

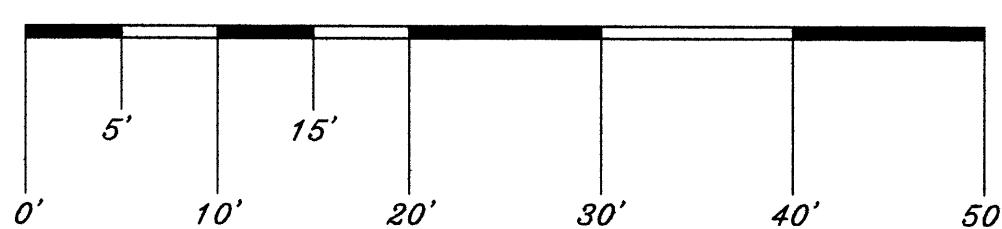
**Plan References:**

- Plan of Lots made by A.P. Marshall for M. Gould and E. Clark, dated May 20, 1856 and recorded December 14, 1857 at the Cumberland County Registry of Deeds in Plan Book 1, Page 41.
- City Of Portland Atlas, Plate 484, dated 1873.
- City Of Portland Revatuation Plans, dated 1882, recorded October 24, 1884 at the Cumberland County Registry of Deeds in Plan Book 5, Page 14.
- Insurance Maps Of Portland, Maine, Volume One, Sheet 2, dated 1909, last revised September 1951.
- Richards Standard Atlas Of The City Of Portland, Plate 3, dated 1914.
- "Hiltop Condominium, 81 Quebec Street, Portland, Me", dated May 15, 1987 by Michael Charet, Architect, Portland, Maine, recorded May 15, 1987 at the Cumberland County Registry of Deeds in Plan Book 165, Page 47.
- "Plan Showing Actual Lines Of Streets On Munjoy Hill With Proposed Change Of Record", dated June 1877 on file at City of Portland Plan 71/3.
- Untitled plan of lots on North Street, La Fayette Street, and Merrill Street in Anson & Cummings Plan Book 2, Page 33 on file at City of Portland Appears to pre-date 1836 and depict land of John Merrill.
- "Boundary Survey Of 34 Merrill Street, Portland Maine Made For Gene F. Stone", dated September 10, 2009 by Owen Haskell, Inc., Falmouth, Maine.
- "Existing Site Plan At 39 Lafayette St., Portland, Maine For Christopher Cormley, Inc.", dated October 17, 2007 by Back Bay Boundary, Inc., Portland, Maine.
- "Plan Of Merrill Street", dated May 1957 by Charles H. Howe, City C.E., on file at City of Portland Plan 368/28.
- Plan of Merrill Street on file at City of Portland Plan 368/1.
- "Sketch Of Land At Lafayette Street, Portland, Maine Made For Portland Renovations, Inc.", dated July 11, 2008 by Owen Haskell, Inc., Falmouth, Maine.

**General Notes:**

- This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
  - assessments other than those that are visible or specifically stated in the referenced documents.
  - building setback compliance or restrictive covenants.
  - zoning or other land use regulations.
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon.
- Locus Parcel is shown on the City of Portland Assessor's Map 14, Block C, as Lots 8 and 22, and is known as 46-48 Merrill Street.
- Area of Locus Parcel is 3,890 square feet (0.09 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Merrill Street is 49.5 feet per said street notes and Plan References 7 & 9.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0014B, index dated December 8, 1998. The parcel scales in Zone C.
- Per City of Portland Records 10-197, Merrill Street was accepted June 19, 1857 as three rods (49.5 feet) wide, then re-run October 3, 1877 as fifty feet wide. This call appears to be erroneous, since all street notes and plans depict Merrill Street as 49.5 feet wide, as does monumentation found.
- See CCRD Book 349, Page 251, dated December 8, 1866, for deed from Mary W. Merrill to Philip W. Sawyer.
- Chainlink fence appears to encroach on Merrill Street right of way.
- Abutter's chainlink fence appears to encroach on Locus Parcel.
- Abutter's wood fence appears to encroach on Locus Parcel.
- Abutter's concrete walk appears to encroach on Locus Parcel.
- See CCRD Book 9195, Page 187, dated February 29, 1988 for Corrective Quitclaim Deed from Richard Haynes for 48 Merrill Street, Assessor's Plan 14-C-22, stating that CCRD Book 7549, Page 172 erroneously described the premises as "14-C-8 Merrill St. 48". It appears that the corrective deed should have conveyed 14-C-8 Merrill St. 48. Richard Haynes does not appear to have had 14-C-22 to convey. See CCRD Book 8688, Page 132, dated February 1, 1989, for Court Order that states Richard S. Harris, Jr. has title to 48 Merrill Street (14-C-8) and 46 Merrill Street (14-C-22). A title attorney should be consulted for review of said documents.

**Graphic Scale:**



**Locus Deed References:** (See Note 19)

Richard Haynes  
to  
Richard S. Harris, Jr.  
dated December 22, 1986 and recorded December 23, 1986 at the Cumberland County Registry of Deeds in Book 7549, Page 175.

City of Portland  
to  
Richard S. Harris, Jr.  
dated October 9, 1985 and recorded October 25, 1985 at the Cumberland County Registry of Deeds in Book 8948, Page 59.

**Surveyor's Statement:**

James D. Nadeau, LLC hereby states exclusively to the clients listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC  
*James D. Nadeau*  
James D. Nadeau, P.L.S. #2124 (agent)  
Date: 12-22-2010

State of Maine, Cumberland ss.  
Registry of Deeds  
Received \_\_\_\_\_, 20\_\_\_\_  
At \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_ M, and recorded in  
Plan Book \_\_\_\_\_, Page \_\_\_\_\_  
Attest: \_\_\_\_\_ Register

Revised 12/22/2010 - Misc. Revisions

Plan Depicting The Results Of A Boundary Survey  
Made For  
**Richard S. Harris, Jr.**  
Southwesterly Sideline Of Merrill Street  
**PORTLAND, MAINE**

PREPARED BY:  
**James D. Nadeau, LLC**  
Professional Land Surveyors  
918 BRIGHTON AVENUE  
PORTLAND, ME 04102  
PH. (207) 878-7870  
FAX (207) 878-7871

RECORD OWNER: Richard S. Harris, Jr. 35 Penarth Road Portland, Maine 04102	DRAWN BY: TPB/MLC CHECKED BY: JDN INSTR. Topcon GPT-3003W	PLAN DATE: 12/9/2010 SURVEY DATE: Dec. 2010 SCALE: 1" = 10'
FIELD BOOK: FB 396 & Topcon Ranger	JOB No: 2101177BR1	SHEET No: 1 of 1

Magnetic North, 2008  
(observed)



12-22-2010 Main - 2 Point To Drive - 2 Book - 7 - 825 Subst