

**Plan References:**

- Plan depicting the division of the estate of the late Hon. Benjamin Larrabee, recorded May 6, 1812 in CCRD Book 65, Page 25. Another version of said plan is on file in City Engineer's Vault as Book 2, Page 13, prepared by Anson & Cummings.
- "Atlas Of Cumberland Co. Maine", published 1871 by F.W. Beers & Co.
- "City Of Portland Revaluation Plans", dated 1882 by W.A. Goodwin, City Eng., recorded October 24, 1884 in CCRD Plan Book 5, Page 37.
- "Portland Maine", dated October 1886, corrected August 1894, published by the Sanborn Map and Publishing Co.
- "Insurance Maps, Portland, Maine", dated 1909, last revised 1951 by Sanborn Map Company.
- "Richards Standard Atlas Of The City Of Portland Including The City Of South Portland, Maine", dated 1914 published by Richards Map Company.
- "Plan Of Property In Portland Maine Made For Maine Savings Bank And Fred N. Dow Estate", dated November 24, 1948 by H. I. & E. C. Jordan, Civil Engineers, recorded December 1, 1948 in CCRD Plan Book 34, Page 17.
- "Standard Boundary Survey, New England Telephone And Telegraph Company", dated January 1923, revised January 26, 1923 by T. F. McDonald Land Surveyors, recorded June 7, 1924 in CCRD Plan Book 194, Page 177.
- "Standard Boundary Survey Of Fleet Bank Properties For Fleet Financial Group, Inc.", dated April 8, 1996, last revised September 17, 1996 by Sebago Technics, recorded September 24, 1996 in CCRD Plan Book 196, Page 329.
- "ALTA/ACSM Land Title Survey, Maine Savings Plaza Made For C. B. Richard Ellis", dated 1973, last revised October 23, 2002 by Owen Haskell, Inc., recorded January 8, 2003 in CCRD Plan Book 203, Page 10.
- "ALTA/ACSM Land Title Survey On Casco Street, Shepley Street & Oak Street, Portland, Maine Made For C. B. Richard Ellis", dated October 21, 2002, last revised November 19, 2002 by Owen Haskell, Inc., recorded January 8, 2003 in CCRD Plan Book 203, Pages 11 & 12.
- "ALTA/ACSM Land Title Survey On Casco Street, Shepley Street & Oak Street, Portland, Maine Made For Record Owner 511 Loca Limited Partnership", dated October 21, 2002, last revised December 12, 2012 by Owen Haskell, Inc., recorded January 2, 2013 in CCRD Plan Book 213, Pages 1 - 3.
- Plan depicting a survey of "Walker Manual Training School" and "Casco Street School" along Casco Street. Survey was made September 1923. City File No. 2.
- "City Of Portland, City Property". Plan is on file in City Engineer's Vault, City File No. 15.

**Legend:**

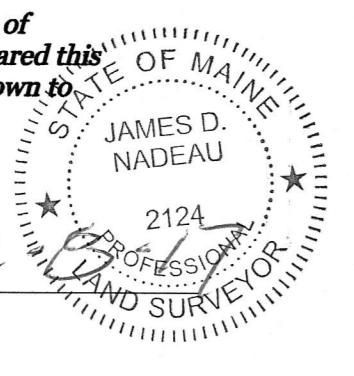
- Manhole
- Communications Manhole
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- Gas Valve
- Water Line
- Gas Line
- Sewer Line
- Overhead Utility Line
- Underground Electric Line
- Communications Line
- Sign
- Record only
- Street Tree
- Light Pole

**Surveyor's Statement:**

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 stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

