CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/09/14

Book 14761 Page 252
July 31, 1997
36-H-1

A certain lot or parcel of land with the buildings thereon situated in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at a stone monument at the easterly intersection of Forest Avenue and Portland Street; thence running southeasterly on the easterly side of Forest Avenue, one hundred twenty (120) feet, more or less, to a stake at the westerly corner of land now or formerly owned by Robert Hull, deceased; thence northeasterly by said land now or formerly of said Hull and at right angles with said Forest Avenue, fifty (50) feet to a stake; thence northwesterly on a line parallel with said Forest Avenue, one hundred four (104) feet, more or less, to said Portland Street; thence southwesterly by said Portland Street, fifty-two (52) feet and nine (9) inches to the bound first mentioned.

Book 9054 Page 88
January 11, 1990
36-H-27

A certain lot or parcel of land in the City Portland, County of Cumberland and State of Maine, described as follows:

Beginning at a point on Forest Avenue at the most northwesterly corner of lot containing apartment house No. 97 and 99 Forest Avenue, which point is one hundred sixty (160) feet northerly of the northwesterly corner of lot of land sold by James Dearing and Mary Preble to William Hanlen by deed dated August 26, 1827, recorded in Cumberland County Registry of Deeds in Book 130, Page 20;

Thence Easterly along the most northerly side line of said lot fifty-nine (59) feet to a point;

Thence Southerly and parallel to easterly side line of Forest Avenue forty (40) feet to a point;

Thence Westerly along the most southerly sideline of said lot fifty-nine (59) feet to the easterly sideline of Forest Avenue;

Thence Northerly along the easterly side line of Forest Avenue forty (40) feet to a point and point of beginning.

Also conveying a right of way eight (8) feet wide to be used in common with others and extending from the most southeasterly corner of the above described lot to Mechanic Street.

The undersigned, being a registered surveyor of the State of Maine certifies to:
Greystone Servicing Corporation, Inc.,
Fannie Mae, their successors and assigns,
Lone Palm, LLC and
Lawyers Title Insurance Company.

1. This map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by the American Land Title Association and the American Congress on Surveying and Mapping in 1997, REVISED and effective January 1, 2006 and this survey meets the requirement for an Urban Survey as Defined therein.
2. The survey was made on the ground on July, 2006, and correctly shows the area of the subject property, the location and type of all buildings, structures and other improvements situated on the subject property, and any other matters situated on the subject property.
3. There are no visible easements or rights of way of which the undersigned as been advised.
4. There are no observable, above ground encroachments (a) by the improvement on the subject property upon adjoining properties, streets or alleys, or (b) by the improvements on adjoining properties, streets or alleys upon the subject property.
5. The location of each easement, right of way , servitude, and other matter affecting the subject property and listed in the title insurance commitment dated July 14, 2006, issued by Lawyers Title Insurance Company with respect to the subject property, is shown on the survey, together with appropriate recording references, to the extent that such matters can be located. The property shown on the survey is the property described in that title commitment. The location of all improvements on the subject property is in accord with minimum setback provisions and restrictions of recorded referenced in such title commitment.
6. The subject property has access to and from a duly dedicated and accepted public street or highway.
7. The subject property does not serve any adjoining property for drainage, utilities, or ingress or egress.
8. The record metes and bounds description of the subject property does not offer enough information to form a mathematically closed figure.
9. No portion of the property shown on the survey lies within a Special Hazard Area, as described on the Flood Insurance Rate Map for the community in which the subject property is located. Portland, Maine Community-Panel number 230051 00138, Zone C.
10. The certificate related that certain survey numbered 06-43 and dated JULY 31, 2006, made by TKM LAND SURVEYORS, covering ALTA/ACSM LAND TITLE SURVEY of 97 Forest Avenue and 102 Portland Street Portland, Maine.

The parties above are entitled to rely on the survey and this certificate as being true and accurate.

