Inspections Division
Date: 10/07/16

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

N

LR
LS

SOURCE
SPCS 1983 - ME WEST

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 WORKS ENGINEERING DIVISION ARCHIVIST.

10 5 0 10 20 30
SCALE IN FEET

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

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

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. 15, 2016

SCALE:
1" = 10'

PROJECT #16-012
DRAWING #16-012

DRAWN BY: JJR