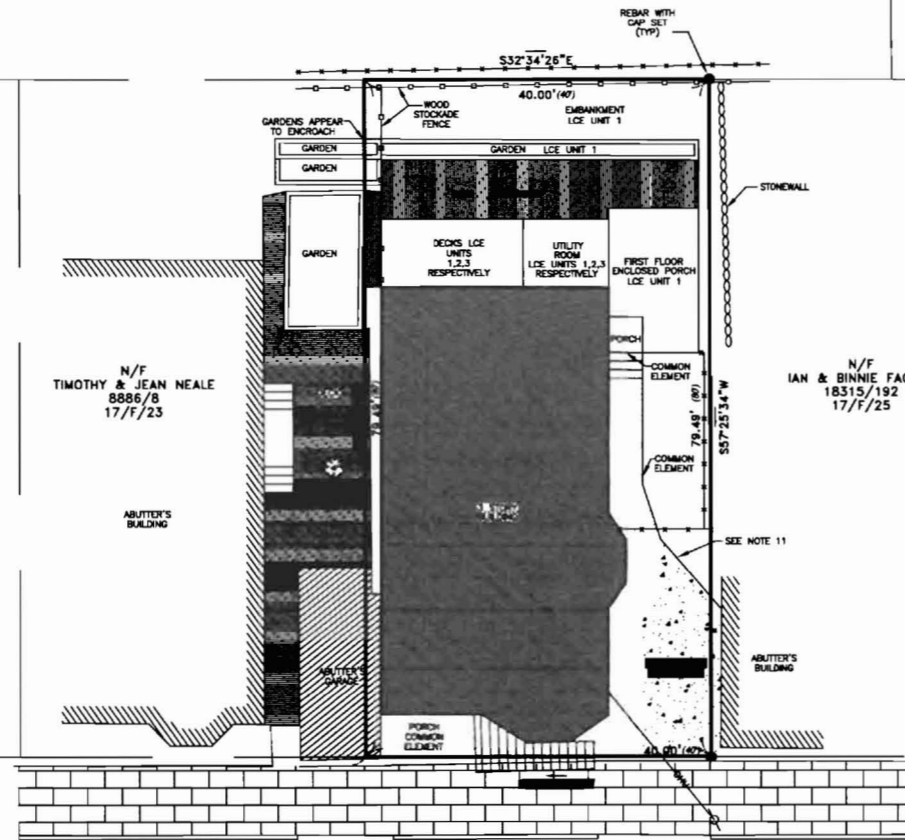


N/F
PORTLAND HOUSING AUTHORITY
17/F/5



MONUMENT STREET

IRON ROD FOUND AT INTERSECTION OF SHERIDAN AND MONUMENT STREET.

N32°34'26"W
372.13' (412)
SEE NOTE 10

SHERIDAN STREET

ADAMS STREET

LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. P.L.S. 1314"
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- UTILITY POLE
- FOUND DECIDUOUS TREE
- STONEMALL
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- OHU
- N/F
- 1234/567
- 12/3/45
- (123.45)
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE (CCRD)
- TAX MAP/BLOCK/LOT
- PARENTHESES DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH 2004
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM DEVLAN AND CHRISTINE BEAN TO DENISE FROEHLICH AND JOEL FERRIS, DATED AUGUST 29, 2003 AND RECORDED IN DEED BOOK 20104, PAGE 282.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "PLAN OF LAND ON MURPHY HILL, BELONGING TO DEERING AND OTHERS" BY F. FESSENDEN'S, DATED 1874 AND RECORDED IN PLAN BOOK 3, PAGE 50.
 - b. "PLAN OF DIVISION OF DEERING EST." DATED NOVEMBER 15, 1878 AND RECORDED IN PLAN BOOK 4, PAGE 17.
 - c. "STREET LAYOUT PLANS FROM THE CITY OF PORTLAND" NUMBERS 46 AND 118 DATED AUGUST AND NOVEMBER 1925 RESPECTIVELY.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 17, BLOCK F, PARCEL 24.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

