

**Plan References:**

- 1 Plan of lots owned by A.L. Hawkins for W. Smith and F. Cook, dated May 25, 1932 and recorded in Book 12, Page 5, of the Cumberland County Registry of Deeds in Case No. 1, Page 1.
- 2 City of Portland Atlas, Plate 416, dated 1917.
- 3 City of Portland Atlas, Plate 416, dated 1922.
- 4 City of Portland Standard Atlas, Plate 416, dated 1927.
- 5 Eastern Boundary Line of Portland Stone House No. 1, dated 1825, and revised thereafter, 1851.
- 6 Portland Standard Atlas of the City of Portland, Plate 4, dated 1917.
- 7 Official Specifications of Quebec Street fronted lots, dated June 22, 1920 and the Official Specifications of Portland Stone House, recorded June 14, 1920 of the Cumberland County Registry of Deeds in Case Book 12, Page 5.
- 8 "New Showing Actual Line of Streets on Wharves and Rink Proposed Change of Record", dated June 1937.

Magnetic North, 2009  
(observed)



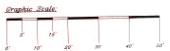
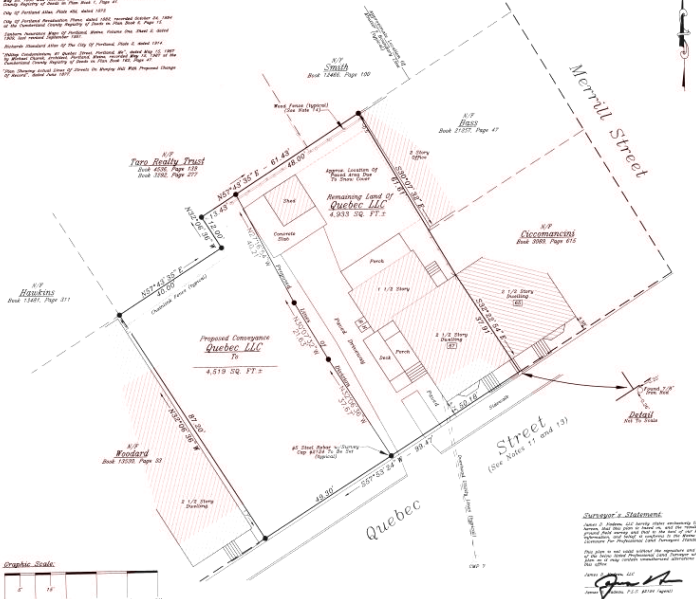
**Local Ord. Reference:**

Thomas R. Walsh & Celeste A. Freeman  
vs  
Quebec LLC

Filed June 27, 2009 and recorded June 28, 2009 in the  
Cumberland County Registry of Deeds in Book 12, Page 123

**General Notes:**

- 1 This plan is not intended to represent lines in actuality of this certificate. Any apparent error should be reported to me within 90 days.
- 2 This office reserves the right to file corrections for all said party claims.
- 3 This survey does not purport to reflect any of the following:
  - a. easements other than those that are visible or specifically stated in the referenced instruments or easement documents;
  - b. encroachments;
  - c. utility lines and easements;
  - d. the location of any underground utilities or structures.
- 4 This office reserves the right to file corrections for subdivision or subdivision process records which affect the results of this survey.
- 5 Adjacency to made to "Contract For Land Surveying Services" between Plaintiff and Defendant, dated October 12, 2009, which was to be considered an integral part of this survey.
- 6 N/E is an abbreviation for North or Forward.
- 7 All areas not surveyed on this plan are recorded in the Cumberland County Registry of Deeds 12/2007.
- 8 All areas not surveyed on this plan are shown on records in the Plan Department Office.
- 9 All areas shown on this City of Portland Assessor's Map 14, Book 4 of Map 14 and 15 and 16 of Map 14.
- 10 Area of actual frontage is 6,632 square feet (154' wide), more or less.
- 11 The apparent right of way may terminate on this map and is based on the Plan Department's field survey measurements. Front on the West and 1/2 of the apparent right of way may terminate on this map.
- 12 The actual frontage may not exist in a divided block except for the area shown on this plan. The actual frontage may not exist in a divided block except for the area shown on this plan.
- 13 The City of Portland Assessor's Map 14, Book 4 of Map 14 and 15 and 16 of Map 14 and 15 and 16 of Map 14.
- 14 Plaintiff's record frontage appears to terminate on actual frontage.
- 15 All building corner offsets in boundary lines are from perpendiculars and not building frontage.
- 16 The latter stated meaning of "Front Range Determination" of Portland County Commission in the Plan Department's field survey, which only covers the front part of the survey. "Frontage" of actual frontage is based only on the actual frontage.



**Surveyor's Statement**  
I, James D. Nisneau, did survey these boundaries in the stated named persons, and this plan or map, or any part thereof, was made by me, or by the Surveyor's Office, or by a duly qualified and licensed Surveyor or Assistant Surveyor, and I am a duly qualified and licensed Surveyor or Assistant Surveyor in the State of Maine.  
This plan is not valid without the signature and endorsement of the Surveyor.  
Date: June 17, 2009  
Surveyor: James D. Nisneau  
Assistant Surveyor: [Signature]

Formal 1/2007 - changed 06-18

**Plan Depicting the Results of a Boundary Survey and Proposed Division Lines**  
Made For  
**Quebec LLC**  
Northeasterly Side of Quebec Street  
**PORTLAND, MAINE**

PREPARED BY:  
JAMES D. NISNEAU, LLC  
Professional Land Surveyor

CERTIFIED THOUGH MANAGED  
JAMES D. NISNEAU, LLC  
JAMES D. NISNEAU, LLC  
JAMES D. NISNEAU, LLC  
JAMES D. NISNEAU, LLC  
JAMES D. NISNEAU, LLC  
JAMES D. NISNEAU, LLC

ISSUED DATE:	DATE:	FILED DATE:	01-20-2011
OFFICE:	ADDRESS:	CITY:	PORTLAND, MAINE
PHONE:	STATE:	OFFICE:	1-31-11
MAIL STOP:	OFFICE:	PHONE:	508-875-1111
OFFICE:	PHONE:	ADDRESS:	100 N. ST.