CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/09/15

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. Dallonas, dated July 6, 1990, recorded in Plan Book 186, Page 18
4) Plat 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.L. & E.C. Jordan, dated March 1951, not recorded.
8) Plan of Property in Portland made for John J. Nissen Baking Co. by H.L. & E.C. Jordan, dated December 17, 1956, not recorded
9) Plan of Property in Portland made for John J. Nissen Baking Co. by H.L. & 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 27, 1841, in Book 189, 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.L. & 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 Elisah Kellogg to Sylvanus Cook et al March 3, 1803, recorded in Book 51, Page 297
16) Plans of Popular 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 28246, 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	132,080 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
- Pit not 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

(A) N/F Timothy P. Corcoran 13036/199 13-H-8 120 Sheridan Street
(B) N/F Gordon R. Smith 24815/327 13-H-10 116 Sheridan Street
(C) N/F 16-18 Washington Street, Inc 28904/38 13-H-11 112 Sheridan Street
(D) N/F Deborah J. Bell 4052/205 13-H-12 110 Sheridan Street
(E) N/F David M O'Donnell 25844/269 13-H-14 106 Sheridan Street
(F) N/F Jeanne M. Seneca 8025/163 13-H-13 25 Romasco Lane
(G) N/F Gerard A. Myatt 4027/47 13-H-11 22 Romasco
(H) N/F Alexander N. Pike 30659/101 13-H-16 14 Romasco Lane
(I) N/F Nicholas J. Derrien 27189/300 13-H-19 12 Romasco Lane
(J) N/F David W. Fontaine & Laura J. Bonaiuto 11971/34 13-H-20 10 Romasco Lane
(K) N/F Forrest City Real Estate LLC 30942/286 13-H-23 8 Romasco Lane
(L) N/F Thomas F. Wayne 25682/144 13-H-26 87 Cumberland Street
(M) N/F Michael D Ambrose 32864/20 13-H-40 93 Cumberland Street
(N) N/F Peter C. Dugas Anastasia Antonacos 30478/113 13-H-22 97 Cumberland Street
(O) N/F Gam Portland LLC 29455/330 13-H-30 21 Washington Avenue
(P) N/F Richard C. Creighton Jr. Raymond H. Creighton, Jr. 6368/338 12-P-7
(Q) N/F Richard C. Creighton Jr. Raymond H. Creighton, Jr. 6368/338 12-P-28 Sheridan Street
(R) N/F Nancy Hagan 6972/221 12-P-23 19 Marion Street
(S) N/F Solyid A. Ernest Ovaris M. Lazarakis 26249/163 13-H-4 20 Marion Street
(T) N/F Erika B. Wainberg David A. Wainberg 24539/243 13-H-5 14 Marion Street
(U) N/F Steshen J. Rieser 8081/41 12-P-22 93 Washington Avenue
(V) N/F Nancy Hagan 6972/221 12-P-23 19 Marion Street
(W) N/F Shane Dawson 23075/103 12-P-24 17 Marion Street
(X) N/F Shane Dawson 23075/100 12-P-25 13 Marion Street
(Y) N/F Edward C. Cogswell & 21303/281 12-P-27 7 Marion Street
(Z) N/F Richard C. Creighton Jr. Raymond H. Creighton, Jr. 6368/338 12-P-28 Sheridan Street
(AA) N/F Richard C. Creighton Jr. Raymond H. Creighton, Jr. 6368/338 12-P-7
(BB) N/F Shirley M Friend 13301/203 13-H-9 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	NJA
Rev. 12	03/03/14	Address comments	RJC
Rev. 11	02/21/14	Reset Condo Boundary delete, parking spaces	NJA
Rev. 10	02/17/11	New Day Farm Lot easements, easement acreage changed	NJA
Rev. 9	08/13/13	Impervious surface calculations, remaining lot, area areas	RJC
Rev. 8	08/01/13	Impervious surface calculations, remaining lot	RJC
Rev. 7	07/10/13	Updated research for proposed conveyance, lot division	NJA
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	06/29/03	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#	B500		

3/13/14