

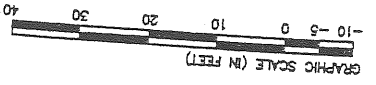
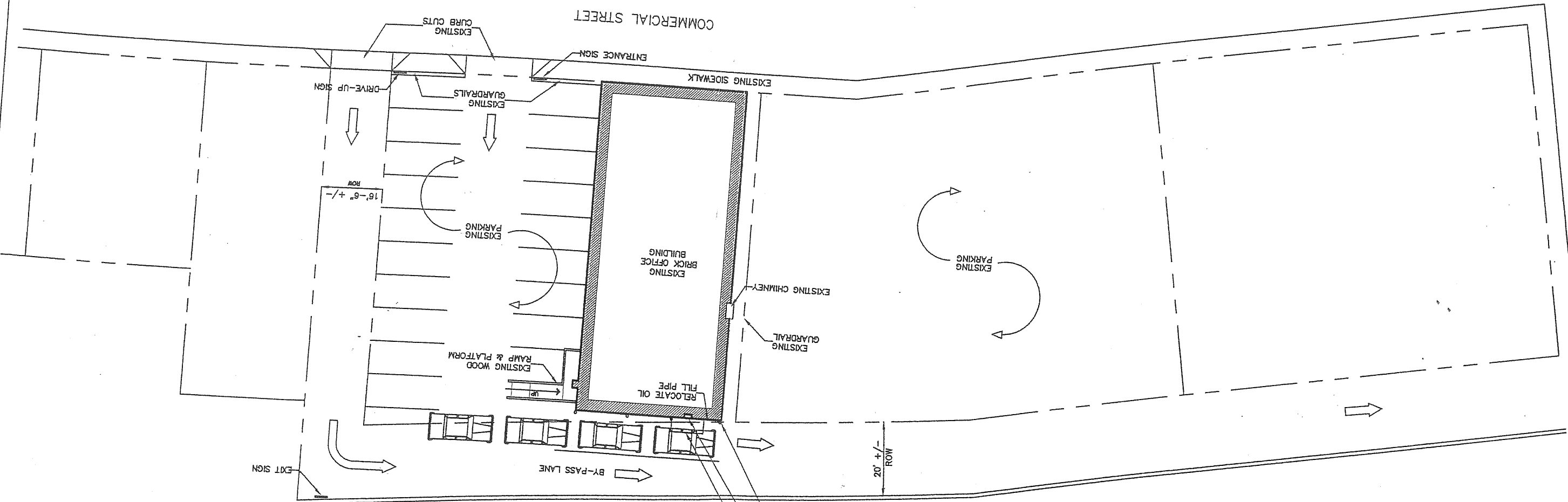
29-P-32

19 Commercial St.

Drive up teller kiosk

Five County Credit Union

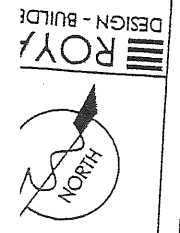
NOTE:
 THIS DRAWING IS NOT BASED ON A
 PHYSICAL SURVEY OF THE SITE(S).
 AND MAY NOT ACCURATELY REFLECT
 EXISTING CONDITIONS.



#	Date	Description

Project No.: 98.251
 File: 1ST_FLR
 Drawn By: KDK
 Checked By: AS NOTED
 Scale: AS NOTED
 Date: 3/15/99

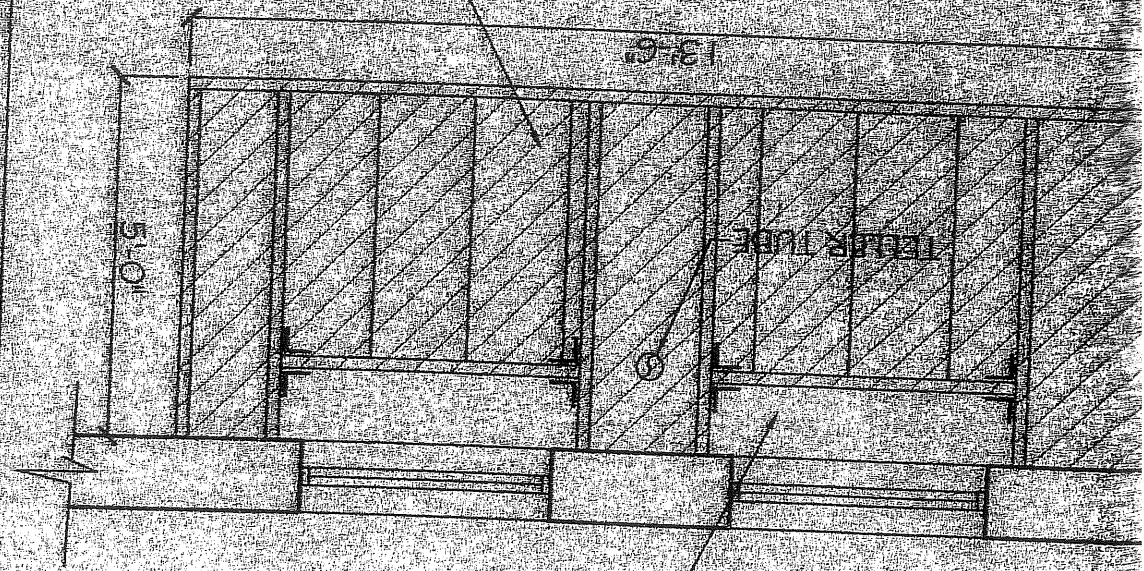
B.I.W. Five County Credit Union
 19 Commercial Street
 Portland, Maine
 Proposed Site Plan



Att. 2

DRAWING PLAN
3/8-1-B

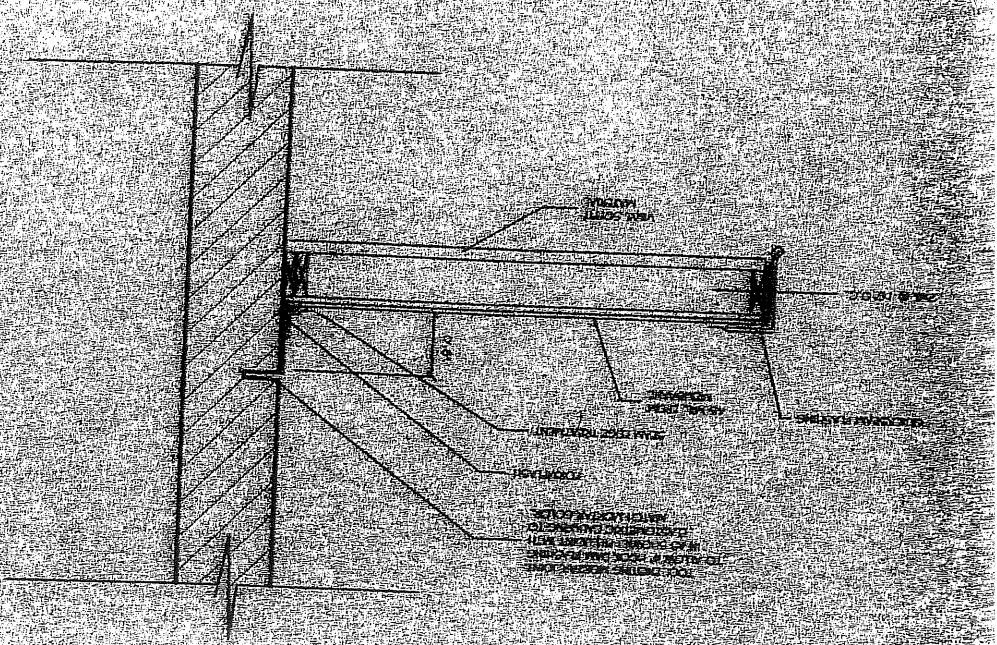
INDICATES AREA OF
FDM MEMBRANE



1'-0" TYP.

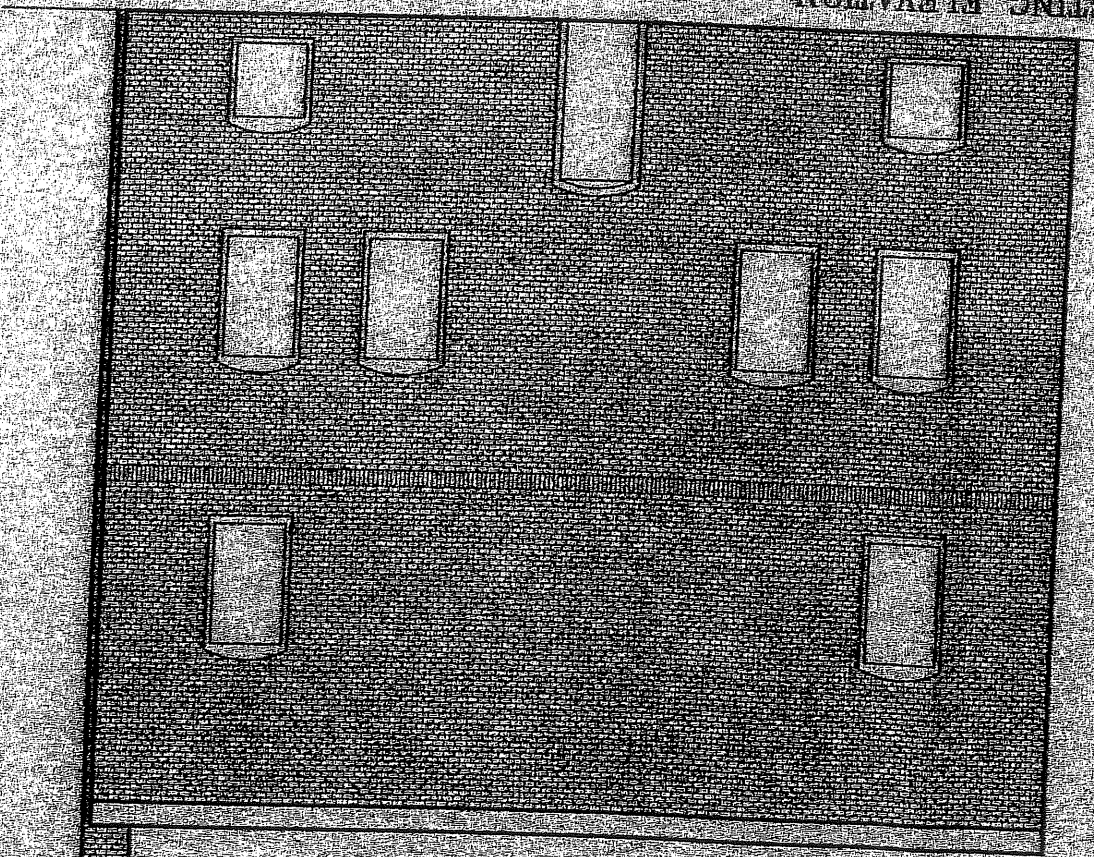
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PARTIAL VERTICAL SECTION

