Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/31/18

Legend:

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- WATER VALVE OR SHUTOFF
- GAS VALVE
- DECIDUOUS TREE
- FENCE
- CURB
- LANDSCAPED AREA
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- CONC. — CONCRETE
- L/S — LANDSCAPED AREA
- CIRF — CAPPED IRON ROD FOUND
- IPF/IRF — IRON PIPE OR ROD FOUND
- P.O.B. — POINT OF BEGINNING
- 000/000 — DEED BOOK AND PAGE
- N/F — NOW OR FORMERLY
- A — POSSIBLE ENCROACHMENT

Plan References:

1. "RECORDING PLAT AT 89 ST. LAWRENCE STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD LAWRENCE W. GROSS DECEMBER 8, 2015 OWEN HASKELL, INC. JOB NO. 2014-011P"
2. "STANDARD BOUNDARY SURVEY ON 118 CONGRESS STREET, PORTLAND, MAINE MADE FOR THERIAULT/LANDMANN ASSOCIATES JULY 13, 1998 OWEN HASKELL, INC. JOB NO. 9816BP" REVISED 10-25-13.
3. "CONDOMINIUM PLAN 118 ON MUNJOY HILL, 118 CONDOMINIUMS, LLC, 118 CONGRESS STREET, PORTLAND, ME NOVEMBER 13, 2013 PINKHAM & GREER" RECORDED IN PLAN BOOK 215, PAGE 240.
4. "CONDOMINIUM PLAT ATLANTIC STREET CONDOMINIUMS 94 ATLANTIC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD ATLANTIC STREET DEVELOPMENT, LLC NOVEMBER 15, 2008 OWEN HASKELL, INC. JOB NO. 99103P" RECORDED IN PLAN BOOK 207, PAGE 175.
5. "STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY ON ATLANTIC STREET, PORTLAND, MAINE MADE FOR EDWARD & KAREN WALSH JUNE 3, 1999 OWEN HASKELL, INC. JOB NO. 99103P" REVISED 8/18/99.
6. "PLAN OF LAND IN PORTLAND, MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK DEC. 1928 BY E. C. JORDAN & CO."

Notes:

1. OWNER OF RECORD: MELINDA Y.M. MCCLURE, RAYMOND A. MORROW, ESTHER M. MORROW, AND MARY V. CARD, 54 ASPEN AVENUE, SOUTH PORTLAND, MAINE; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32134, PAGE 38 AND BOOK 31472, PAGE 99.
2. LOCUS IS SHOWN AS PORTLAND PROPERTY MAP 16 BLOCK D LOT 9.
3. BEARINGS ARE GRID NORTH AS BASED ON MARKERS FOUND ON PLAN REFERENCE 1 AND COORDINATES PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
4. THE 1852 EXCEPTION (236/192) SEEMS TO INDICATE THAT THE REAR LINE SHOULD BE PARALLEL TO MONUMENT STREET. HOWEVER, THE DEED IN 1850 OF THIS PARCEL SAYS IT IS BOUNDED BY A CONTEMPLATED STREET. A REAR LINE PARALLEL WITH MONUMENT STREET DOES NOT MATCH THE DIMENSIONS FOR THE LOTS ON CONGRESS STREET, WHEREAS THE LINE SHOWN HEREON MATCHES THE DIMENSIONS ON THE ABUTTING DEEDS AND PLAN REF.5.
5. NO EVIDENCE WAS OBSERVED OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS, RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS. NO PROPOSED CHANGES IN STREET LINES ARE KNOWN BY THIS SURVEYOR.
6. UNDERGROUND UTILITIES MARKED BY DIGSMART.
7. FENCES: FENCE ALONG COOSE AND SILVERMAN, FROM STREET TO IPF, IS OWNED BY MCCLURE ET.AL., REMAINDER IS NOT; FENCE ALONG GROSS AND COLBY APPEARS TO BE THEIRS; STOCKADE FENCE ALONG 118 CONGRESS STREET CONDOMINIUMS APPEARS TO BE THEIRS; CHAINLINK FENCE AND GATE AT ALBERT-KNOPP APPEARS TO BELONG TO MCCLURE ET.AL.; FENCE ALONG ALBERT-KNOPP AND WHITAKER APPEAR TO BE THEIRS; FENCE ALONG ATLANTIC STREET PARCELS BELONGS TO MCCLURE ET.AL., PARTLY ON PROPERTY LINE.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Flood Zone Note:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0014B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information:

NONE PROVIDED BY TITLE INSURER

Possible Encroachments:

A CHAINLINK FENCE ONTO ABUTTER 0.6'±

A GATE ONTO ABUTTER

Regarding DEMO Permit

Legal Description

A CERTAIN LOT OR PARCEL OF LAND WITH THE BUILDINGS THEREON LOCATED ON MONUMENT STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND AND THE STATE OF MAINE, MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY CORNER OF A CONTEMPLATED STREET AS NOW FENCED, DESIGNED TO BE THE CONTINUATION OF MONUMENT STREET: THENCE RUNNING NORTHWESTERLY ON THE LINE OF SAID DOW'S LAND AND LAND BELONGING TO THE WIDOW BRAZIER ONE HUNDRED AND FORTY FEET TO JUDAH LUNT'S LAND; THENCE SOUTHWESTERLY BY SAID LUNT'S LAND AND LAND BELONGING TO ONE CARLETON SEVENTY-FIVE FEET TO THOMAS WARREN'S LAND; THENCE SOUTHEASTERLY ON THE LINE OF SAID WARREN'S LAND OR LAND RECENTLY OWNED BY HIM, ONE HUNDRED AND FORTY-FIVE FEET TO THE AFORESAID CONTEMPLATED STREET; THENCE NORTHEASTERLY ON THE LINE OF SAID STREET SIXTY-SEVEN FEET TO THE FIRST BOUND, EXCEPTING FROM SAID PREMISES THE PORTION CONVEYED BY THE CITY OF PORTLAND TO SAMUEL L. CARLETON BY QUITCLAIM DEED, DATED MARCH 26, 1852, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 236, PAGE 192.

