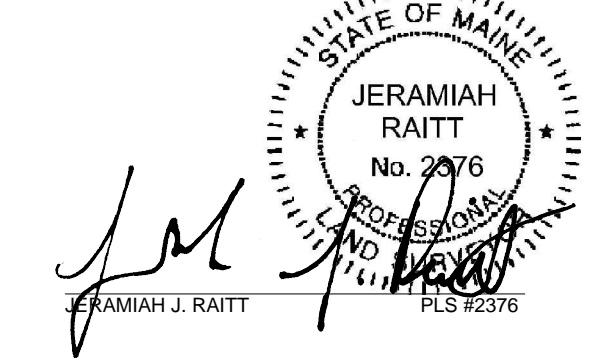
PLAN REFERENCES

- 1) "PLAN OF PROPERTY AT 93 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR MS. NANCY BELANGER" DATED APRIL 23, 2015. BY ROYAL RIVER SURVEY CO. APPARENTLY UNRECORDED.
- 2) "BOUNDARY & TOPOGRAPHIC SURVEY AT 97 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR PETER DUGAS" DATED AUGUST 9, 2013 BY OWEN HASKELL, INC. APPARENTLY UNRECORDED.
- 3) "PLAN OF PROPERTY... MADE FOR A & M PARTNERS, LLC" DATED JUNE 19, 2002. BY TITCOMB ASSOCIATES, LLC. RECORDED IN PLAN BOOK 211, PAGE 211.
- 4) "PLOT PLAN SHOWING PROPERTY OF WALTER A. GERRY AT 93 & 97 CUMBERLAND AVENUE" DATED OCTOBER 8, 1946 BY VARNEY ENGINEERING CO. RECORDED IN PLAN BOOK 32, PAGE 28.
- 5) VARIOUS ROAD RIGHT OF WAY AND RELATED DOCUMENTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.



CERTIFICATION

TO: NANCY BOULANGER
TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS' STANDARDS WITH THE FOLLOWING EXCEPTIONS:
1.) NO SEPARATE REPORT
2.) NO NEW LEGAL DESCRIPTION PREPARED



CUMBERLAND, ss REGISTRY OF DEEDS
Received _____
At _____ h _____ m _____ M., and
Filed in Plan Book _____ Page _____
ATTEST: _____ Register

STANDARD BOUNDARY SURVEY	
FOR RECORD OWNER	NANCY BOULANGER 85 LITTLE JOHN ROAD, YARMOUTH, MAINE 04096
SITE LOCATION	93R CUMBERLAND AVENUE PORTLAND, MAINE
LITTLE RIVER LAND SURVEYING JERAMIAH J. RAITT ME PLS #2376 NH LLS #957 PO BOX 332, LISBON FALLS MAINE 04252 (207) 841-0056	DATE: JUNE 8, 2016 REVISED: SEPT. 1, 2016 SCALE: 1" = 10' PROJECT #16-012 DRAWING #16-012 DRAWN BY: JJR