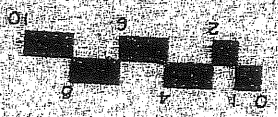
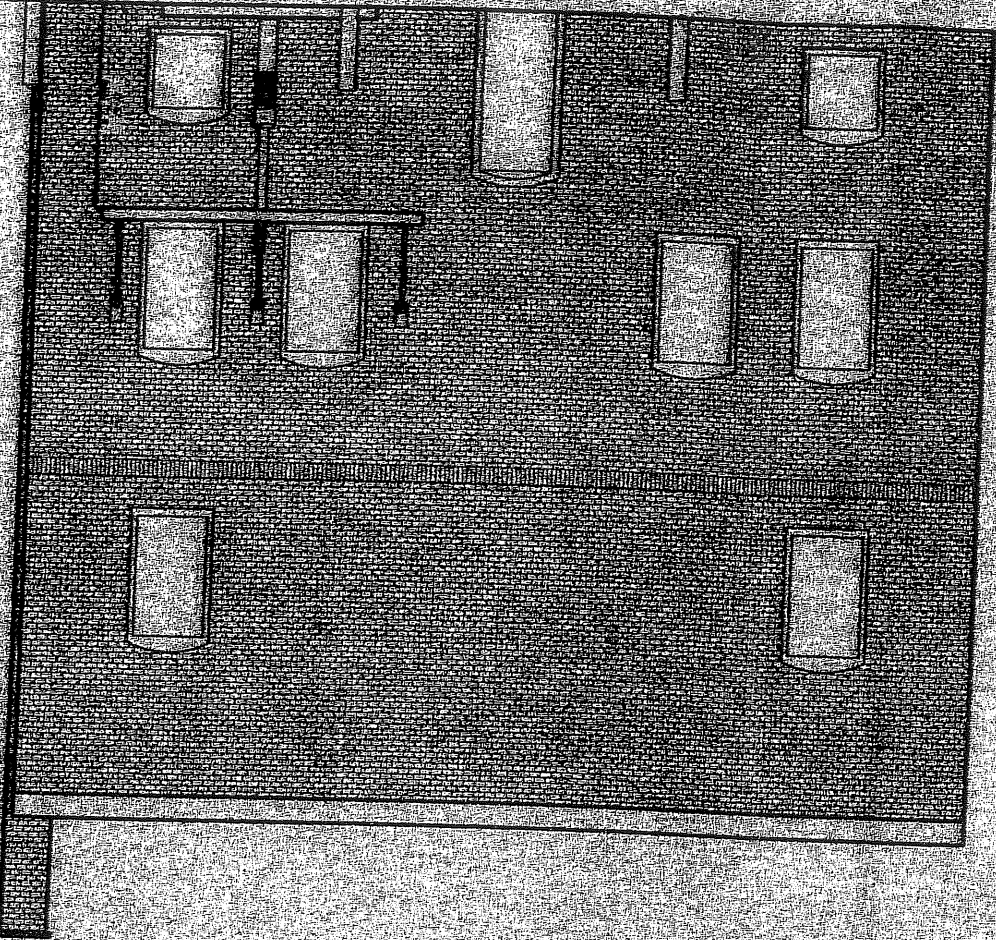


EXISTING ELEVATION

Scale: 1/8"=1'-0"



PROPOSED DRIVE UP WINDOW ELEVATION



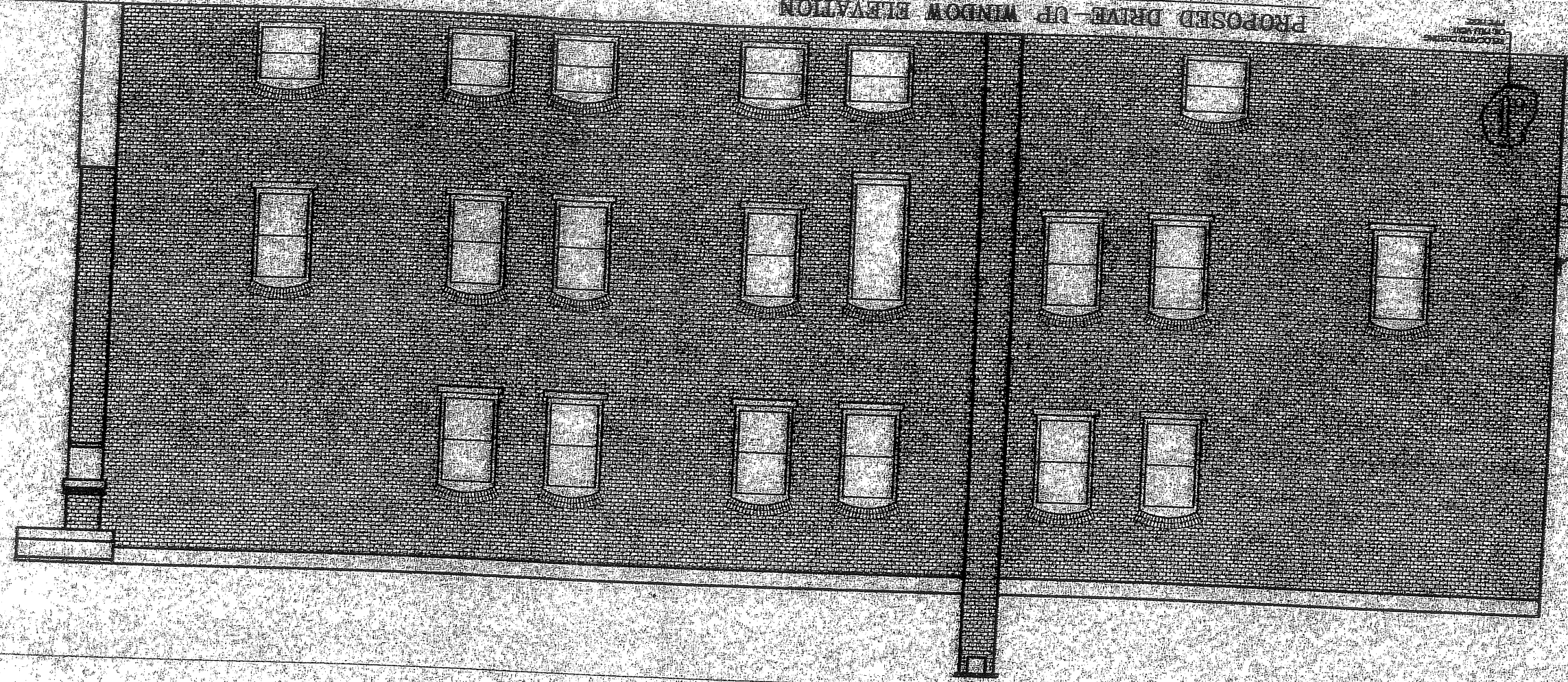
3-1

B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

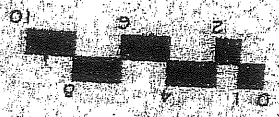
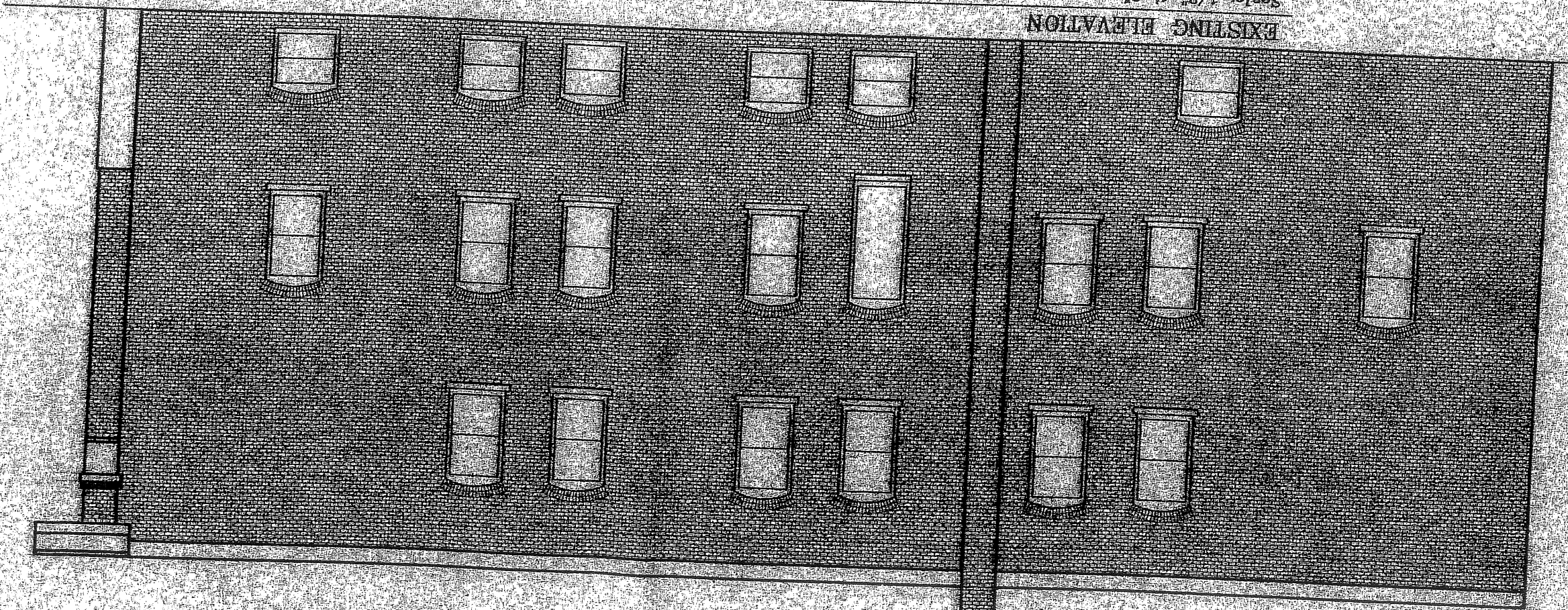
ELEVATIONS

ROYAL
DESIGN BUILDERS

PROPOSED DRIVE-UP WINDOW ELEVATION



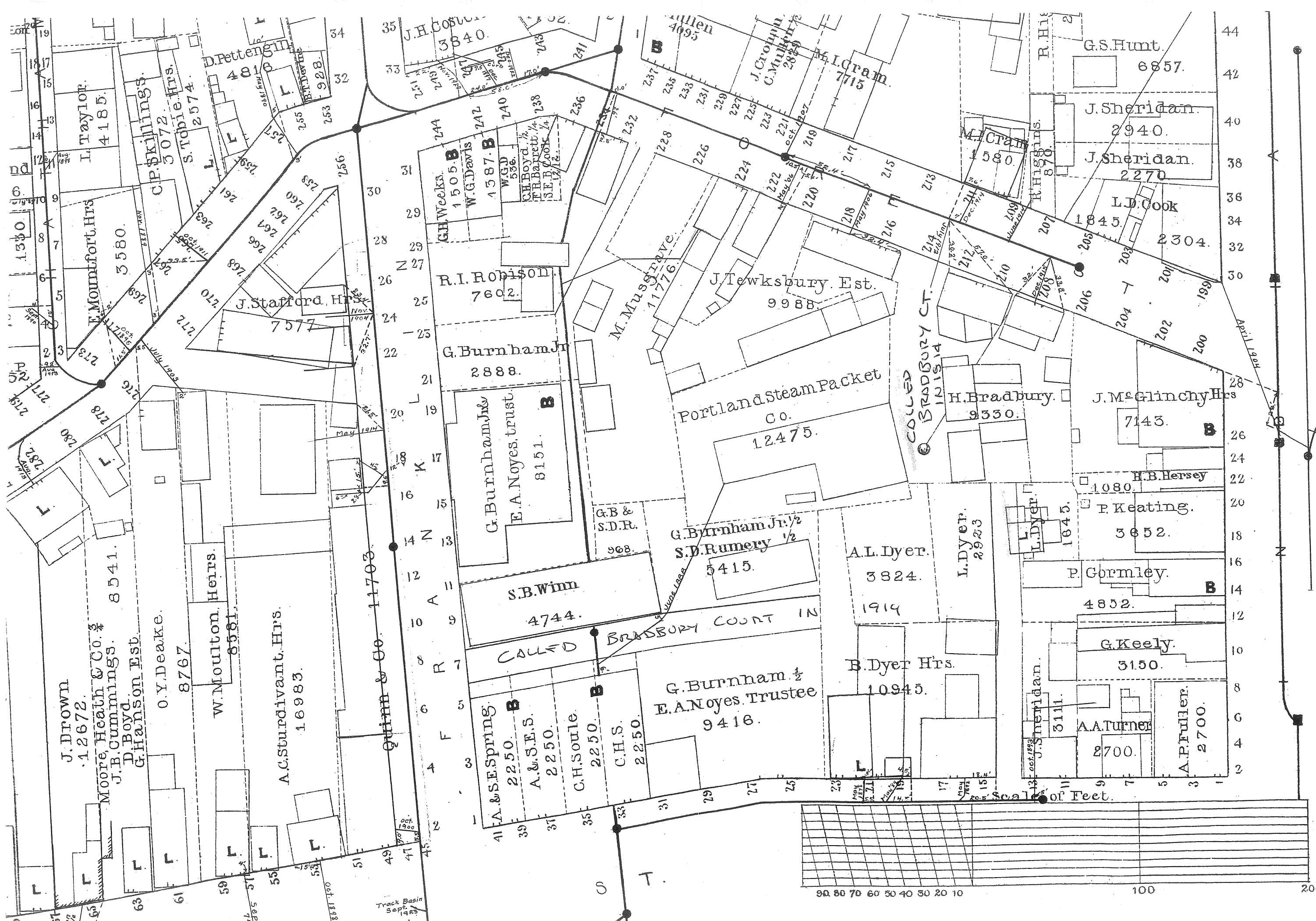
EXISTING ELEVATION
Scale: 1/8"=1'-0"



