

**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) 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.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 the following easements to Central Maine Power Company and New England Telephone and Telegraph Company:
  - a) Book 3796, Page 181
  - b) Book 3199, Page 606
  - c) Book 3126, Page 749
  - d) Book 2996, Page 90
  - e) Book 2877, Page 309
  - f) Book 2064, Page 203
  - g) Book 3796, Page 182
- 2) The property is subject to a sewer easement between Romasco Lane and Washington Avenue as shown. No record of this was found.
- 3) The property is subject to a 12-foot wide right of way as shown. See Book 255, Page 128.
- 4) The property benefits from a 9-foot wide easement as shown. See Book 298, Page 297 and Book 8914, Pages 17 and 18.

**NOTES**

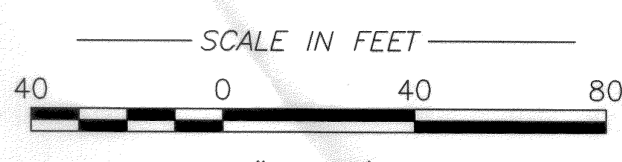
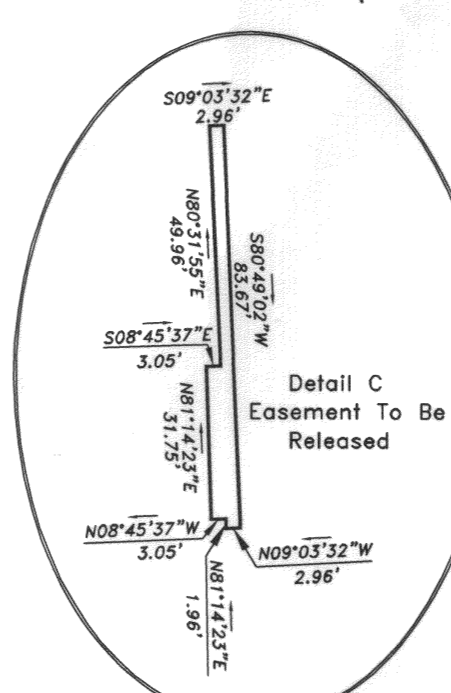
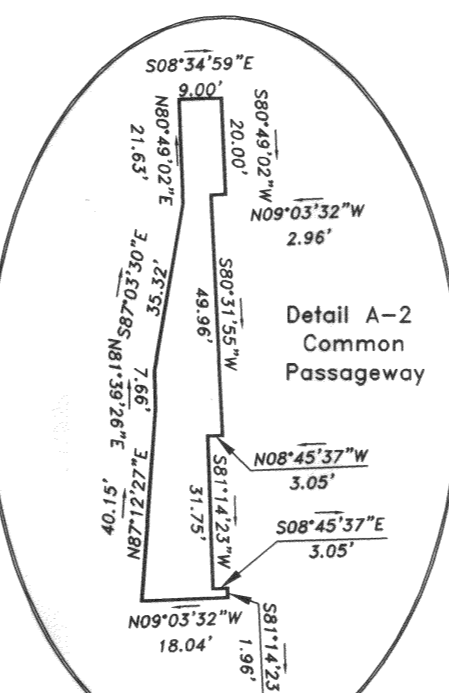
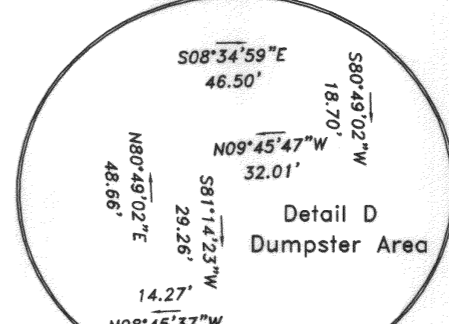
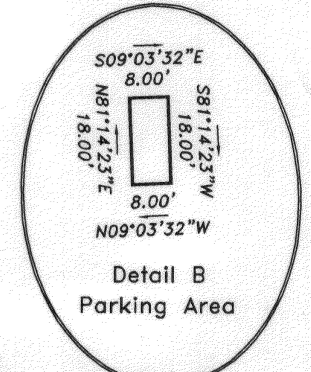
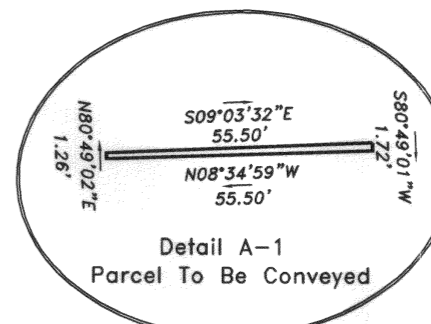
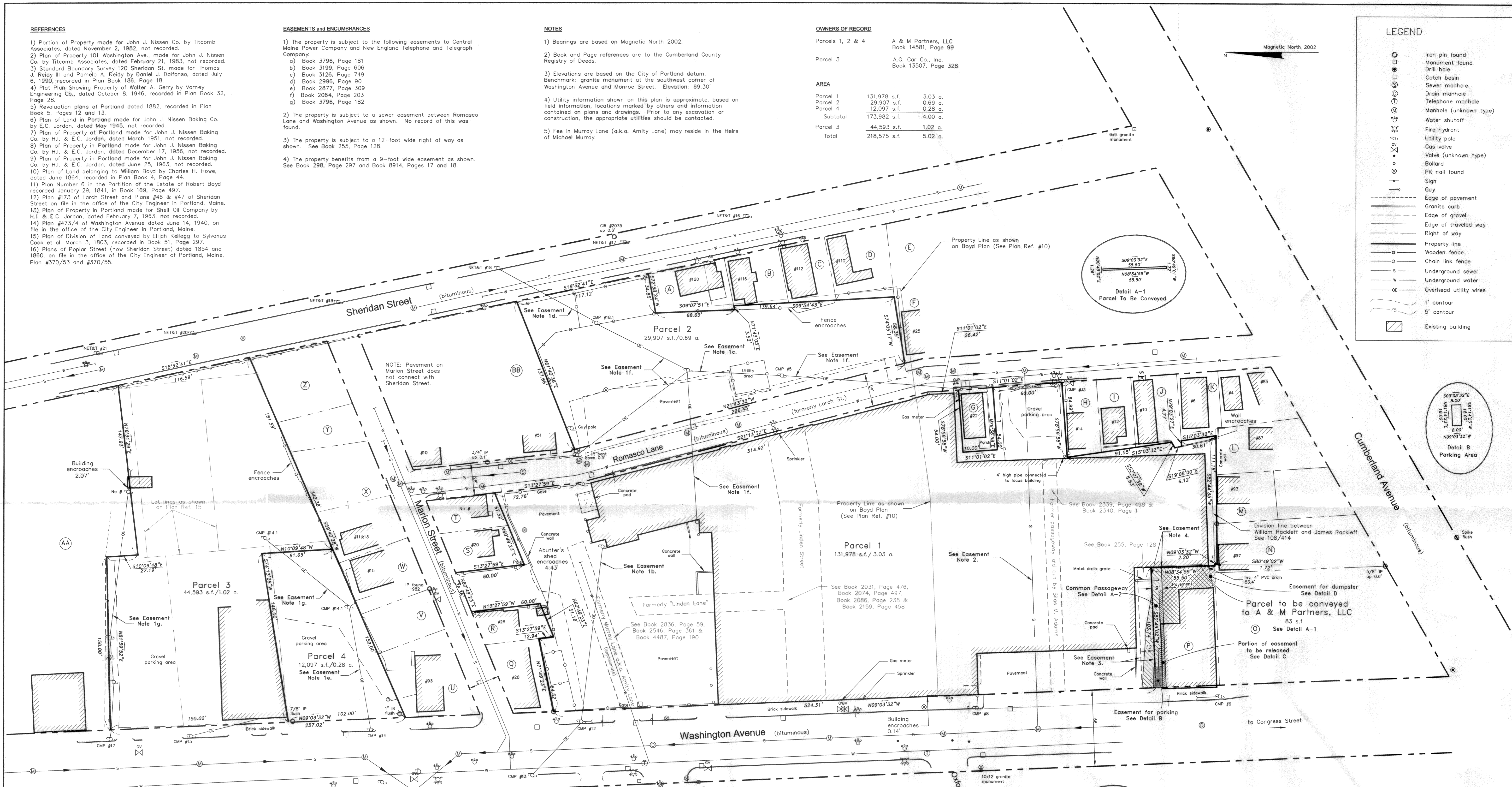
- 1) Bearings are based on Magnetic North 2002.
- 2) Book and Page references are to the Cumberland County Registry of Deeds.
- 3) Elevations are based on the City of Portland datum. Benchmark: granite monument at the southwest corner of Washington Avenue and Monroe Street. Elevation: 69.30'
- 4) Utility 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) Fee in Murray Lane (a.k.a. Amity Lane) may reside in the Heirs of Michael Murray.

