Reviewed for Code Compliance
Inspection Services
Approved as Submitted
Date: 04/20/16

Plan References:

1. "Grants Made By The Proprietors Of Falmouth (On The Neck) Now Portland: Principally Between 1720 & 1728 Inclusive - For Willis's History Of Portland".
2. "Falmouth Neck, As It Was When Destroyed By Mowett, Oct. 18, 1775".
3. "Plan Of Portland, Engraved As A Directory, Pub. By S.H. Colesworthy, 1856".
4. "Map Of Cumberland County Maine From Actual Surveys, By Sidney Baker, C.E. And Others, J. Chace, Jr., Publisher, 1857.
5. "Plan Of Lot Of Land In Portland Surveyed For Oliver Gerrish Esqr", dated February 25, 1867 by Cha's. H. Howe, C.E., copied by E.B. Cummings, recorded April 16, 1873 in CCRD Plan Book 3, Page 41.
6. "Atlas Of Cumberland Co. Maine From Actual Surveys By And Under The Direction Of F.W. Beers Assisted By Geo. P. Sanford And Others, 1871.
7. Plan depicting land along Cumberland and Locust Streets, dated April 1876 by E.C. Jordan.
8. City Of Portland Revaluation Plans, dated 1882 by Wm. A. Goodwin, City Engineer, Sheet 21, recorded October 24, 1884 in CCRD Plan Book 5, Page 21.
9. "Portland, Maine Published By The Sanborn Map And Publishing Co.", dated October 1886, corrected August 1894, Plate 30.
10. "Insurance Maps, Portland, Maine Volume One Published By The Sanborn Map Company", dated 1909, last revised 1951, Plate 14.
11. "Richards Standard Atlas Of The City Of Portland", dated 1914, Plate 3.
12. "City Of Portland, Maine Department Of Public Works Recreation Center At Congress And India Sts, Federal Works Agency - Project ME 17-176", dated September 25, 1944, City Plan 409/99.
13. "City Of Portland, Maine Parks And Public Works Department Engineering Division, Smith Street Reconstruction (Congress St. To Cumberland Avenue) Plan And Profile", Sheet 2 of 8, dated August 1993, City Plan 941/8.
14. "City Of Portland, Maine Public Works Department Engineering Section, Plan Showing New Monumentation Set On Smith Street, Congress St. To Cumberland Ave.", dated February 1999, City Plan 954/5.
15. "City Of Portland, Maine Public Services Department Engineering Section, Peppermint Park Boundary Markers Set At #11 Smith Street", dated February 2010, City Plan 1010/10.
16. "Site Grading & Utility Plan Of: Etz Chaim Synagogue, 267 Congress Street Portland, Maine For: John H. Leasure Architect, Inc.", Sheet 1 of 3, dated June 27, 2012, last revised May 30, 2013 by Sebago Technics.
17. "Boundary Survey On 265 Congress Street, Portland, Maine Made For Winton Scott Architects", dated May 28, 2008, revised February 26, 2013 by Owen Haskell, Inc. Professional Land Surveyors, Falmouth, Maine.
18. "Boundary Survey On 265 Congress Street, Portland, Maine Made For Winton Scott Architects", dated May 28, 2008, revised June 15, 2009 by Owen Haskell, Inc. Professional Land Surveyors, Falmouth, Maine.

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 May 8, 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. 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 21, Block E, as Lot 18, and is listed as 273 Congress Street.
10. Area of Locus Parcel will be 9,726 square feet (0.22 acre) upon execution of the depicted Boundary Line Agreement.
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0014B, dated July 17, 1986. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Portland separated from the Town of Falmouth on July 4, 1786.
16. Congress Street was formerly known as Queen Street and Back Street. Per Falmouth Records 1-70 & 71, Back Street was laid out April 1, 1724, and re-defined as four rods (66 feet) wide per Sessions Records Vol. 1, Page 170, dated October 1768.
17. Per Book 31, Page 38, dated 9-7-1797, Enoch Lowell conveyed to Amos Greenleaf a parcel of land 45 feet in width and 205 feet in depth, being half of the parcel conveyed by Rev. Thomas Smith per Book 2, Page 118, dated 8-14-1762. Enoch Lowell excepted and reserved two strips of land 6 feet wide and 90 feet deep, creating a "Lane" 12 wide and 90 feet deep. A title attorney should be consulted regarding rights, title, and interest for this Lane.
18. This office has not been contracted to determine if the Proposed Boundary Line Agreement requires and/or meets all municipal Space & Bulk requirements or any other applicable regulations. This office does not accept any liability and/or responsibility if found non-complaint.

Graphic Scale:

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

Magnetic North
(Observed 2015)

Locus Deed Reference:

273 Congress Street Associates
To
East End Studios, LLC
dated June 26, 1997 and recorded June 30, 1997 at the Cumberland County Registry of Deeds in Book 13166, Page 330.

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: 8-27-15

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

PREPARED BY:

Nadeau Land Surveys
918 BRIGHTON AVENUE
PORTLAND, ME 04102
Professional Land Surveyors
Certified Floodplain Managers
PH. (207) 878-7870
FAX (207) 878-7871

RECORD OWNER:	DRAWN BY:	TPB	PLAN DATE:	8/27/2015
East End Studios, LLC 273 Congress Street Portland, Maine 04101	CHECKED BY:	JDN/MLC	SURVEY DATE:	June 2015
	INSTR.	Topcon GPT-3003W	SCALE:	1" = 20'
FIELD BOOK: FB 403 & Topcon Ranger	JOB No:	2151584B	SHEET No:	1 of 1