B I W
Five County Credit Union
19 Commercial Street
Portland, Maine
ELEVATIONS

ROYAL
DESIGN BUILDERS

A4.3.2



Att. 2

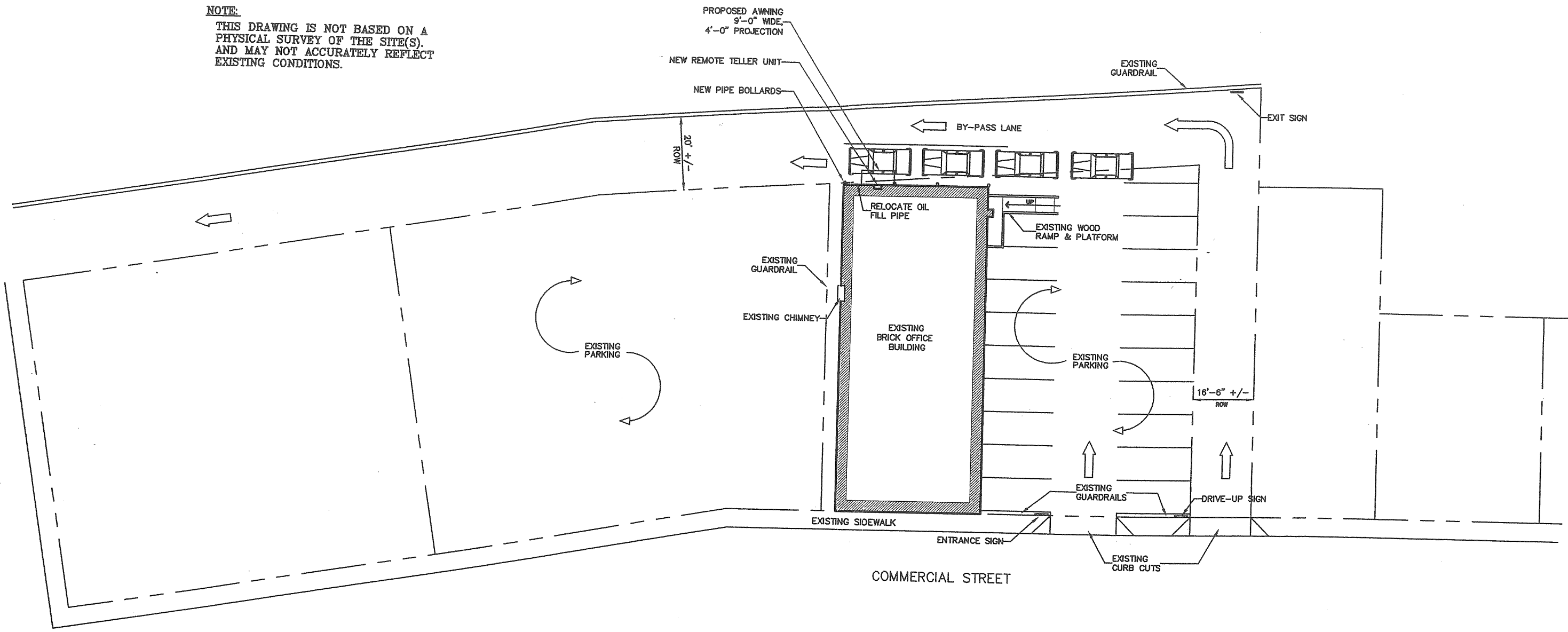


ROYA
DESIGN - BUILDER

82 TIDE HILL ROAD HAMPTON, ME 02543
PHONE: (603) 726-0333 FAX: (603) 726-01

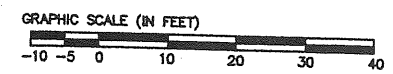
NOTE:

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PHYSICAL SURVEY OF THE SITE(S).
AND MAY NOT ACCURATELY REFLECT
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B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

Proposed Site Plan



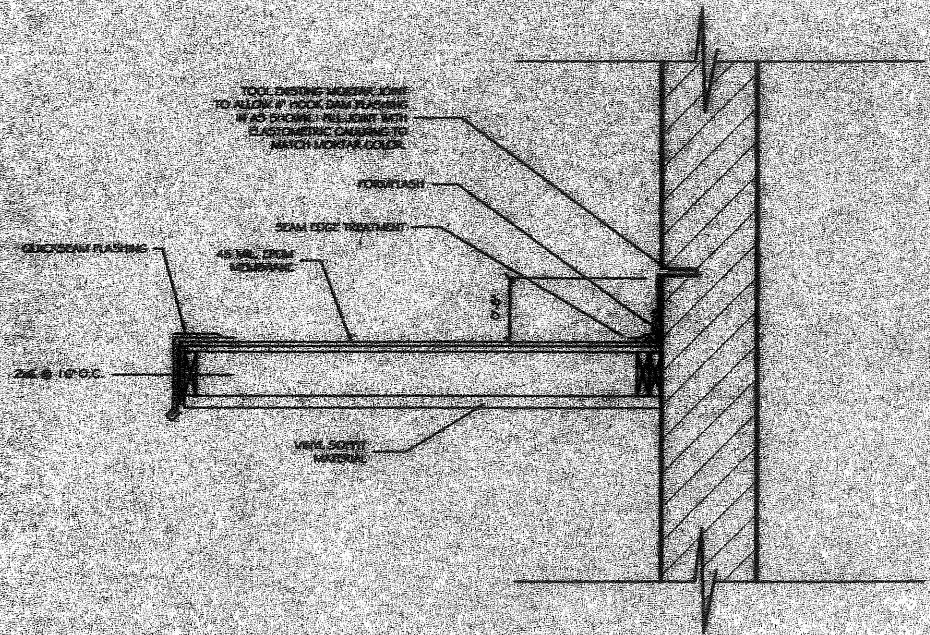
Project No. : 98_251
 File: 1ST_FLR
 Drawn By: KDK
 Checked By:
 Scale: AS NOTED
 Date: 3/15/99

#	Date	Description

DRAWING NUMBER

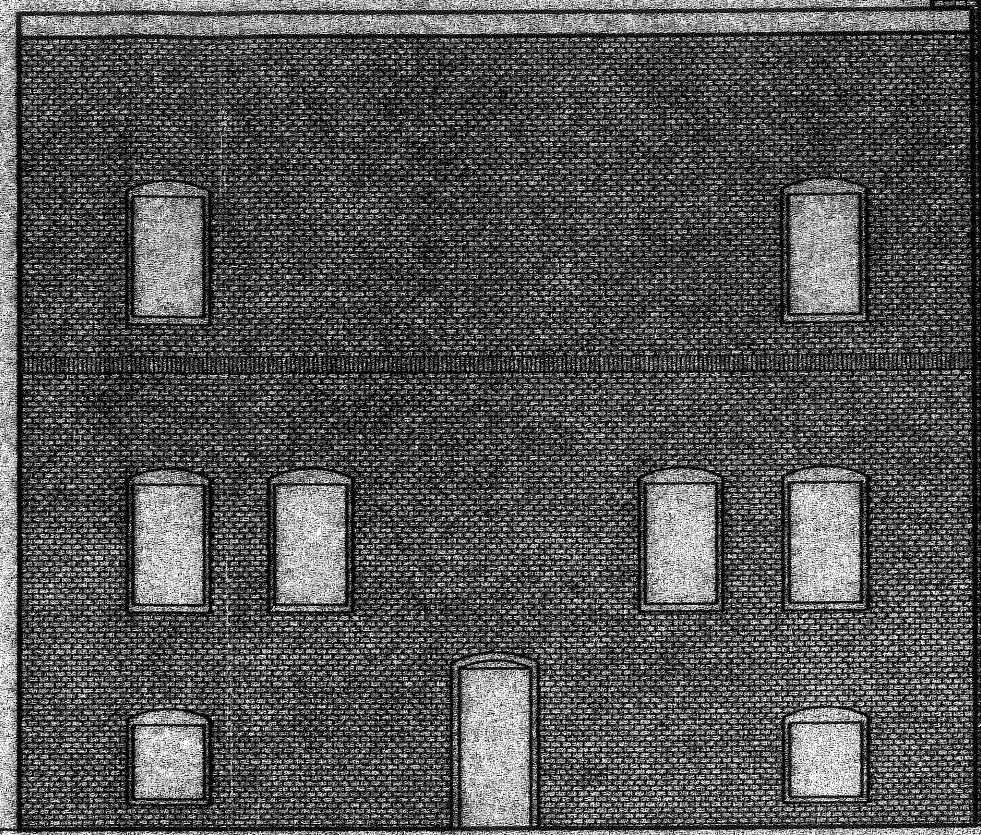
C-1

Att. 3.1



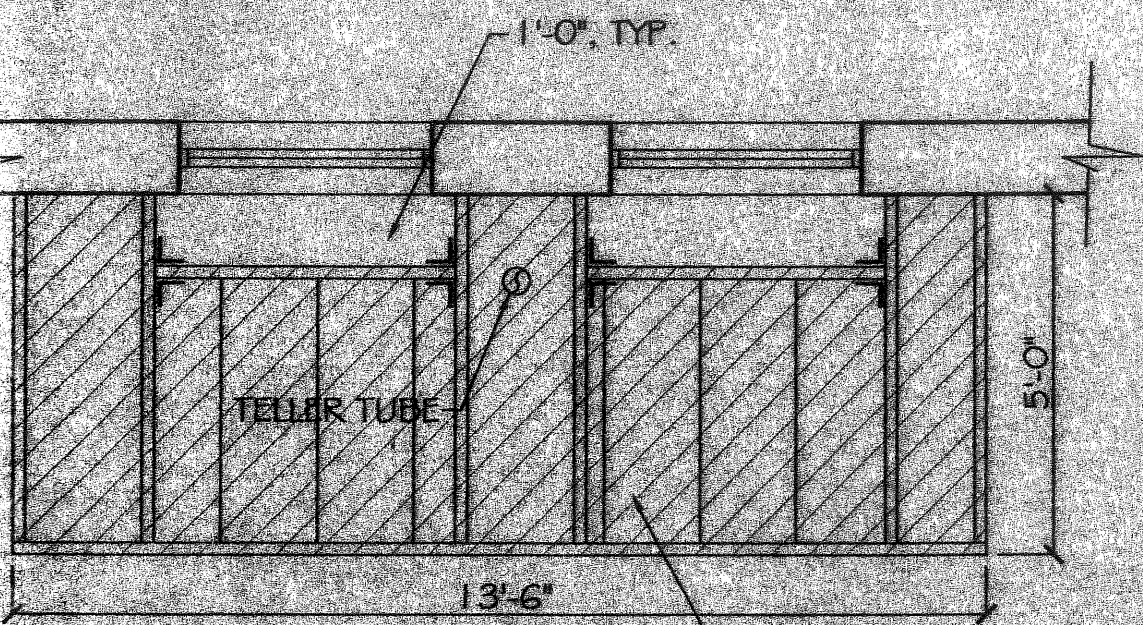
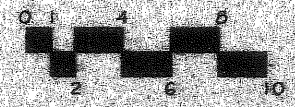
PARTIAL VERTICAL SECTION

Scale: 1/2" = 1'-0"



