Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 12/08/14

Plan References:

1. Plan of Lots made by A.P. Marshall for M. Could 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.
2. City Of Portland Atlas, Plate 48A, dated 1873.
3. City Of Portland Revaluation Plans, dated 1882, recorded October 24, 1884 at the Cumberland County Registry of Deeds in Plan Book 5, Page 15.
4. Sanborn Insurance Maps Of Portland, Maine, Volume One, Sheet 2, dated 1909, last revised September 1951.
5. Richards Standard Atlas Of The City Of Portland, Plate 2, dated 1914.
6. "Hilltop Condominium, 81 Quebec Street, Portland, Me", dated May 15, 1987 by Michael Charek, Architect, Portland, Maine, recorded May 15, 1987 at the Cumberland County Registry of Deeds in Plan Book 162, Page 47.
7. "Plan Showing Actual Lines Of Streets On Munjoy Hill With Proposed Change Of Record", dated June 1877.

Locus Deed Reference:

Theresa R. Walsh & Celeste A. Freeman
To
Quebec LLC

dated June 22, 2009 and recorded June 24, 2009 at the Cumberland County Registry of Deeds in Book 27024, Page 150.

General Notes:

1. 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.
2. This office reserves the right to be held harmless by all 3rd 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 documents.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.
   d. the location of any underground utilities or structures.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. 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.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed hereon.
9. Locus Parcel is shown on the City of Portland Assessor's Map 14, Block M, as Lot 13, and is known as 67 Quebec Street.
10. Area of Locus Parcel is 9,453 square feet (0.22 acre), more or less.
11. 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 Quebec Street is 50 feet per said street notes and Plan Reference 7.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0014D, index dated December 8, 1998. The parcel scales in Zone C.
13. Per City of Portland Records 8-193, Quebec Street was accepted October 21, 1852 as fifty feet wide, and was re-run October 3, 1877.
14. Abutter's wood fence appears to encroach on Locus Parcel.
15. All building corner offsets to boundary lines are from cornerboards and not building foundation.
16. See letter dated January 27, 2011 from Marge Schmuckal, City of Portland Zoning Administrator, to Port Property Management, which shall be considered an integral part of this survey. Division of Locus Parcel is based soley on said letter.

Revised 1/31/2011 - Changed Note 16

Surveyor's Statement:

James D. Nadeau, LLC hereby states exclusively to the client 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, P.L.S. #2124 (agent) Date:

Plan Depicting The Results Of A Boundary Survey
And Proposed Division Lines
Made For
Quebec LLC
Northwesterly Sideline Of Quebec Street
PORTLAND, MAINE

PREPARED BY:

918 BRIGHTON AVENUE
PORTLAND, ME 04102

James D. Nadeau, LLC
Professional Land Surveyors
Certified Floodplain Managers

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

RECORD OWNER: Quebec LLC, 104 Grant Street, Portland, Maine 04102	DRAWN BY: TPB/MLC	PLAN DATE: 01/25/2011	
	CHECKED BY: JDN	SURVEY DATE: Aug. 2008/ Jan. 2011	
	INSTR. Topcon GPT-3003W	SCALE: 1" = 10'	
FIELD BOOK: FB 379 Topcon Ranger	JOB No: 2101188BR1	SHEET No: 1 Of 1	