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) Plot Plan Showing Property of Walter A. Gerry 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.

EASEMENTS and ENCUMBRANCES

1) The property is subject to a sewer easement between Romasco Lane and Washington Avenue as shown. No record of this was found

2) The property is subject to a 12-foot wide right of way as shown. See Book 255, Page 128

3) The property benefits from a 9-foot wide easement as shown See Book 298, Page 297 and Book 8914, Pages 17 and 18.

4) Parcels 1,2 and 4 are subject to an underground line easement benefiting Central Maine Power Company and Verizon New England, Inc. as described in Book 19017, Page 137

5) Reference is made to a release deed of Central Maine Power Company to A & M Partners, LLC as described in Book 28248, Page 127 removing easement rights.

6) Parcel 1 benefits from and is subject to a supplemental boundary line agreement as described in Book 20147, Page 190.

7) The parcel of land now or formerly of New Day Farm is subject to a snow storage easement drainage covenant benefiting Parcel 3 as described in Book 31016, Page 299.

8) Proposed units 1-E through 1-G are based on interior walls which were not located by Titcomb Associates. The location of the associated limited common elements for these units, as shown hereon, is therefore approximate

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 Benchmark: granite monument at the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30'

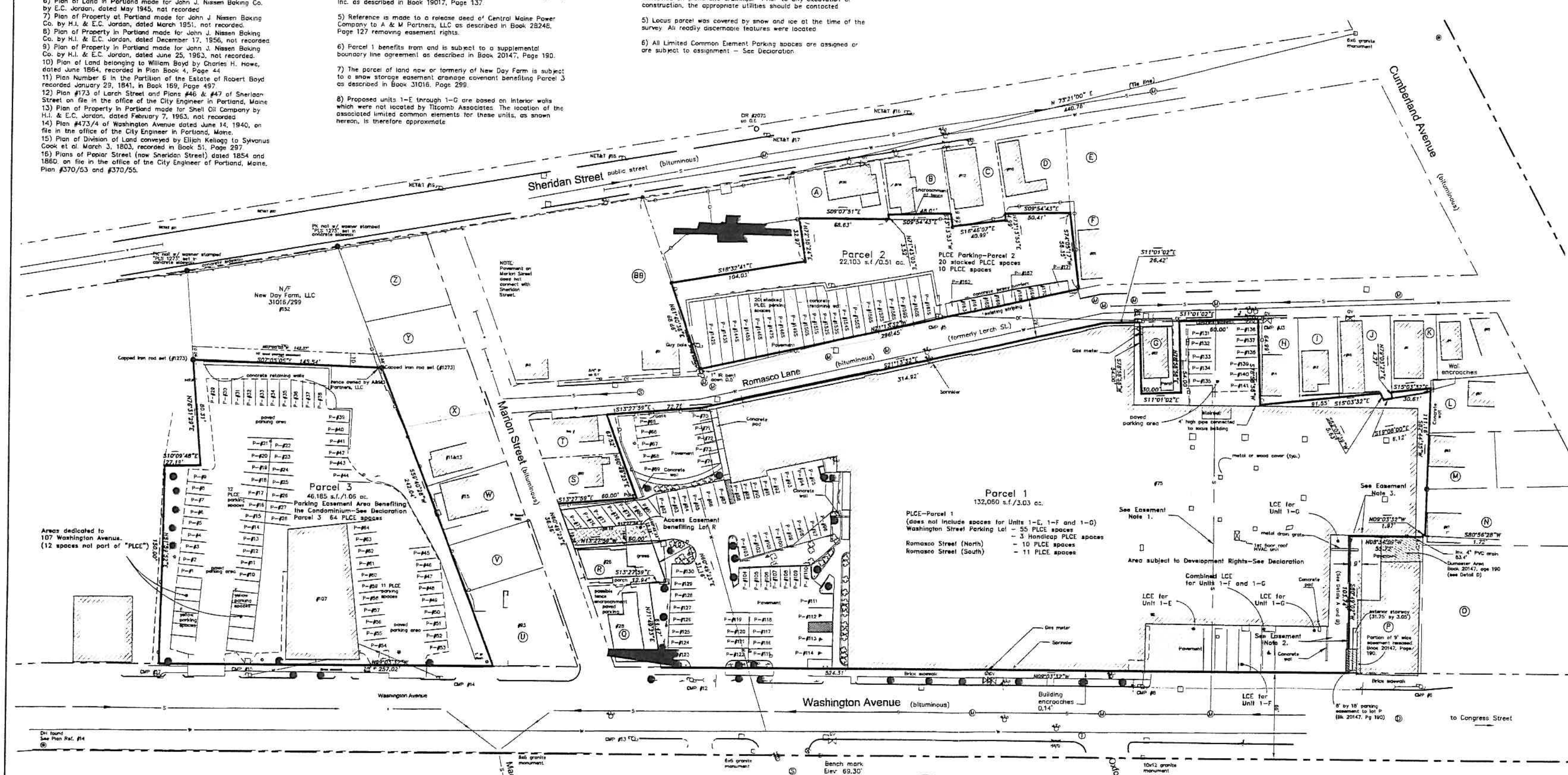
4) Utility information shown on this plan is approximate, based on field information, locations marked by others and information contained on plans and drawings. Prior to any excavation or construction, the appropriate utilities should be contacted

5) Locus parcel was covered by snow and ice at the time of the survey. All readily discernable features were located

6) All Limited Common Element Parking spaces are assigned or are subject to assignment – See Declaration

AREA

Parcel 1	132,060 s.f.	3.03 ac.
Parcel 2	22,103 s.f.	0.51 ac.
Parcel 3	46,185 s.f.	1.06 ac.
Total	200,348 s.f.	4.60 ac.