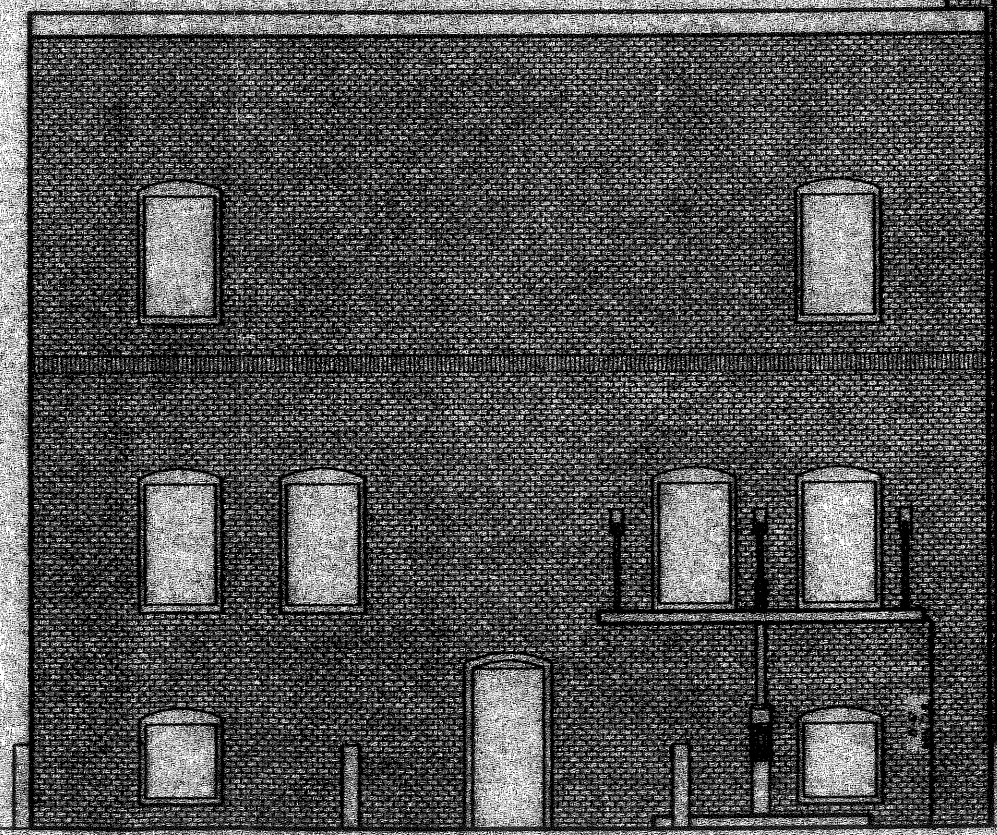
EXISTING ELEVATION

Scale: 1/8" = 1'-0"



FRAMING PLAN

Scale: 3/8" = 1'-0"



PROPOSED DRIVE-UP WINDOW ELEVATION



ROYAL DESIGN-BUILDERS

B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

ELEVATIONS

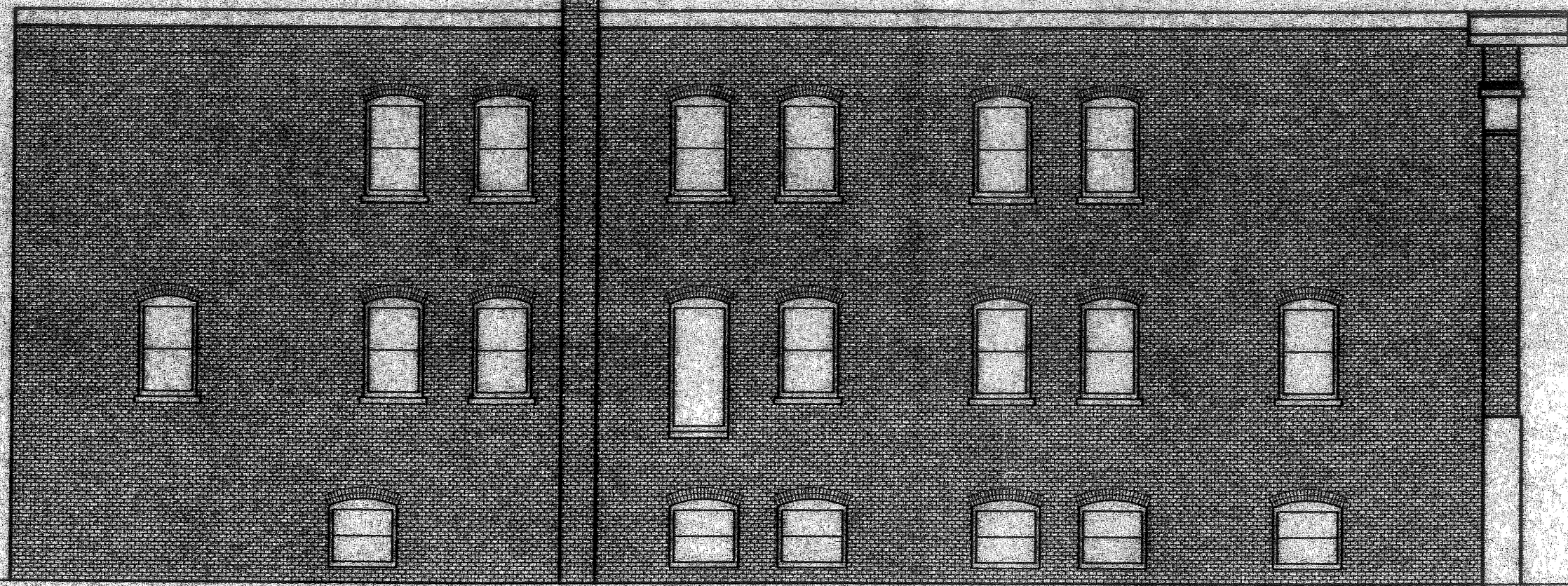
Project No.: 04-201
Date: 04/2014
Drawn By: KJK
Checked By: JJK
Scale: 1/8" = 1'-0"
Sheet: 3/1500

No.	Date	Description

DRAWING NUMBER

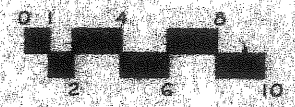
A-2

A-3.2



EXISTING ELEVATION

Scale: 1/8"=1'-0"



ROYAL
DESIGN - BUILDERS

B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

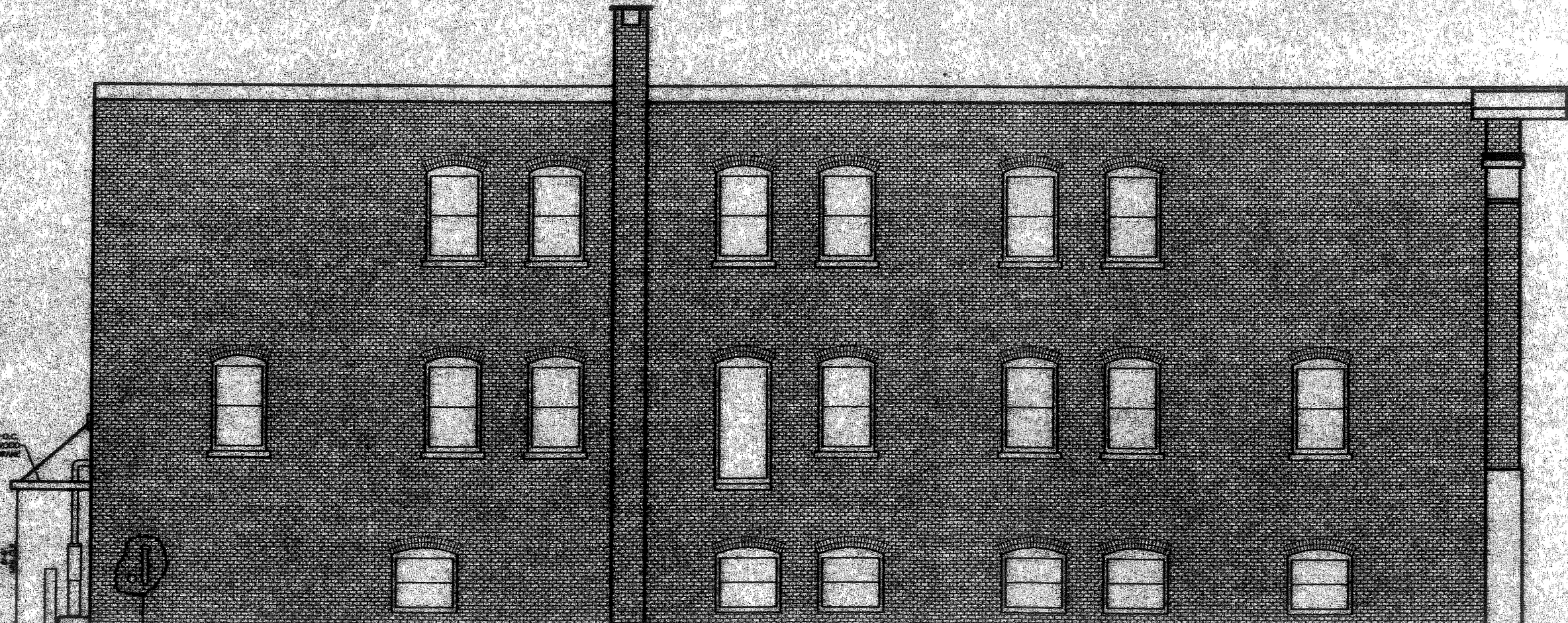
ELEVATIONS

Title No. 98-201
Elevation
Drawn By: KDK
Checked By:
Scale: 1/8"=1'-0"
Date: 3/15/00

#	Date	Description

DRAWING NUMBER

A-3



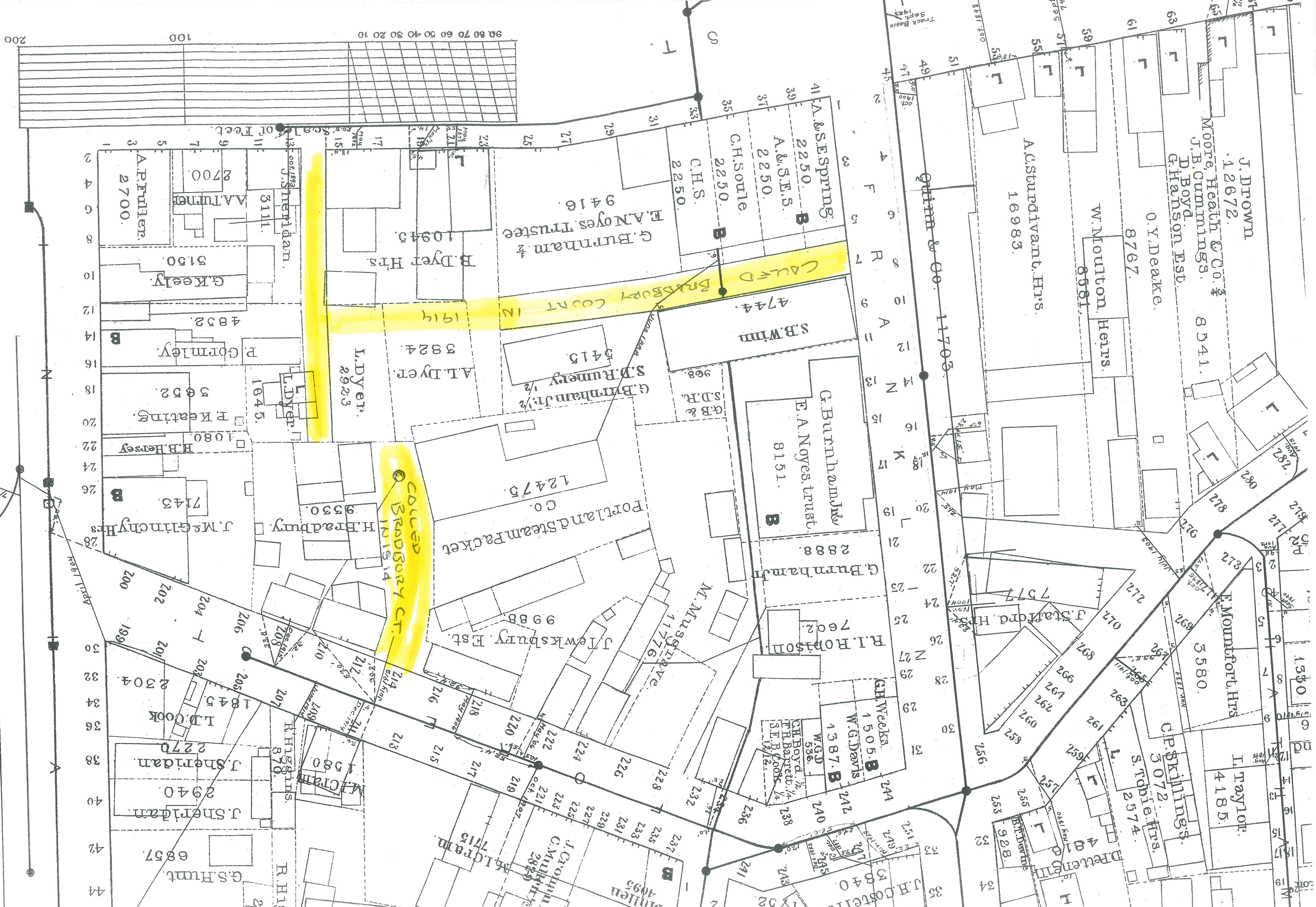
PROPOSED DRIVE-UP WINDOW ELEVATION

Scale: 1/8"=1'-0"



2'-0" O.C.
W/ 2" FINISHED
& PROTECTIVE

V. Sheet 19
1882 ATLAS



CALLED BRADBURY COURT IN

CALLED BRADBURY CT.

