

Magnetic North, 2008
(observed)

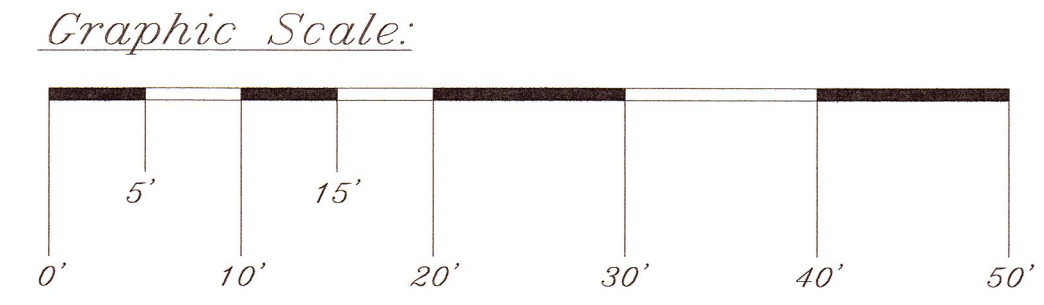
Plan References:

- 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 48A, dated 1873.
- City Of Portland Revaluation 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 3, dated 1909, last revised September 1951.
- Richards Standard Atlas Of The City Of Portland, Plate 3, dated 1914.
- "Plan Showing A Portion Of East Commercial Street", Copied from Plan Made by Chas. H. Howe, C.E. by order of Court January 1856 by Chas. R. Goodell, C.E. February 1865, on file at City of Portland Plan 361/54.
- "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 1898 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.
- "Plan Of Turner & Dyer St.", dated November 6, 1850 by A.P. Robinson on file at City of Portland Plan 374/7.
- "Plan Of Merrill Street", dated May 1857 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.
- Untitled plan of Gould & Clark lots, Copy by T.F. Chappell, C.C.E., recorded December 5, 1870 at the Cumberland County Registry of Deeds in Plan Book 3, Page 15.
- Untitled plan of lots in Blocks A through M, Copy by M.C.P., recorded January 31, 1879 at the Cumberland County Registry of Deeds in Plan Book 4, Page 18.
- "Plan Accompanying The Division Of Land On Munjoy Hill In Portland Between Moses Gould, Et Al and Joseph H. Dyer And Als. And Also Between Moses Gould and Jane P. Thurston And Als. Made March 8, 1859", Copied by Office of Jordan & Bradstreet, recorded November 11, 1879 at the Cumberland County Registry of Deeds in Plan Book 4, Page 23.
- "City Of Portland, Maine Department Of Public Works, Turner Street Alteration", Approved August 26, 1943, on file at City of Portland Plan 546/14.
- "Plan Of Division Of The Neck", dated November 14, 1793, recorded January 1, 1947 at the Cumberland County Registry of Deeds in Plan Book 32, Page 45.

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:
 - easements 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 "Letter Of Agreement", dated February 2, 2016, between Nadeau Land Surveys 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 F, as Lot 3, and is listed as 27 Merrill Street.
- Area of Locus Parcel is 4,726 square feet (0.11 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.
- All depicted building offsets measured from cornerboards, not foundation, unless noted.

Locus Deed Reference:
Waldo S. Trott, Sr. (a/k/a Waldo S. Trott)
to
Carolyn A. Swartz & Wayne Valzania
dated September 8, 2015 and recorded March 2, 2016 at the Cumberland County Registry of Deeds in Book 32952, Page 80.



Surveyor's Statement:
Nadeau Land Surveys 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 stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.
James D. Nadeau, P.E., State of Maine
Professional Land Surveyor
Nadeau Land Surveys
3-9-2016

Plan Depicting The Results Of A Boundary Survey
Made For
Wayne Valzania
Northeastery Sideline Of Merrill Street
Portland, Maine

PREPARED BY:
Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers

918 BRIGHTON AVENUE
PORTLAND, ME 04102

PH. (207) 878-7870
FAX (207) 878-7871

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| RECORD OWNER: Wayne Valzania & Carolyn A. Swartz 28 East 10th Street Apt. 8D New York, NY 10003 | DRAWN BY: TPB | PLAN DATE: March 9, 2016 |
| CHECKED BY: JDN/MLC | INSR. Topcon DS-205RC | SURVEY DATE: March 2016 |
| FIELD BOOK: PB 403 & Topcon Tests | JOB No: 2161650B | SCALE: 1" = 10' |
| SHEET No: 1 of 1 | | |