**OWNERS OF RECORD**

Parcels 1, 2 & 4	A & M Partners, LLC Book 14581, Page 99	
Parcel 3	A.G. Car Co., Inc. Book 13507, Page 328	
<b>AREA</b>		
Parcel 1	131,978 s.f.	3.03 a.
Parcel 2	29,907 s.f.	0.69 a.
Parcel 4	12,097 s.f.	0.28 a.
Subtotal	173,982 s.f.	4.00 a.
Parcel 3	44,593 s.f.	1.02 a.
Total	218,575 s.f.	5.02 a.

**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
- Edge of pavement
- Granite curb
- Edge of gravel
- Edge of traveled way
- Right of way
- Property line
- Wooden fence
- Chain link fence
- Underground sewer
- Underground water
- Overhead utility wires
- 1' contour
- 5' contour
- ▨ Existing building



Rev. 3	06/25/09	Remove Note 5	JNS
Rev. 2	07/07/04	Revise sublots A-E	JNS
Rev. 1	08/29/03	Add property to be conveyed, easement details	JNS

**Plan of Property**  
(Former J.J. Nissen Bakery)

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

**MADE FOR**  
**A & M Partners, LLC**

120 Exchange Street Portland, Maine

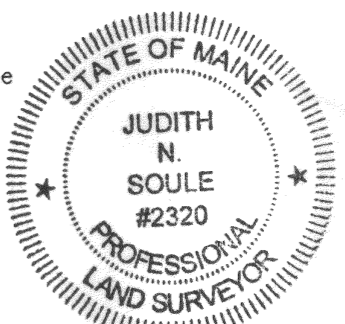
JOB#	202048	DATE:	June 19, 2002	SCALE:	1" = 40'
BOOK#	677				
	202048-R2.dwg				
FILE#	8500				

**Titcomb Associates**  
133 Gray Road  
Falmouth, Maine 04105

**CERTIFICATION**

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

Exceptions:  
(1) No pins set as of plan date  
(2) No descriptions written



Judith N. Soule PLS #2320  
Dated: June 19, 2002

**ABUTTERS**

<b>A</b> N/F Timothy P. Carolan 13036/199 13-1-8	<b>F</b> N/F Joseph A. Seneca & Judith L. Seneca 8025/183 13-1-13	<b>K</b> N/F Joseph J. Cormier 8702/282 13-1-23	<b>P</b> N/F Yarmouth Trading Co. 17396/164 12-1-20	<b>U</b> N/F Stephen J. Ryder 8081/43 12-1-22	<b>Z</b> N/F Richard G. Creighton & Raymond H. Creighton, Jr. 6388/339 12-1-7
<b>B</b> N/F Frances A. Brown 13862/286 13-1-10	<b>G</b> N/F Gerard A. Myott 4627/47 13-1-11	<b>L</b> N/F Robert J. Fontaine, Jr. & Frances H. Fontaine 2749/246 13-1-11	<b>Q</b> N/F Jerold H. Laracey, Sr. & Bertha C. Laracey 11731/56 13-1-1	<b>V</b> N/F Richard Hagan & Nancy Hagan 6972/221 12-1-23	<b>AA</b> N/F Richard G. Creighton & Raymond H. Creighton, Jr. 6388/339 12-1-7
<b>C</b> N/F Beverly A. Grant 4944/70 13-1-11	<b>H</b> N/F Antonio J. Romasco & Alice E. Romasco 3360/7 13-1-16	<b>M</b> N/F Kristina A. McCarthy 16651/279 13-1-40	<b>R</b> N/F George H. Laracey, Jr. 16036/246 12-1-24	<b>W</b> N/F Loretta Dobson 13486/310 12-1-25	<b>BB</b> N/F Jon F. Dilmauro 10569/16 13-1-5
<b>D</b> N/F Deborah J. Bell 4059/205 13-1-12	<b>I</b> N/F David W. Fontaine & Laura J. Fontaine 16409/21 13-1-19	<b>N</b> N/F Robert A. Arnold & Thuong Arnold 3287/149 13-1-25	<b>S</b> N/F Donato J. Ferrante & Ethel J. Ferrante 2769/476 13-1-4	<b>X</b> N/F Loretta Dobson 13486/310 12-1-25	<b>Y</b> N/F Edward F. Cogswell & Elizabeth I. Cogswell 2310/307 12-1-27
<b>E</b> N/F Michael Friedland 1471/257 13-1-14	<b>J</b> N/F David W. Fontaine & Laura J. Fontaine 11974/341 13-1-22	<b>O</b> N/F Tracy Guidi & Jean Ginn Marvin 14621/299 13-1-30			