Att. 81

A-3.2

ROYAL
DESIGN BUILDERS



EXISTING ELEVATION

Scale: 1/8" = 1'-0"



PROPOSED DRIVE-UP WINDOW ELEVATION

Scale: 1/8" = 1'-0"

B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine
ELEVATIONS

DATE	BY

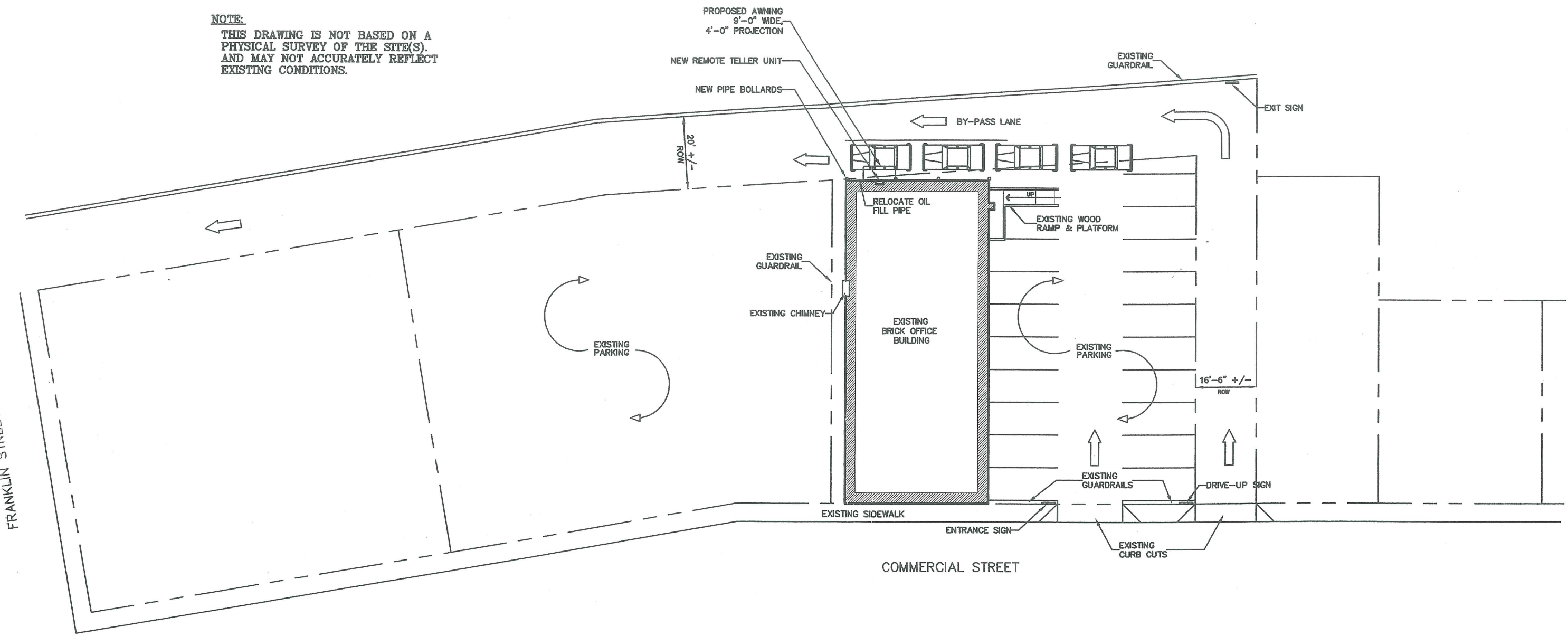
Att. 2



ROYAL
DESIGN - BUILDER

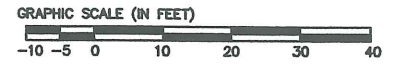
227 DEER HILL ROAD HANNOCK, NH 03055
PHONE: (603) 724-5533 FAX: (603) 724-0909

NOTE:
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PHYSICAL SURVEY OF THE SITE(S).
AND MAY NOT ACCURATELY REFLECT
EXISTING CONDITIONS.



B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine
Proposed Site Plan

Project No. : 98_251
File: 1ST_FLR
Drawn By: KDK
Checked By: -
Scale: AS NOTED
Date: 3/15/99



#	Date	Description

DRAWING NUMBER

C-1

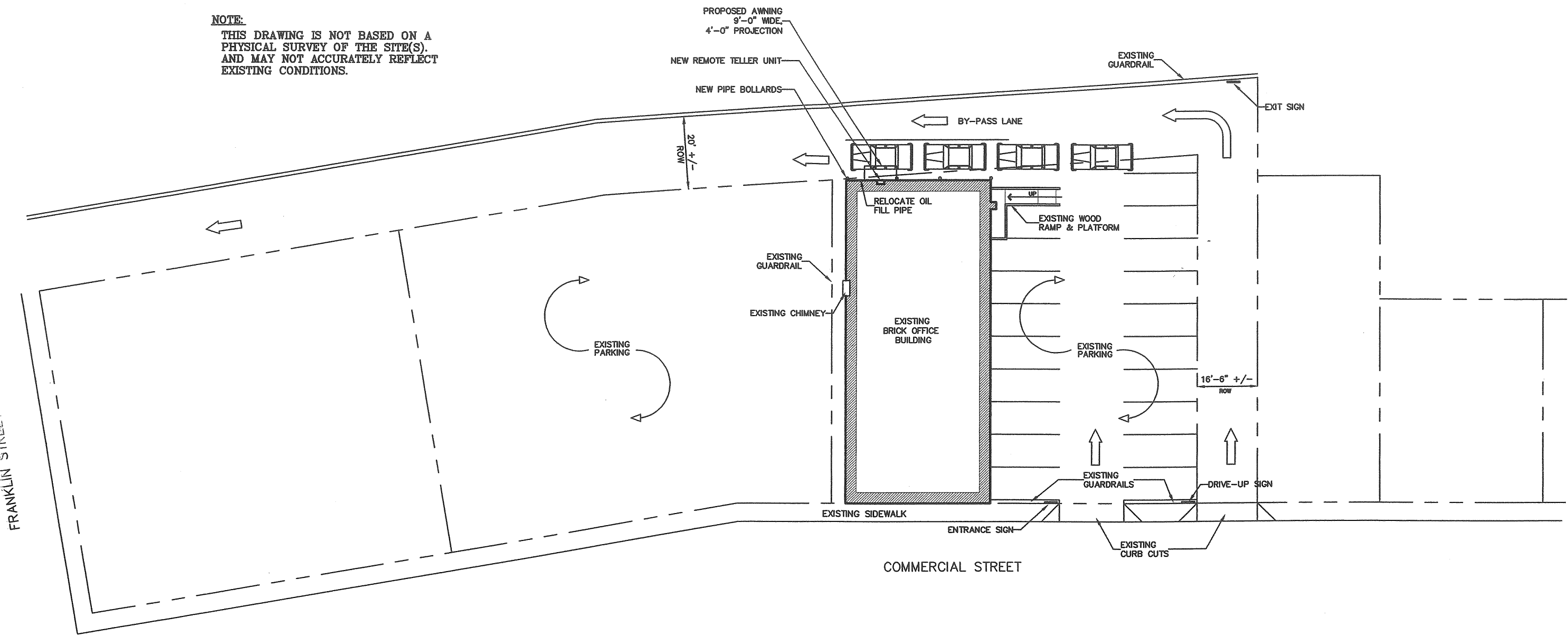
Att. 2



ROYAL
DESIGN - BUILDER

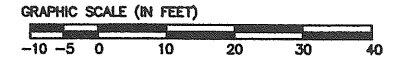
82 TIDE MILL ROAD HAMPTON, NH 03843
PHONE: (603) 724-4533 FAX: (603) 724-0791

NOTE:
THIS DRAWING IS NOT BASED ON A
PHYSICAL SURVEY OF THE SITE(S).
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EXISTING CONDITIONS.



B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine
Proposed Site Plan

Project No. : 98_251
File: 1ST_FLR
Drawn By: KDK
Checked By: -
Scale: AS NOTED
Date: 3/15/99



#	Date	Description

DRAWING NUMBER

C-1

Att. 3.1

ROY.
DESIGN - BUILD

12 TIDE MILL ROAD HARRINGTON
PHONE: (603) 926-4333 FAX: (603)

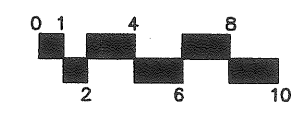
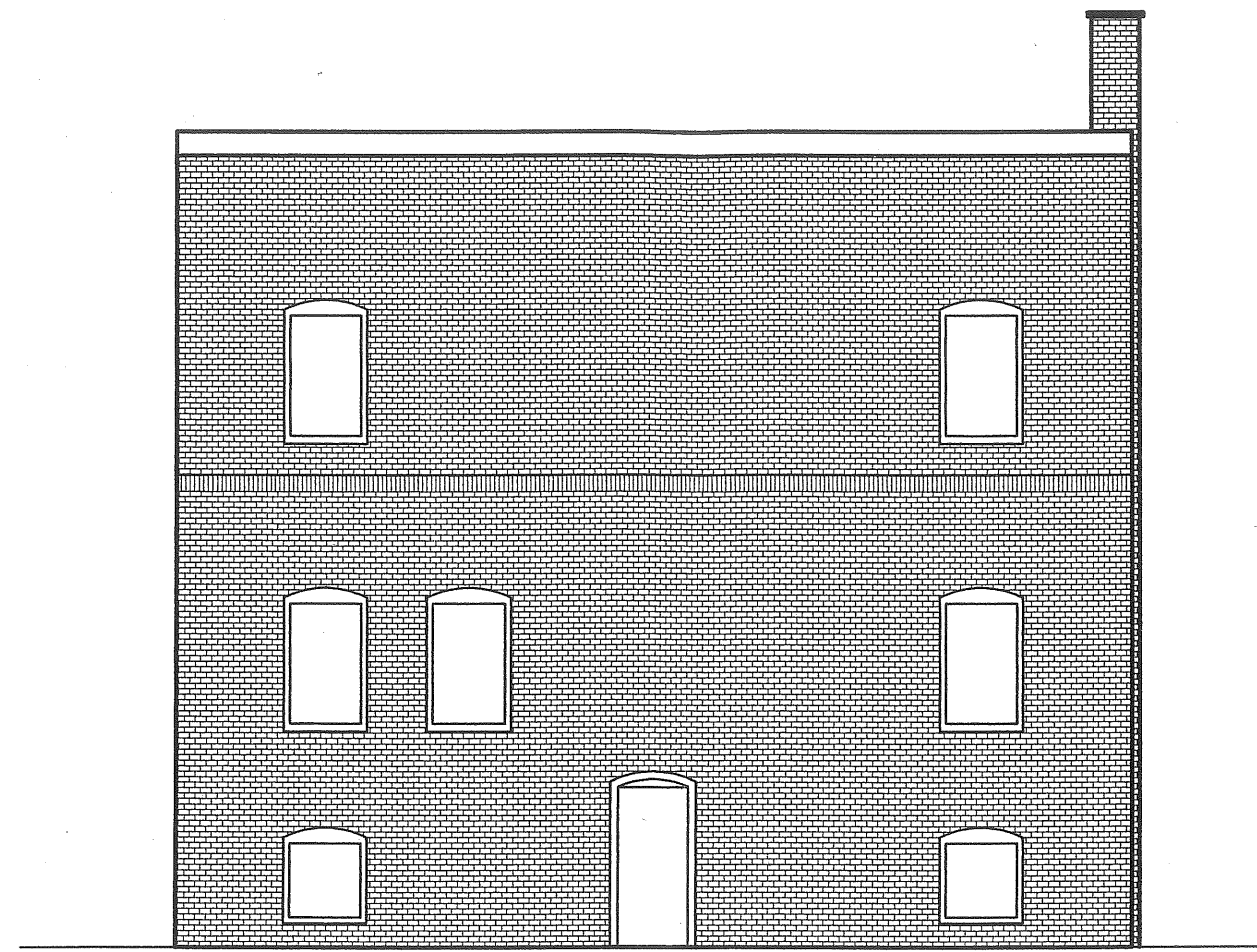
B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