MINIMUM FRONTAGE.....	40'
FRONT SETBACK.....	10'
SIDE SETBACK.....	10'
REAR SETBACK.....	20'
7. THE WIDTH AND LAYOUT OF SHERIDAN STREET IS 50' AS SHOWN ON PLANS NOTED IN NOTE 4c.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. THE LOCUS PROPERTY IS SUBJECT TO THE RESERVATION OF THE RIGHT TO RETAIN THE GARAGE IN ITS PRESENT LOCATION FOR THE BENEFIT OF THE ADJOINING PROPERTY ON THE NORTH SIDE, AS NOTED IN DEED BOOK 20104, PAGE 282.
9. ABUTTER'S DECK APPEARS TO BE SLIGHTLY ENCRDACH ONTO THE LOCUS PARCEL, AS SHOWN.
10. IT APPEARS THAT WHOEVER CREATED THE ORIGINAL DEED DESCRIPTION OF THE LOCUS PARCEL MISCOUNTED THE NUMBER OF LOTS ON THE PLAN WHEN REFERRING TO OVERALL DISTANCE FROM THE START POINT OF MEASUREMENT TO THE LOCUS, AND SIMPLY ADDED ONE EXTRA 50' LOT THAT DOES NOT EXIST. THE ACTUAL DISTANCE FROM THE START POINT TO THE LOCUS IS 50' LESS THAN WHAT IS DESCRIBED IN THE LOCUS AND ABUTTING DEEDS.
11. IF ENTIRE PARKING SPACE AND WALKWAY ARE REPAIRED UNIT 3 WILL PAY 1/2 THE COST AND THE REMAINING UNITS WILL PAY THE OTHER 1/2. DECISIONS ON MAINTENANCE ARE BY THE ASSOCIATION. COSTS ARE SHARED AS ABOVE. SEE PLAN FOR LOCATION.
12. THE THIRD FLOOR UNIT HAS THE RIGHT TO CONSTRUCT A ROOF TOP DECK.

PROJECT: 26829	DRAWING NAME: 26829.DWG
DATE: APRIL 5, 2006	SCALE: 1"=10'
REVISED DATE: N/A	COMMENTS: N/A

CONDOMINIUM CONVERSION PLAN
11 SHERIDAN STREET PORTLAND, MAINE

Owner:
DENISE FROEHLICH & JOEL FERRIS
P.O. BOX 943 KENNEBUNKPORT, MAINE 04046

Prepared For:
DENISE FROEHLICH
P.O. BOX 943 KENNEBUNKPORT, MAINE 04046

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074

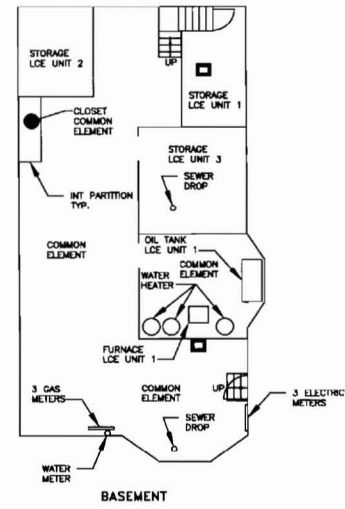
tel 207.883.1000 fax 207.883.1001 e-mail ncs@net.net
800.882.2227 ncs@net.net

STAMP AND SIGNATURE

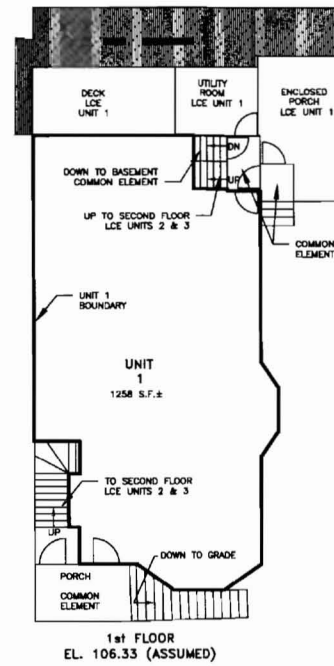
N. JOHANN BURMAN DATE _____
MAINE P.L.S. No. 1314

IF THIS PLAN DOES NOT CONTAIN AN ENGRAVED SEAL, IT IS NOT AN ORIGINAL, AND MAY BE VOID. CROSSCHECK SEAL ABOVE.

