

Plan References

1. "PLAN OF LAND ON FOREST AVENUE, PORTLAND, MAINE FOR ROMCO, INC." JUNE 11, 1982, REVISED THRU AUGUST 29, 2000 BY OWEN HASKELL, INC. RECORDED IN C.C.R.D. PLAN BOOK 140, PAGE 35.
2. "ALTA/ACSM LAND TITLE SURVEY ON CASCO STREET, SHEPLEY STREET & OAK STREET, PORTLAND, MAINE MADE FOR C.B. RICHARD ELLIS," OCTOBER 21, 2002, REVISED THRU NOV. 19, 2002 BY OWEN HASKELL, INC.
3. "AS-BUILT ALTA/ACSM LAND TITLE SURVEY, 70-82 OAK STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR AVESTA OAK STREET LP," JANUARY 25, 2001 REVISED JUNE 19, 2012 BY OWEN HASKELL, INC.
4. "ALTA/ACSM LAND TITLE SURVEY OF: NORTHEAST REALTY PROPERTY, 84-94 OAK STREET, PORTLAND, MAINE FOR: NORTHEAST REALTY, INC." DECEMBER 21, 2005 REVISED DECEMBER 23, 2005 BY FOUR POINTS ASSOCIATES, INC.
5. "LAND TITLE SURVEY MADE FOR 39 FOREST AVENUE LLC, CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE," COMPILED BY MAIN-LAND DEVELOPMENT CONSULTANTS, INC., DATED MARCH 22, 1999 AND REVISED APRIL 1, 1999. RECORDED IN PLAN BOOK 199 PAGE 194.

General Notes

1. OWNER OF RECORD: NORTHEAST REALTY, INC. 10 DANA STREET, SUITE 400, PORTLAND, MAINE TAX MAP 37 BLOCK A LOTS 11 & 23 C.C.R.D. BOOK 2206 PAGE 55, BOOK 4083 PAGE 215, BOOK 6130 PAGE 268, AND BOOK 28617 PAGE 97.
2. BEARINGS ARE BASED ON CITY DATUM. CITY CONTROL POINTS USED:
 L=757-34-112 N: 299913.33 E: 2926805.99
 L=757-34-111 (POSSIBLY DISTURBED) N:300085.69 E:2927118.57
3. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT.
4. PROPERTY IS SUBJECT TO A PARKING AND STORAGE EASEMENT AS DESCRIBED IN DEED BOOK 33991 PAGE 38.
5. HILBORN COURT IS A 11 FOOT WIDE PASSAGEWAY BENEFITING PARCEL 2 OF DEED BOOK 4083 PAGE 215 - PART OF THE LOCUS PARCEL. THE PASSAGEWAY IS CURRENTLY BLOCKED BY A GUARDRAIL.
6. SURVEY WAS PERFORMED UNDER CONDITIONS OF SNOW AND ICE COVER.

Legend

● IRON PIPE OR ROD FOUND	✕✕ FENCE
■ MONUMENT FOUND	— METAL GUARDRAIL
○ UTILITY POLE	— CURB
○ MANHOLE	— OHW OVERHEAD WIRES
— SIGN	IPF/IRF IRON PIPE OR ROD FOUND
⊕ CATCH BASIN	N/F NOW OR FORMERLY
⊕ HYDRANT	000/000 DEED BOOK / PAGE
⊕ WATER VALVE OR SHUTOFF	
⊕ GAS VALVE	
● BOLLARD	
⊕ PM PARKING METER	

Flood Zone Note

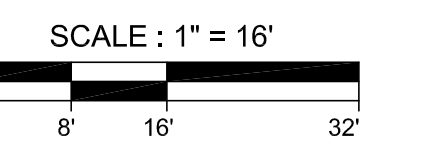
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C, AREAS OF MINIMAL FLOODING, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1981 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Zoning Information

NONE PROVIDED

Possible Encroachments

- ▲ BRICK SIDEWALK ONTO SURVEYED PARCEL 0.6' ±
- ▲ OVERHEAD UTILITIES CROSS PROPERTY LINE TO/FROM ADJACENT BUILDINGS
- ▲ ABUTTING BUILDING ONTO SURVEYED PROPERTY 0.6' ±
- ▲ LOCUS BUILDING OVER PROPERTY LINE 0.1' ±
- ▲ VENT FROM LOCUS BUILDING OVER PROPERTY LINE 1.1' ±
- ▲ HILBORN COURT BLOCKED BY GUARDRAIL



PRELIMINARY

ALTA / NSPS Land Title Survey
 84-94 Oak Street
 Portland, Cumberland County, Maine
 Made For
 NAI The Dunahm Group
 10 Dana St. #400, Portland, Maine

Surveyor's Certification

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 5, 6(A), 7(A), 7(B)(1), 7(C), 8, 11 AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 12, 2017.

SAMUEL D. GLIDDEN, PLS #2520
 DATE OF PLAT OR MAP: DECEMBER 22, 2017
 DATE OF REVISION:

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

DRAWN BY: SDG / JLW	FIELD BOOK: FILE	JOB NO. 2017-366 P
CHECKED BY: SDG	SCALE: 1" = 16'	DRWG. NO. 1