Project No. : 98_25
File: Elevat
Drawn By: KDK
Checked By:
Scale: 1/8"=1'
Date: 3/15/98

#	Date	Descri

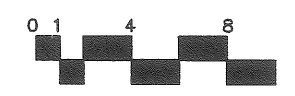
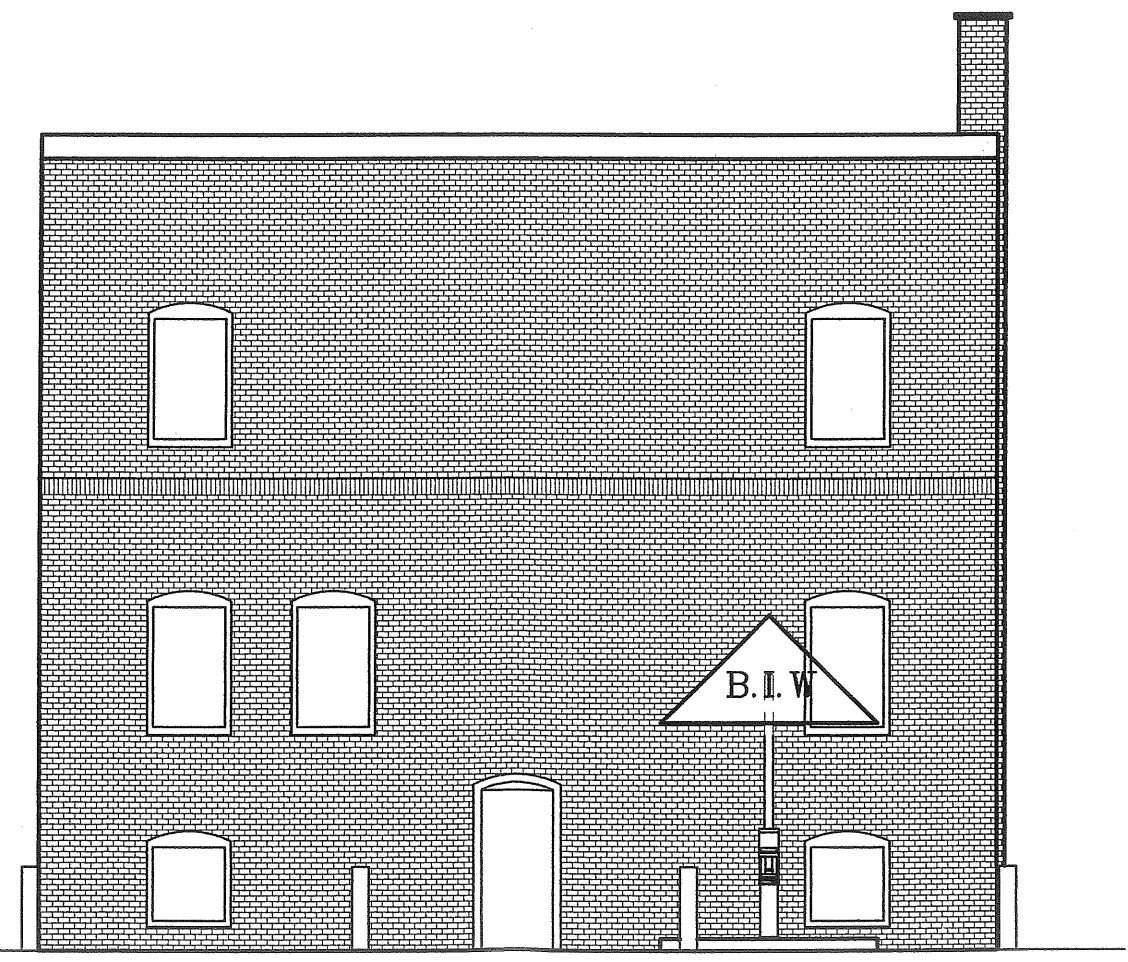
DRAWING NUM

A-2



EXISTING ELEVATION

Scale: 1/8"=1'-0"



PROPOSED DRIVE-UP WINDOW ELEVATION

Scale: 1/8"=1'-0"

Att 3.2

ROY,
DESIGN - BUILD

82 TIDE MILL ROAD HAUPPISTON
PHONE (603) 926-6883 FAX: (603) 926-6884

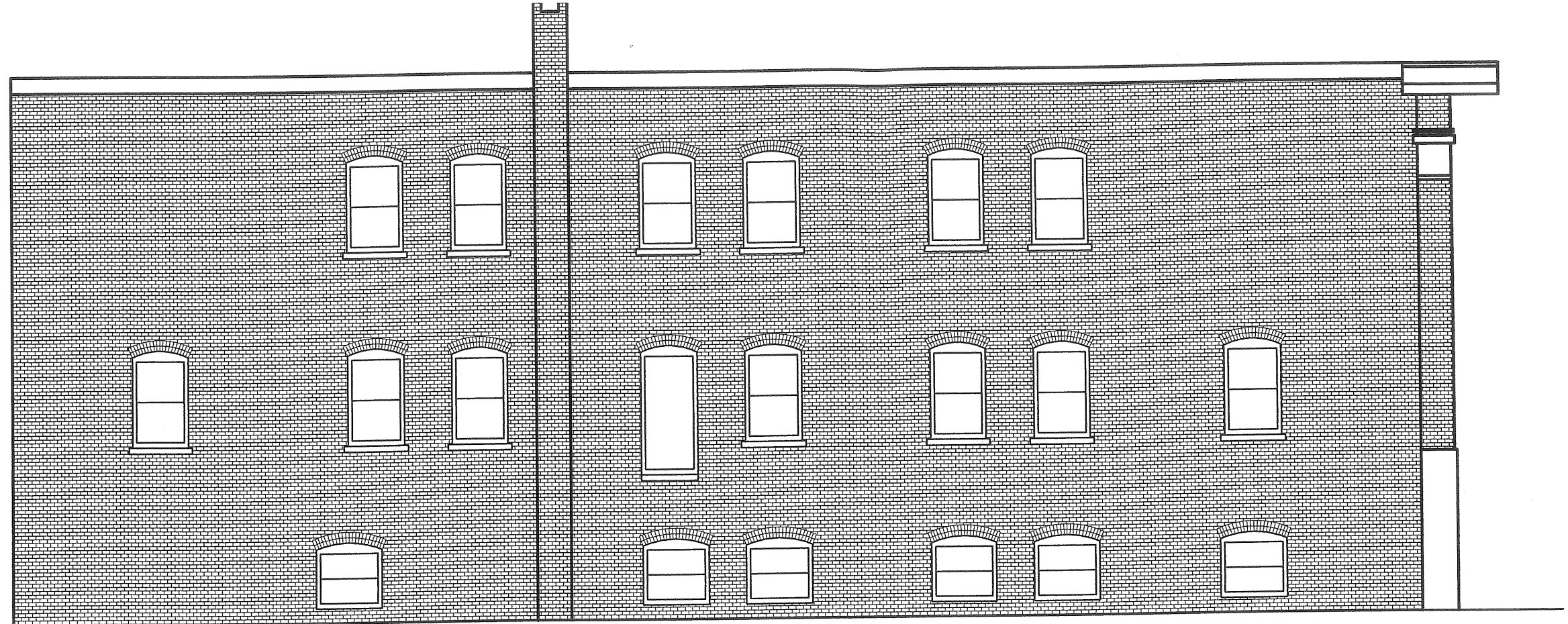
B.I.W. Five County Credit Union
19 Commercial Street
Portland, Maine

Project No. : 98
File: Ele
Drawn By: KD
Checked By: -
Scale: 1/8"
Date: 3/15

#	Date	Des

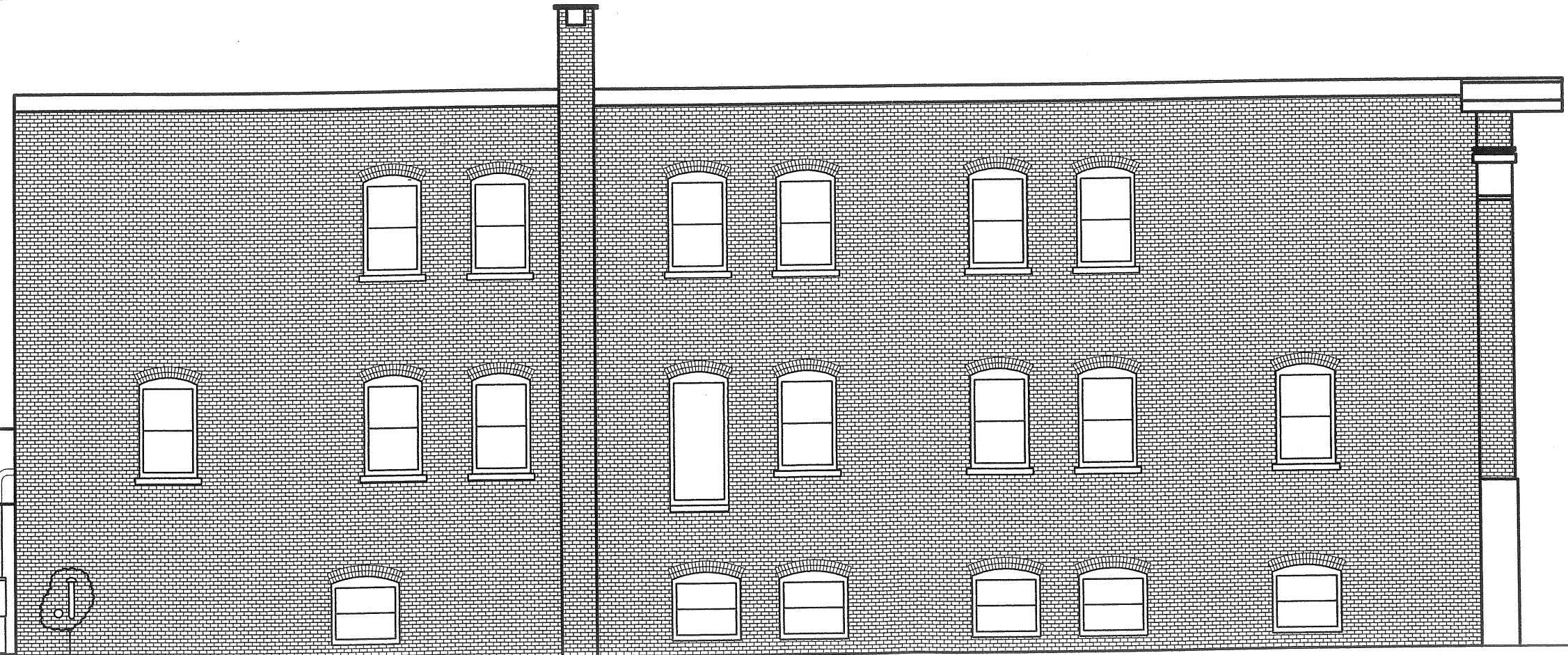
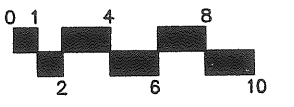
DRAWING NO.