Timothy A. DeFilipp
(Land surveyor)

Dated: JULY 31, 2006 Registration No. 2246

SEAL

R6 RESIDENTIAL ZONE LOT 27

HIGH DENSITY
MULTIFAMILY DWELLINGS
MINIMUM LOT SIZE = 4,500. SF
MINIMUM STREET FRONTAGE = 40'
MINIMUM YARD DIMENSIONS (SETBACKS)
FRONT = 10'
REAR = 20'
SIDE: 1 to 3 stories = 10'
4 stories = 12'
5 stories = 15'
LOT WIDTH = 50'

B-2b COMMUNITY BUSINESS ZONE LOT 1

RETAIL, BUSINESS and SERVICE ESTABLISHMENTS
MINIMUM LOT SIZE = NONE
MINIMUM STREET FRONTAGE = 50'
MINIMUM YARD DIMENSIONS (SETBACKS)
FRONT = NONE, SHALL NOT EXCEED AVERAGE DEPTH OF CLOSEST DEVELOPED LOT
REAR = 10', EXCEPT WHERE A REAR YARD ABUTS A RESIDENTIAL ZONE
SIDE: NONE, EXCEPT WHERE A SIDE YARD ABUTS A RESIDENTIAL ZONE
LOT WIDTH = NONE

GRAPHIC SCALE
1" = 20' FEET

MARKERS TO BE SET
FIRE HYDRANT
UTILITY POLE
MANHOLE COVER
WATER SHUT OFF
SIGN
TREE
EXISTING STRUCTURE
REGISTRY BOOK/PAGE REFERENCE
APPROXIMATE SEWER LINE
APPROXIMATE WATER LINE
APPROXIMATE GAS LINE
OVERHEAD WIRES
TAX MAP
NOW OR FORMERLY
APPARENT RIGHT OF WAY
WOOD FENCE

LOCATION MAP

(1) CITY OF PORTLAND, MAINE
COUNTY OF CUMBERLAND.

(2) TAX MAP 36, BLOCK H, LOTS 1 & 27

(3) CITY OF PORTLAND ZONIG
ADOPTED BY PORTLAND CITY COUNCIL
LAST REVISED JULY 14, 2006

(4) CITY OF PORTLAND DEPARTMENT OF
PUBLICWORKS STREET LINES OF
PORTLAND STREET & FOREST AVENUE
PLATES # 132 - 134 - 163 & 177

(1) SOURCE DEEDS: BOOK 14761 PAGE 252
BOOK 14761 PAGE 253

(2) OWNER OF RECORD: SLC ENTERPRISES, INC.
P.O. BOX 8754
PORTLAND, MAINE 04104

(3) AREA OF SURVEYED PARCEL: 7,998 S.F.

(4) BEARINGS ARE MAGNETIC TO THE YEAR 2006.

(5) ALL BOOK, PLAN BOOK AND PAGE REFERENCES ARE AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PORTLAND, MAINE.

(6) THERE ARE 8 ON-SITE PARKING SPACES

(7) THE LOCATION OF UNDERGROUND UTILITY LINES WHICH SERVE THE PROPERTIES ARE NOT SHOWN.

(8) THE STATUS OF PORTLAND STREET WAS ACCEPTED BY ORDER OF CITY COUNCIL, APRIL 4, 1932. BEING 66' WIDE.

(9) THE STATUS OF FOREST AVENUE IS SHOWN ON STREET LINE PLATE #163 DATED JANUARY 1926 BEING 49.5' WIDE.

(10) THERE ARE NO OBSERVED EVIDENCE OF CEMETERIES.

(11) ZONING REQUIREMENTS FOR B-2b ARE MORE PARTICULALY DESCRIBED IN ZONING ORDINANCE AND NEED TO BE REFERRED TO FOR MORE SPECIFICS.

(12) LOT 36-H-27 IS CONVEYED A RIGHT OF WAY EIGHT (8) FEET WIDE TO BE USED IN COMMON WITH OTHERS AND EXTENDING FROM THE MOST SOUTHEASTERLY CORNER OF THE LOT TO MECHANIC STREET.

ALTA/ACSM LAND TITLE SURVEY
102 PORTLAND STREET
97 FOREST AVENUE
PORTLAND, MAINE

PREPARED FOR:
LONE PALM, LLC
134 MAIN ST, SUITE 3A
NEWBURY, MASS 01950

PREPARED BY:
TKM
LAND SURVEYORS INC.
P.O. BOX 1224
CAPE ELIZABETH, MAINE 04107

DRAWN: T.A.D.	JOB NUMBER 06-43	
CALC: T.A.D.	DATE: JULY 31, 2006	VERIFY VERTICAL PLUS DATUM
REVISION: 1.0	SCALE: 1" = 20'	NOT FOR RECORD USE