Survey Description

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHWESTERLY SIDE OF MONUMENT STREET IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, AND STATE OF MAINE, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERNMOST CORNER OF THE LAND NOW OR FORMERLY OF CHRISTOPHER COOSE AND LISA SILVERMAN (SEE BOOK 12732, PAGE 50) ON THE NORTHWESTERLY SIDE OF MONUMENT STREET, WHICH POINT IS LOCATED 100.00 FEET NORTHEASTERLY OF THE POINT OF INTERSECTION OF THE NORTHWESTERLY SIDELINE OF MONUMENT STREET AND THE NORTHEASTERLY SIDELINE OF ST. LAWRENCE STREET, ALL AS SHOWN ON "ALTA/NSPS LAND TITLE SURVEY 25 MONUMENT STREET, PORTLAND, MAINE MADE FOR MONUMENT PARTNERS, LLC DATED JANUARY 13, 2017 OWEN HASKELL, INC. JOB NO. 2016-378P";

THENCE, N 53° 16' 17" W BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF LAURENCE W. GROSS AND BARBARA E. COLBY (BOOK 30580, PAGE 89 AND BOOK 33076, PAGE 101) A DISTANCE OF 141.35 FEET TO THE LAND OF 118 CONGRESS STREET CONDOMINIUMS;

THENCE, N 37° 52' 58" E BY SAID LAND 18.51 FEET TO THE LAND NOW OR FORMERLY OF EBEN ALBERT-KNOPP (BOOK 26803, PAGE 278);

THENCE, N 38° 51' 27" E BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF JOHN & CAROLYN WHITAKER (BOOK 32921, PAGE 151) A DISTANCE OF 56.35 FEET TO THE LAND NOW OR FORMERLY OF ATLANTIC STREET CONDOMINIUM;

THENCE, S 50° 24' 16" E BY SAID LAND AND BY THE LAND NOW OR FORMERLY OF ATLANTIC STREET PROPERTIES, LLC (BOOK 32772, PAGE 230) A DISTANCE OF 138.48 FEET TO MONUMENT STREET;

THENCE, S 36° 14' 35" W BY MONUMENT STREET 67.89 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND IS THE SAME LAND AS DEPICTED HEREON AND THE SAME LAND AS DESCRIBED IN THE DEEDS INTO THE CURRENT OWNERS RECORDED IN BOOK 32134, PAGE 38, AND IN BOOK 31472, PAGE 99.

Schedule B Section 2 Exceptions:

CHICAGO TITLE INSURANCE COMPANY
COMMITMENT TITLE NO. 121516-01 EFFECTIVE DATE: DECEMBER 12, 2016

1. DEFECTS, LIENS, ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT. NON SURVEY ITEM
2. RIGHTS, FACTS, INTERESTS OR CLAIMS OF PRESENT TENANTS, LESSEES OR PARTIES IN POSSESSION WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS, BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF. NON SURVEY ITEM
3. ANY LIABILITY FOR MECHANICS' OR MATERIALMEN'S LIENS. NON SURVEY ITEM
4. ANY ENCROACHMENT, ENCUMBRANCE, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE OR OTHER STATE OF FACTS AFFECTING THE TITLE THAT WOULD BE DISCLOSED BY AN ACCURATE AND COMPLETE SURVEY OF THE LAND. THE TERM "ENCROACHMENT" INCLUDES ENCROACHMENTS OF EXISTING IMPROVEMENTS LOCATED ON THE LAND ONTO ADJOINING LAND, AND ENCROACHMENTS ONTO THE LAND OF EXISTING IMPROVEMENTS LOCATED ON ADJOINING LAND. SEE "POSSIBLE ENCROACHMENTS"
5. REAL ESTATE TAXES AND ASSESSMENTS. NON SURVEY ITEM
6. WATER AND SEWER CHARGES. NON SURVEY ITEM
7. THE EXACT ACREAGE OR SQUARE FOOTAGE OF THE LAND WILL NOT BE INSURED. LOT AREA = 9,989 S.F. OR 0.229 ACRES
8. TITLE TO AND RIGHTS OF THE PUBLIC AND OTHERS ENTITLED THERETO IN AND TO THOSE PORTIONS OF THE INSURED PREMISES LYING WITHIN THE BOUNDS OF ADJACENT STREETS, ROADS AND WAYS. NO PORTION OF THE LAND DESCRIBED IN THE SURVEY DESCRIPTION IS LOCATED WITHIN MONUMENT STREET.
9. RIGHTS OF THE TENANTS IN POSSESSION AT WILL OR UNDER UNRECORDED LEASES. NON SURVEY ITEM

ALTA / NSPS Land Title Survey

25 Monument Street
Portland, Cumberland County, Maine
Made for
Monument Partners, LLC

Surveyor's Certification

TO: MONUMENT PARTNERS, LLC AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(A), 11, 13, 14, 16, 17, 18 AND 21 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 11, 2017.

JOHN C. SCHWANDA
PROFESSIONAL LAND SURVEYOR NO. 1252
IN THE STATE OF MAINE

DATE OF PLAT OR MAP: JANUARY 13, 2017
REVISION DATE: JANUARY 18, 2017

STATE OF MAINE
JOHN C. SCHWANDA
NO. 1252
LICENSED
PROFESSIONAL LAND SURVEYOR

OHI JOB NO. 2016-378P

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, UNIT 10
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