A



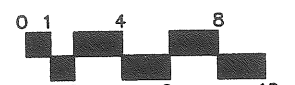
EXISTING ELEVATION

Scale: 1/8"=1'-0"

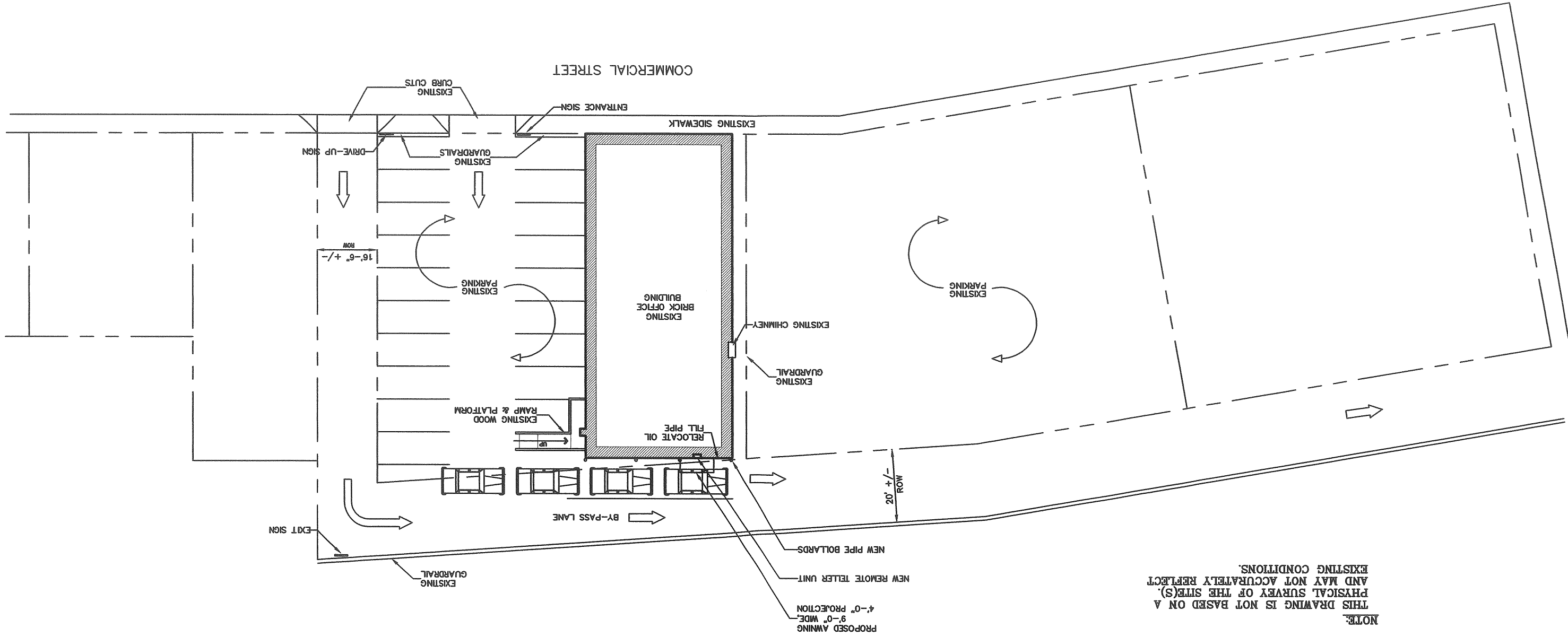


PROPOSED DRIVE-UP WINDOW ELEVATION

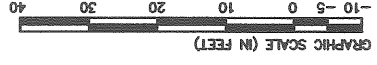
RELOCATED EXISTING
OIL FILL/ VENT
PIPE HERE



FRANKLIN STREET ARTERIAL



NOTE:
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 PHYSICAL SURVEY OF THE SITE(S).
 AND MAY NOT ACCURATELY REFLECT
 EXISTING CONDITIONS.

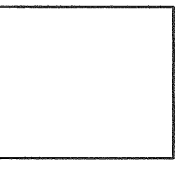


Project No.:
 File:
 Drawn By:
 Checked By:
 Scale:
 Date:
 # D:

NUMBER

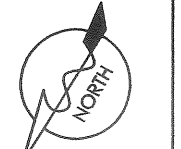
2

B.I.W. Five County Credit Union
 19 Commercial Street
 Portland, Maine
 Proposed Site Plan



27 DEER HILL ROAD HAVERTON, NH 03044
 PHONE (603) 724-4533 FAX (603) 724-9707

ROYAL DESIGN - BUILDERS



44.2

Plan References:

- 1 "Plan B" - Division Of Lemuel Dyer by Charles H. Hows, C.E. recorded December 5, 1670 at the Cumberland County Registry of Deeds in Plan Book 3, page 15.
- 2 "Site Plan Prepared For Commercial Street Associates, Call Block, 21-35 Commercial Street, Portland, Maine", dated May 11, 1989, last revised June 2, 1989 by DeLuca-Hoffman Associates, Inc.
- 3 "Survey Of A Part Of The Estate Of The Late Jas. McGlinchy", made November 18, 1860 by E.C. Jordan, C.E. and recorded at the Cumberland County Registry of Deeds in Plan Book 4, page 27.
- 4 "Plan Of Property, Commercial Street, Portland, Me. Made For W.L. Blake & Co 97 Commercial Street, Portland, Maine", Sheet 2 of 3, dated July 02, 1901 by Robert P. Titcomb, Inc. Land Surveyors.
- 5 "Survey and Plan" By E.C. Jordan & Co. Civ. Eng'rs and Mr. Pringle, Civ. Eng'r for Call Wharf Survey, dated June 1921 and recorded at the Cumberland County Registry of Deeds in Plan Book 14, page 79.
- 6 "Standard Boundary Survey, Commercial & India Streets, Portland, Maine For Simba, Inc. Portland, Maine", dated July 1992 by Survey, Inc.
- 7 "City Of Portland, Me. Department Of Public Works, Commercial, India, Franklin, Custom House & Pearl Streets, Street Lines Near State Pier Site." Approved February 6, 1922. City Plan #434/19.
- 8 "Commercial Street - 4 Sheets - Sheet No. 1", dated July 1925 by City of Portland Engineering Dept.
- 9 "City Of Portland Revaluation Plans 1882", Sheet 29.

N/F
Simba, Inc.
No Ref.

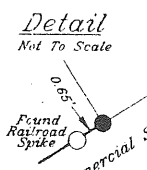
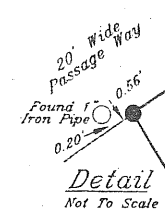
N/F
Erasmio, Inc.
Book 10219, page 185

N/F
Auto Europe, LLC
Book 13205, page 28

Magnetic North, 2001
(observed)



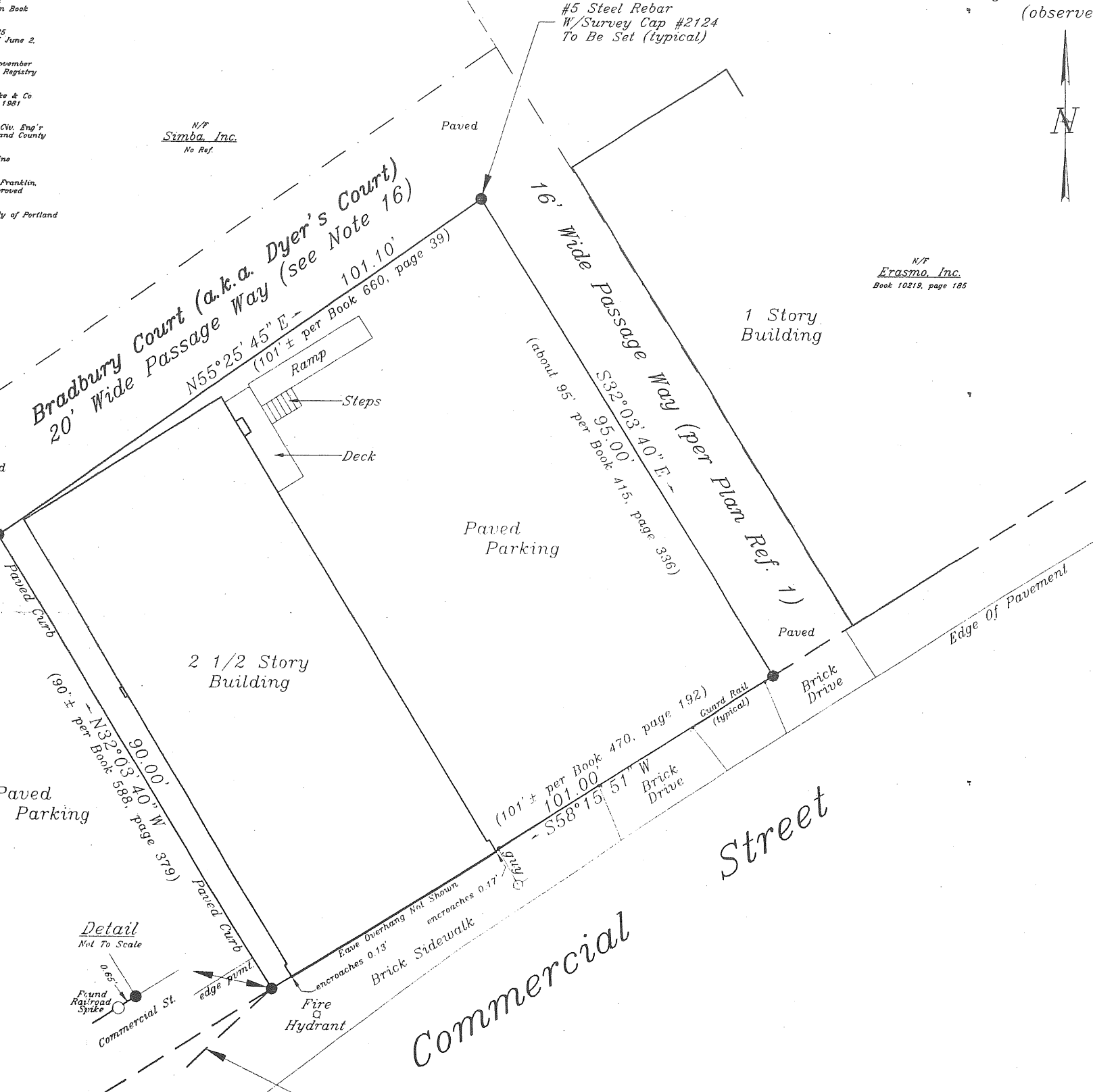
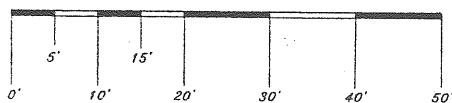
S32°03'40" E
India Street



Locus Deed Reference:

Apez, Inc.
to
Clay Cove Corporation
dated July 31, 1991 and recorded at the Cumberland County Registry of Deeds in Book 9558, page 47.