LEGEND

	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)
	Bollard
	PK nail found
	Sign
	Guy
	Bush
	Deciduous tree
	Deciduous tree
	Light post
	Handicap parking space
	Edge of pavement
	Granite curb
	Right of way
	Property line
	Abutter's line (approximate)
	Wooden fence
	Chain link fence
	Underground sewer
	Underground water
	Overhead utility wires
LCE	Limited Common Element
PLCE	Parking Limited Common Element
	Existing building
	Rooftop HVAC unit

ABUTTERS

Ⓐ N/F Timothy P. Carolan 13036/199 13-J-8 120 Sheridan Street

Ⓑ N/F Gordon R. Smith 24915/327 13-J-10 116 Sheridan Street

Ⓒ N/F 16-18 Washington Street, Inc 28904/38 13-J-11 112 Sheridan Street

Ⓓ N/F Deborah J. Bell 4059/205 13-J-12 110 Sheridan Street

Ⓔ N/F David M O'Donnell 25844/268 13-J-14 106 Sheridan Street

Ⓕ N/F Joanne M Seneca 8025/183 13-J-13 25 Romasco Lane

Ⓖ N/F Gerard A. Myatt 4627/47 13-I-11 22 Romasco

Ⓗ N/F Alexander W. Pike 30659/101 13-I-16 14 Romasco Lane

Ⓘ N/F Nicholas J. Derries 27199/300 13-I-19 12 Romasco Lane

Ⓙ N/F David W. Fontaine & Laura J. Fontaine 11974/341 13-I-22 10 Romasco Lane

Ⓚ N/F Forrest City Real Estate LLC 30942/288 13-I-23 6 Romasco Lane

Ⓛ N/F Thomas F. Wayne 25682/144 13-I-26 87 Cumberland Street

Ⓜ N/F Michael D'Amboise 30864/261 13-I-40 93 Cumberland Street

Ⓝ N/F Peter C. Dugas Anastasia Antonacos 30478/113 13-I-25 97 Cumberland Street

Ⓞ N/F Gim Portland LLC 29455/330 13-I-30 21 Washington Avenue

Ⓟ N/F Bartlett Island, LLC 20147/186 13-I-20 43 Washington Avenue

Ⓠ N/F Zorro Hermann 24872/32 13-H-1 28 Marion Street

Ⓡ N/F A&M Partners, LLC 30302/30 20147/236 13-H-2 26 Marion Street

Ⓢ N/F Sajyid A. Brent Chiara M. Liberatore 26249,183 13-H-4 20 Marion Street

Ⓣ N/F Ericka B. Weinberg David A. Weinberg 24539/245 13-H-4 14 Marion Street

Ⓤ N/F Stephen J. Ryder 8081/43 12-P-22 93 Washington Avenue

Ⓥ N/F Nancy Hogan 6972/221 12-P-23 19 Marion Street

Ⓦ N/F Shane Dodson 23075/103 12-P-24 17 Marion Street

Ⓧ N/F Shane Dodson 23075/100 12-P-25 13 Marion Street

Ⓨ N/F Edward F. Cogswell & 21263/281 12-P-27 7 Marion Street

Ⓩ N/F Richard C. Creighton & Raymond H. Creighton, Jr. 6368/339 12-P-28 Sheridan Street

ⒶⒶ N/F Richard C. Creighton & Raymond H. Creighton, Jr. 6368/339 12-P-7

ⒷⒷ N/F Shirley M Friend 15309/203 13-J-5 10 Marion Street

State of Maine, Cumberland ss
Registry of Deeds
Received ____________ 20____
at ___h___m___M and recorded in
Plan Book _______ Page _______
Attest ______________________
Register

CERTIFICATION

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

David E. Titcomb, P.L.S. #1273

STATE OF MAINE DAVID E. TITCOMB #1273 PROFESSIONAL LAND SURVEYOR

OWNERS OF RECORD

Parcel 1	A & M Partners, LLC Book 14581, Page 99 Book 20147, Page 190
Parcel 2	A & M Partners, LLC Book 14581, Page 99
Parcel 3	A & M Partners, LLC Book 25070, Page 52 Book 14581, Page 99

Rev. 12	03/06/14	Address comments, parking space numbering	WJA
Rev. 12	03/03/14	Address comments.	RJC
Rev. 11	02/21/14	Nissen Condo Boundary update, parking spaces	WJA
Rev. 10	02/17/1	New Day Farm Lot conveyance, subsequent acreage changes	WJA
Rev. 9	08/13/13	Impervious surface calculations, remaining lot, snow easement	RJC
Rev. 8	08/01/13	Impervious surface calculations, remaining lot	RJC
Rev. 7	07/10/13	Updated research for proposed conveyance, lot division	WJA
Rev. 6	09/07/11	Add decks & concrete to #112 Sheridan St.	JNS
Rev. 5	06/29/11	Add Parcels A & B, remove CMP easements	JNS
Rev. 4	02/28/11	Add proposed improvements	JNS
Rev. 3	06/25/09	Remove Note 5	JNS
Rev. 2	07/07/04	Revise abutters A-E	JNS
Rev. 1	08/29/03	Add property to be conveyed, easement details	JNS

Nissen Building Condominium Plat

Washington Avenue, Romasco Lane, Sheridan Street & Marion Street — Portland, Maine

MADE FOR

A & M Partners, LLC

380 Warren Avenue — Portland, Maine

JOB# 202048	DATE: June 19, 2002	SCALE: 1" = 40'	
BOOK# 677	*Titcomb Associates*		
DWG# R12			
FILE# 8500			

3/13/14