Reviewed for Code Compliance
Department of Planning & Development
Inspection Services
Date: 04/20/16

Survey Plan Reference:

1. "Plan Depicting The Results Of A Boundary Survey & Proposed Boundary Line Agreement Made For East End Studios, LLC Northwesterly Sideline Of Congress Street, Portland, Maine", dated August 27, 2015 by Nadeau Land Surveys, Professional Land Surveyors Portland, Maine.

Legend:

- #5 Steel Rebar w/Survey Cap #2124 To be Set
- Found Monument
- Found Steel Rebar w/Survey Cap
- Found Drill Hole
- Found Iron Pipe
- Found Steel Rebar
- Found Railroad Spike
- Catch Basin
- Sanitary Manhole
- Drain Manhole
- Manhole
- Water Meter
- Communications Manhole
- Fire Hydrant
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- Gas Valve
- Traffic Light Pole
- Sign
- W — Water Line
- G — Gas Line
- SS — Sewer Line
- OHE&T — Overhead Utility Line
- UT — Underground Communications

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 "Letter Of Agreement" dated October 30, 2015 between Nadeau Land Surveys 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. Locus Parcel is shown on the City of Portland Assessor's Map 21, Block E, as Lot 18, and is listed as 273 Congress Street.

Survey General Notes:

1. This project has been submitted digitally on City of Portland Horizontal Datum, Maine State Plane Coordinate, West Zone, NAD83. GPS base point, DPS MF 10, N: 302186.81, E: 2929655.01, GPS azimuth point DPS MF 217, N: 302181.94, E: 2930095.29, azimuth between GPS points used S89°21'56"E, computed distance 440.30'.
2. City of Portland Vertical Benchmark, TBM 1: 3' Offset monument along the northeasterly sideline of Locust Street, located 213' northerly from Congress Street, City Datum elevation 63.562'.
3. For source of horizontal and vertical reference marks, see plan entitled "Locust Street, Existing Conditions Plan And Profile", dated October 8, 2015 by City Of Portland, Public Services Department, Engineering Section, DWG: "Locust St CSO 2015.dwg".
4. Spot grades are for engineering purposes only, and shall not be used as project benchmarks.
5. The coordinates depicted on our plan are for municipal approval purposes only and should not be used for construction layout. This office assumes no liability and/or responsibility if used for construction purposes.
6. Bearing Basis: The project is submitted digitally to the City of Portland on on State Plane Coordinates, but the bearings on the plans are magnetic per the Survey Plan Reference and for survey boundary retracement considerations.
7. The above ground utilities shown have been located from field survey. This office make no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The apparent underground utilities depicted hereon have been located as accurately as possible from information available. Since no underground utilities were exposed, this office has not physically located any underground utilities.
8. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
9. The perimeter boundary depicted hereon is based solely on the Survey Plan Reference. See said plan reference for more information.

Magnetic North
(Observed 2015, Bearing Basis)

Graphic Scale:

0' 10' 20' 30' 40' 60' 80' 100'

Locus Deed Reference:

East End Studios, LLC
To
East End Lofts, Inc.
dated September 24, 2015 and recorded September 25, 2015 at the Cumberland County Registry of Deeds in Book 32617, Page 34.

STATE OF MAINE
JAMES D. NADEAU
2124
PROFESSIONAL LAND SURVEYOR

Nadeau Land Surveys 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.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 10-30-15

Plan Depicting The Results Of A Existing Conditions & Topography Survey Made For

Walsh Engineering Associates, Inc.

Northwesterly Sideline Of Congress 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

RECORD OWNER: East End Lofts, Inc. 315 16th Street Boulder, Colorado 80302	DRAWN BY:	MLC	PLAN DATE:	10/30/2015
	CHECKED BY:	JDN/TPB	SURVEY DATE:	October 2015
	INSTR.	Topcon GPT-3003W	SCALE:	1" = 20'
FIELD BOOK: FB 404 & Topcon Ranger	JOB No:	2151622EC	SHEET No:	1 of 1