Graphic Scale:



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 to all third party claims.
- 3 Reference is made to "Contract For Land Surveying Services" between Nadeau & Lodge, Inc. and the below listed client(s) for additional information pertaining to scope of services.
- 4 This plan is invalid without the embossed seal of the Professional Land Surveyor who prepared this plan.
- 5 This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- 6 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.
- 7 Locus Parcel is shown on City of Portland Assessor's Map 29, Block P, as Lot 32.
- 8 The "Contract For Land Surveying Services" referenced above shall be considered an integral part of this survey.
- 9 The apparent right-of-way lines depicted on this plan are based on the noted plan references, found monumentation, and municipal street notes.
- 10 The locus parcel does not horizontally scale in a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 230051 0014B, dated December 8, 1998. The parcel falls in Zone C.
- 11 There is no written surveyor's report with this survey.
- 12 Total area of locus parcel equals 9,342 square feet, more or less.
- 13 India Street formerly known as King Street
- 14 Commercial Street formerly known as Thames Street
- 15 The building located on surveyed parcel appears to encroach Commercial Street right of way as depicted.
- 16 20' Passage Way created July 13, 1853 per Memorandum of Agreement recorded at the Cumberland County Registry of Deeds in Book 282, page 16.
- 17 Locus parcel appears to benefit from a 16' wide passage way abutting on the northeast, and from a 20' wide passage way abutting on the northwest. A title attorney should be consulted pertaining to rights, title, and interest regarding these passage ways. See C.C.R.D. Book 660, page 39, dated December 30, 1697.
- 18 The depicted location of the southeasterly sideline of the 20' Wide Passage Way is based solely on record distances along the southwesterly and northeasterly boundary lines of the locus parcel.

Surveyor's Statement:

I hereby state, exclusively, to B.I.W. Five County Credit Union that this survey conforms to the Maine Board of Licensure for Professional Land Surveyors Standards for Category I Condition II surveys, with exception: There is no written description or Surveyor's Report with this survey and no monumentation has been set to date.

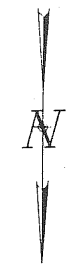
James D. Nadeau
James D. Nadeau, P.L.S.
President, Nadeau & Lodge, Inc.
Registration #2124

Date: 5-15-01

Plan Depicting The Results Of A Boundary Survey Made For B.I.W. Five County Credit Union 13-19 Commercial Street PORTLAND, MAINE		
PREPARED BY: NADEAU & LODGE, INC. PROFESSIONAL LAND SURVEYORS 844 STEVENS AVENUE PORTLAND, ME 04103 (207) 878-7870		
232 CLARKS WOODS ROAD LYMAN, ME 04002 (207) 282-0331		
RECORD OWNER: Clay Cove Corporation c/o 13-19 Commercial St Portland, Maine 04101	DRAWN BY: JDN CHECKED BY: TPB/BRL INSTR: Topcon CTS-3B	PLAN DATE: 05/09/2001 SURVEY DATE: April 2001 SCALE: 1" = 10'
FIELD BOOK: FB 152 & Topcon FSC	JOB No: 201583B	SHEET No: 1 of 1

Magnetic North, 2001
(observed)

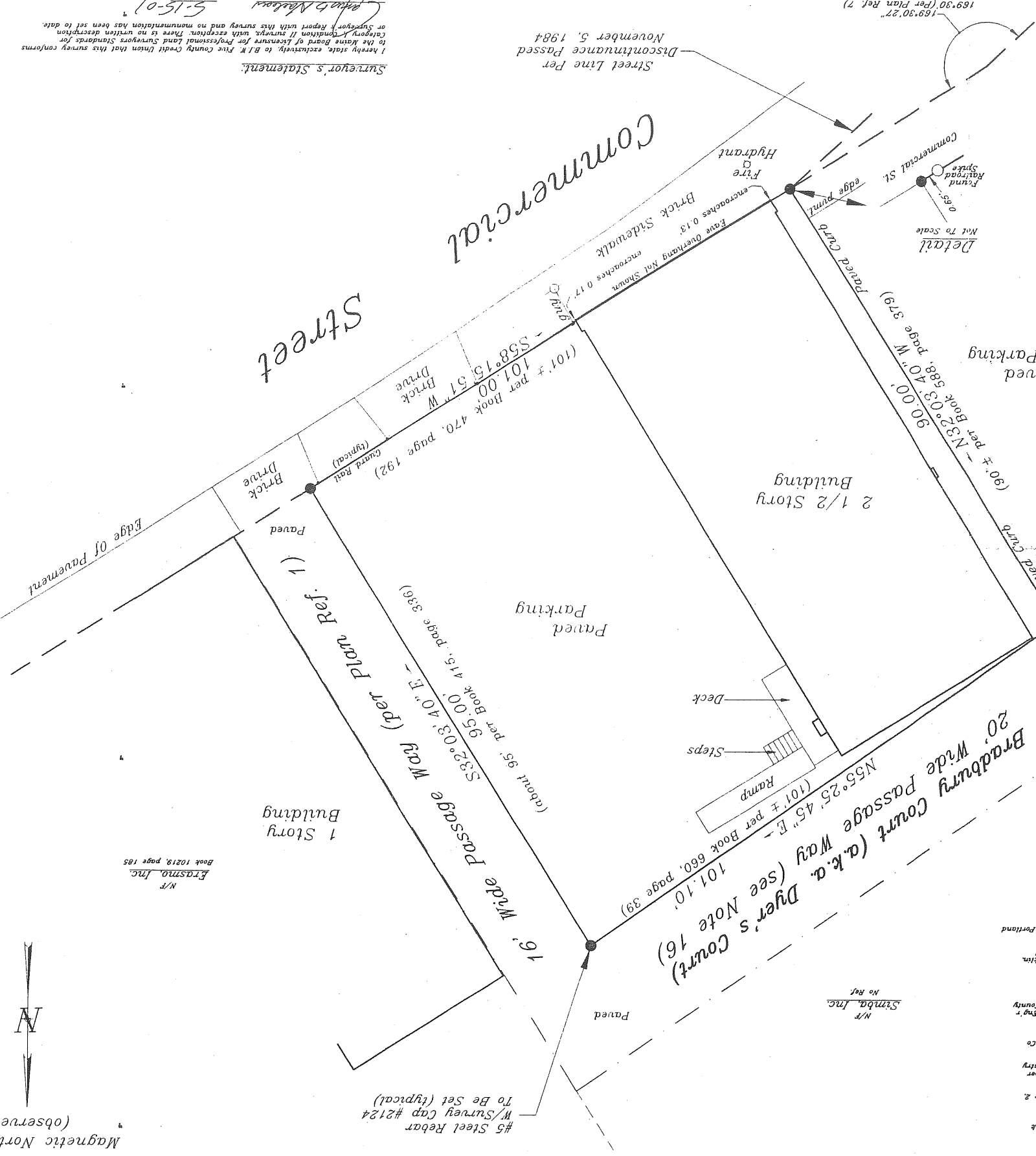
Indit Street
S32°03'40"E



N/A
Erasmo, Inc.
Book 10218, page 185

#5 Steel Rebar
W/Survey Cap #2124
To Be Set (typical)

N/A
Simba, Inc.



Plan References:

1. Plan B - Division of Lunenburg County Registry of Deeds in Plan Book December 5, 1870 at the Cumberland County Registry of Deeds in Plan Book 2, page 15.
2. Site Plan Prepared For Commercial Street Associates, Call Block, 21-25 Commercial Street, Portland, Maine, dated May 11, 1929, last revised June 2, 1938 by Delano-Hoffman Associates, Inc.
3. Survey of A Part of The State of The Late Jan. Kichinsky, made November 15, 1880 by E.C. Jordan, C.E. and recorded at the Cumberland County Registry of Deeds in Plan Book 4, page 27.
4. Plan of Property, Commercial Street, Portland, Me. Made For R.L. Blake & Co. By Robert P. Nichols, Inc., Land Surveyors, Sheet 2 of 2, dated July 02, 1901.
5. Survey and Plan, By E.C. Jordan & Co. Eng'rs and Mr. Prince, Civ. Eng'r's for Call Tharf Survey, dated June 1921 and recorded at the Cumberland County Registry of Deeds in Plan Book 14, page 79.
6. Standard Boundary Survey, Commercial & India Streets, Portland, Maine For Simba, Inc. Portland, Maine, dated July 1928 by Survey, Inc.
7. City of Portland, Me. Department of Public Works, Commercial, India, Franklin Custom House & Part Streets, Street Lines Near State Pier Site, Approved February 6, 1922. City Plan #454/13.
8. Commercial Street - Sheet No. 1, dated July 1925 by City of Portland Engineering Dept.
9. City of Portland Revolution Plans 1882, Sheet 29.

Locus Deed Reference:

Auto Europe, LLC
N/A
Book 15205, page 28

Aper, Inc.
to
Clay Cove Corporation
dated July 31, 1991 and recorded at the Cumberland County Registry of Deeds in Book 9658, page 47.



- General Notes:**
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 2. This office reserves the right to be held harmless to all third party claims.
 3. Reference is made to "Contract for Land Surveying Services" between Nadeau & Lodge, Inc. and the below listed client(s) for additional information pertaining to scope of services.
 4. This plan is made without the embossed seal of the Professional Land Surveyor who prepared this plan.
 5. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
 6. This survey does not purport to reflect any of the following:
a. Assurances other than those that are visible or specifically stated in the record documents or restrictive covenants.
b. Building setback compliance or restrictive covenants.
c. zoning or other land use regulations.
d. The location of any underground utilities or structures.
 7. Locust Parcel is shown on City of Portland Assessor's Map 29, Block P, as Lot 52.
 8. The "Contract for Land Surveying Services" referred above shall be considered an integral part of this survey.
 9. The apparent right-of-way lines depicted on the plan are based on the noted plan references, found monuments, and municipal street notes.
 10. The locus parcel does not horizontally state in a Special Flood Hazard Zone per Federal Emergency Management Agency Flood Insurance Rate Map Community Panel Number 230051 0014B, dated December 8, 1988. The parcel falls in Zone C.
 11. There is no written surveyor's report with this survey.
 12. Total area of locus parcel equals 9,342 square feet, more or less.
 13. India Street formerly known as King Street.
 14. Commercial Street formerly known as Thomas Street.
 15. The building located on surveyed parcel appears to encroach Commercial Street right of way as depicted.
 16. 20' Passage Way created July 15, 1955 per Memorandum of Agreement recorded at the Cumberland County Registry of Deeds in Book 282, page 16.
 17. Locus parcel appears to benefit from a 16' wide passage way existing on the northeast and from a 20' wide passage way abutting on the northwest. A title attorney should be consulted pertaining to rights, title, and interest regarding these passage ways. See C.R.D. Book 650, page 35, dated December 30, 1937.
 18. The depicted location of the southeasterly side of the 20' Wide Passage Way is based solely on record distances along the southeasterly and northeasterly boundary lines of the locus parcel.

RECORD OWNER:		PLAN DATE:	05/09/2001
CHECKED BY:		TYP/BRL:	
SURVEY DATE:		APRIL 2001	
SCALE:		1" = 10'	
JOB NO.:		201583B	
FIELD BOOK:		FB 152 & Topcon FSC	
PREPARED BY:		NADÉAU & LODGE, INC. PORTLAND, MAINE 13-19 Commercial Street B.I.W. Five County Credit Union Made For 13-19 Commercial Street PORTLAND, MAINE	
PREPARED BY:		NADÉAU & LODGE, INC. 844 STEVENS AVENUE PORTLAND, ME 04103 LYMAN, ME 04002 (207) 282-0331	
PLAN DATE:		JDN	
CHECKED BY:		TPB/BRL	
SURVEY DATE:		APRIL 2001	
SCALE:		1" = 10'	
JOB NO.:		201583B	
FIELD BOOK:		FB 152 & Topcon FSC	

Surveyor's Statement:
I hereby state, exclusively to B.I.W. Five County Credit Union that this survey conforms to the Maine Board of Licensure for Professional Land Surveyors Standards for Category A. I report with this survey and no monumentation has been set to date.
James P. Nadeau, P.L.S.
Professional, Nadeau & Lodge, Inc.
Registration #2124
Date: 5-15-01

Commercial Street

Street

2 1/2 Story Building

1 Story Building

20' Wide Passage Way (a.k.a. Dyer's Court)
Bradbury Court
101.10' (101' ± per Book 660, page 39)
S92°03'40"E - 95.00' W (per Book 415, page 336)
S32°03'40"E - 90.00' W (per Plan Ref. 16)
16' Wide Passage Way (per Plan Ref. 16)
S92°03'40"E - 95.00' W (per Book 415, page 336)
S32°03'40"E - 90.00' W (per Plan Ref. 16)
16' Wide Passage Way (per Plan Ref. 16)
S92°03'40"E - 95.00' W (per Book 415, page 336)
S32°03'40"E - 90.00' W (per Plan Ref. 16)