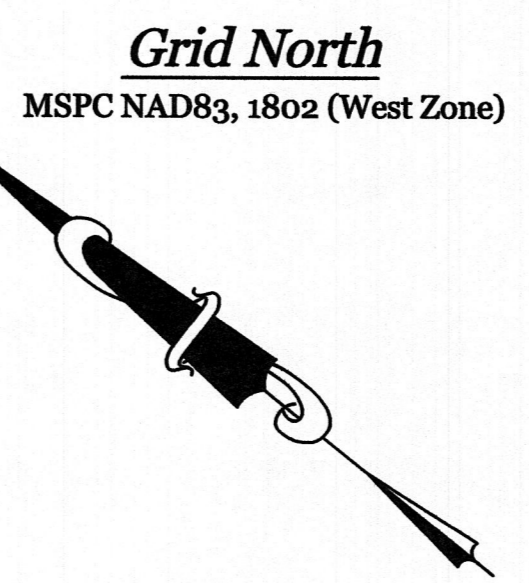
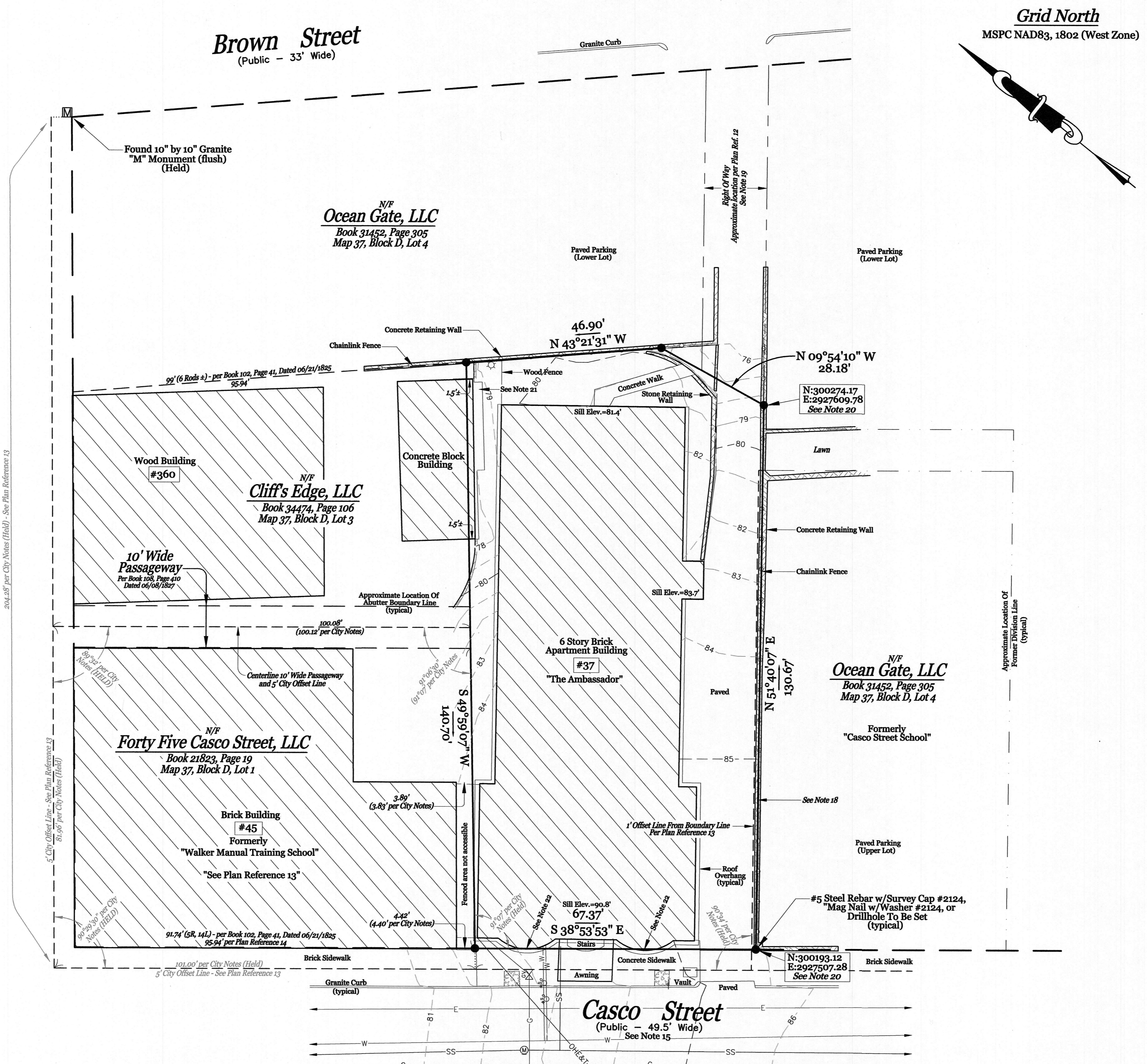
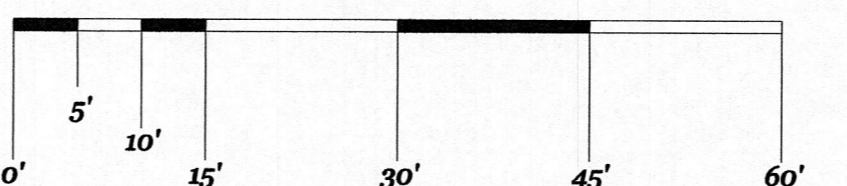
Nadeau Land Surveys  
 James D. Nadeau, P.L.S. #2124 (agent)  
 Date: \_\_\_\_\_