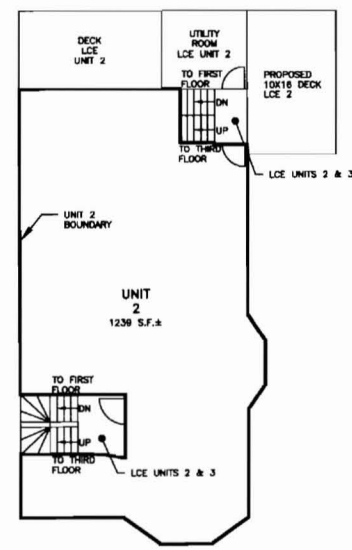
BOUNDARY SURVEY \ PROJECT 26829 \ NORTHEAST CIVIL SOLUTIONS, INC.



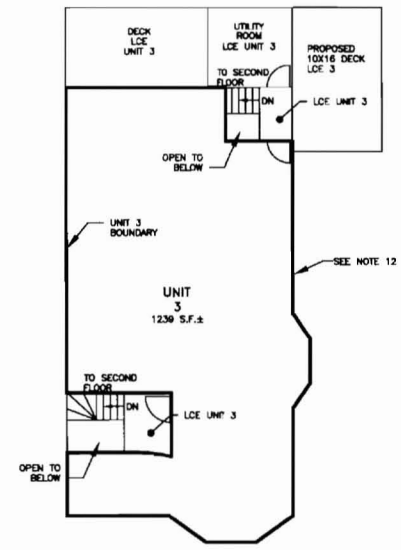
C.E. = COMMON ELEMENT



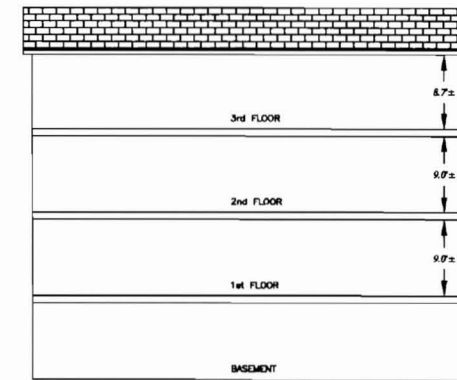
1st FLOOR
EL. 106.33 (ASSUMED)



2nd FLOOR
EL. 116.33 (ASSUMED)



3rd FLOOR
EL. 125.93 (ASSUMED)



ELEVATION VIEW

PROJECT: 26829	DRAWING NAME: 26829.DWG
DATE: APRIL 5, 2006	SCALE: N/A
REVISED DATE: N/A	COMMENTS: N/A
Project Name and Location CONDOMINIUM CONVERSION PLAN 11 SHERIDAN STREET PORTLAND, MAINE	
Owner DENISE FROELICH & JOEL FERRIS P.O. BOX 943 KENNEBUNKPORT, MAINE 04046	
Prepared For DENISE FROELICH P.O. BOX 943 KENNEBUNKPORT, MAINE 04046	
SURVEYING ENGINEERING LAND PLANNING Northeast Civil Solutions INCORPORATED 153 US ROUTE 1, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 e-mail: ncs@tel.net 800.882.2227	
STAMP AND SIGNATURE	
_____ J. JOHANN BURMAN MAINE P.L.S. No. 1314	_____ DATE
IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE.	

BOUNDARY SURVEY \ PROJECT 26829 \ NORTHEAST CIVIL SOLUTIONS, INC