**Locus Deed Reference:**

Shirley F. Quirk - Personal Representative of the  
 Estates of John J. Quirk & Sally L. Quirk  
 To  
 Ambassador, LLC  
 dated May 18, 2016 and recorded May 19, 2016 at the  
 Cumberland County Registry of Deeds in Book 33121, Page 297.

**Graphic Scale:**



**General Notes:**

- This plan is intended to show the location and boundaries of the subject property, not to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
- This office reserves the right to be held harmless by all 3rd party claims.
- 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.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Letter Of Agreement" dated September 22, 2017 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for any errors which may exist in the plans listed in the Plan References hereon.
- Locus Parcel is shown on the City of Portland Assessor's Map 37, Block D, as Lot 7, and is listed as 37 Casco Street.
- Area of Locus Parcel is 9,774 square feet (0.22 acre).
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Survey Notes.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B, index dated December 8, 1998. The parcel scales in Zone C.
- All building corner offsets have been measured from brick building corners.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Per City Records, Casco Street was first known as Orange Street and laid out May 22, 1824, then discontinued November 1, 1824. The town way was re-petitioned and laid out October 19, 1825 as 3 rods wide (49.5') and described in Session Records Vol. 5, Page 238 during the April 1826 term.
- Coordinates, bearings and north orientation shown hereon are based upon Grid North, Maine State Plane Coordinates System, North American Datum of 1983, West Zone and checked to the City of Portland Control Network. Contours and elevations shown hereon are based upon National Geodetic Vertical Datum of 1929 per City of Portland. Project Benchmark is the top of granite "M" monument at the westerly corner of Forest Avenue and Cumberland Avenue with an elevation of 80.57' (NGVD29). Referenced horizontal datum was established with GPS static observations taken on site with Topcon HiPer II base and rover units.
- The underground utilities shown have been located from field survey information and existing drawings. This office makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
- Per CCRD Book 902, Page 418, dated October 7, 1912, the southeasterly sideline was "established by the City of Portland and Eli Webb, April 9, 1863" and as depicted per Plan Reference 13. This line appears to have been a boundary line agreement between abutters, but no record of the apparent agreement was found in the registry of deeds by this office.
- See CCRD Book 2868, Page 391, dated November 20, 1964, for a right of way from Maine Savings Bank to Saul G. Chason and Dorothy F. Chason which was in effect until November 15, 1997. This office recommends that a title attorney review status, and rights, title, and interest of this right of way.
- Spot grades are for engineering purposes only, and shall not be used as project benchmarks. 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.
- Portions of the concrete block building and roof overhang on land N/F Cliff's Edge, LLC appear to encroach onto Locus Parcel.
- Portions of the locus brick building, stairs, awning and roof overhangs appear to encroach into the Casco Street right of way.

Plan Depicting The Results Of A Boundary Survey  
 & Topography Survey Made For  
**Ambassador, LLC**  
 Northeastly Sideline Of Casco Street  
 Portland, Maine

PREPARED BY:		
 <b>Nadeau Land Surveys</b> Professional Land Surveyors Certified Floodplain Managers		
918 BRIGHTON AVENUE PORTLAND, ME 04102	PH: (207) 878-7870 FAX: (207) 878-7871	
RECORD OWNER:	DRAWN BY:	PLAN DATE:
Ambassador, LLC 104 Grant Street Portland, Maine 04101	MLC	12/8/2017
	CHECKED BY:	SURVEY DATE:
	JDN/TPB	November 2017
	INSTR:	SCALE:
	Topcon DS-205AC & Topcon HiPer II GPS	1" = 15'
FIELD BOOK:	JOB No:	SHEET No:
FB 407 & Topcon Tools	2171781BT	1 of 1