

Plan Reference:

"Plan Depicting The Results Of A Boundary Survey & Topography Survey Made For Ambassador, LLC, Northeastly Sideline Of Casco Street, Portland, Maine", dated December 8, 2017 by Nadeau Land Surveys, Professional Land Surveyors, Portland, Maine.

Grid North

MSPC NAD83, 1802 (West Zone)

Brown Street
(Public - 33' Wide)

Cumberland Avenue
(Public - 66' Wide)

Legend:

- ⊙ Manhole
- ⊕ Communications Manhole
- ⊖ Utility Pole w/ Guy Wire
- ⊕ Water Shutoff
- ⊕ Water Valve
- W — Water Line
- G — Gas Line
- SS — Sewer Line
- OHE&T — Overhead Utility Line
- E — Underground Electric Line
- UT — Communications Line
- Sign
- (123.45) Record only
- ⊙ Street Tree
- ⊙ Light Pole

Approved By The City Of Portland Planning Board:

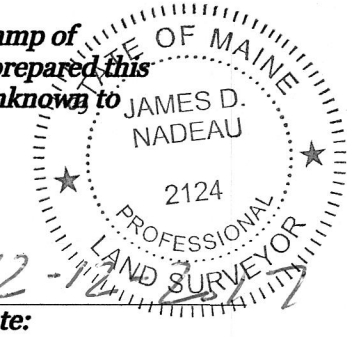
Name: _____ Date: _____

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed herein, 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.

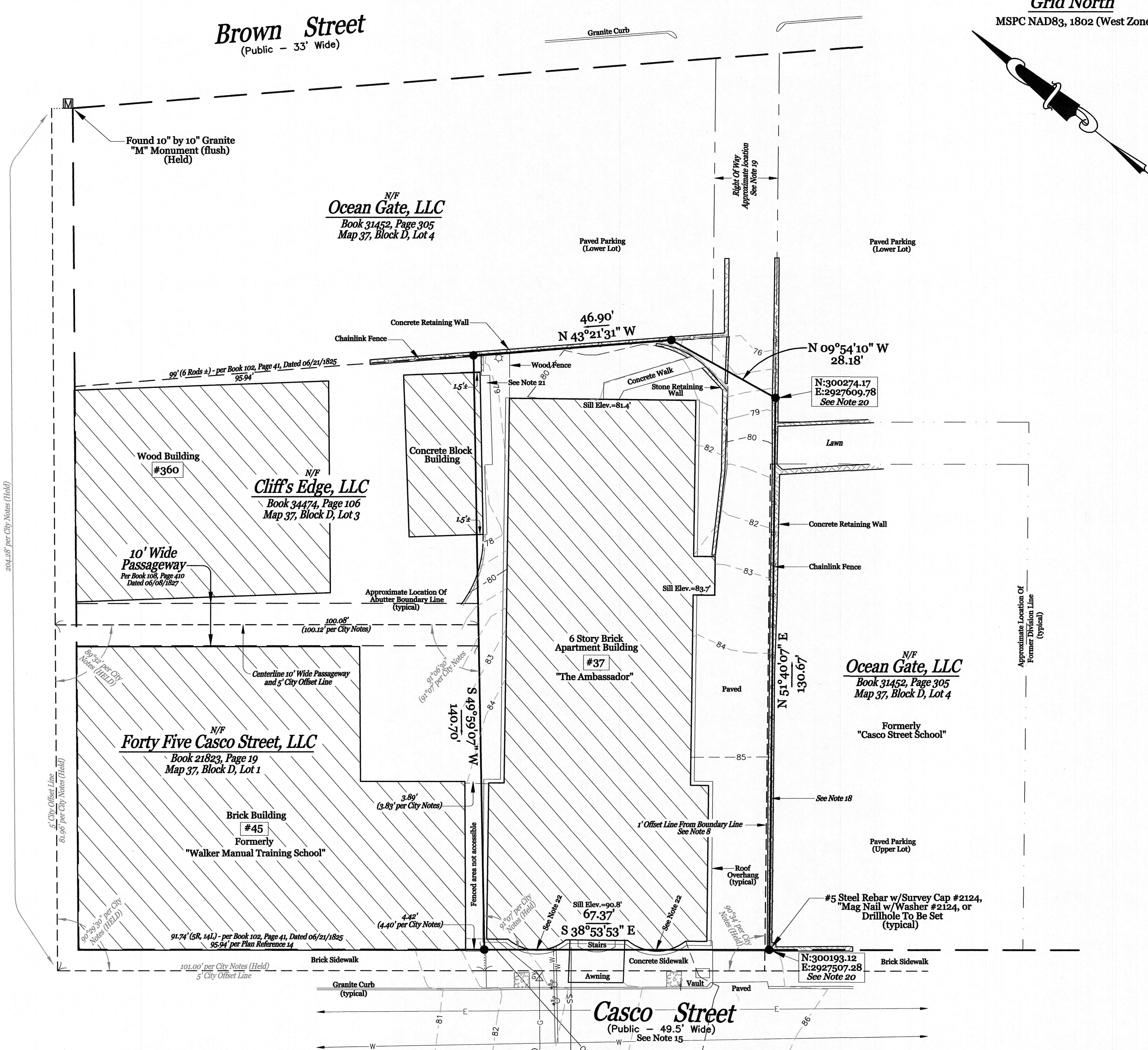
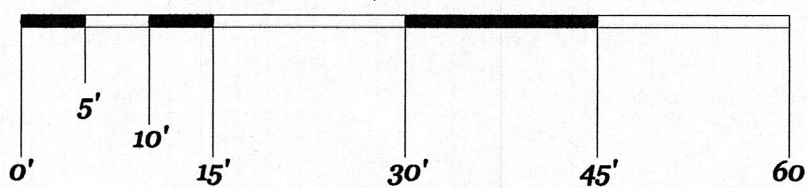
Nadeau Land Surveys
James D. Nadeau, P.L.S. #2124 (agent)
Date: _____



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 3312, Page 297.

Graphic Scale:



General Notes:

1. 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.
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 September 22, 2017 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. See the Plan Reference listed hereon for source of boundary information.
9. 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.
10. Area of Locus Parcel is 9,774 square feet (0.22 acre).
11. 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 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 0013B, index dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets have been measured from brick building corners.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. 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.
16. 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.
17. 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.
18. 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.
19. 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.
20. 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.
21. Portions of the concrete block building and roof overhang on land N/F Cliff's Edge, LLC appear to encroach onto Locus Parcel.
22. Portions of the locus brick building, stairs, awning and roof overhangs appear to encroach into the Casco Street right of way.

Subdivision Plat
Made For
Ambassador, LLC
Northeastly Sideline Of Casco Street
Portland, Maine

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

RECORD OWNER: Ambassador, LLC 104 Grant Street Portland, Maine 04101	DRAWN BY: MLC	PLAN DATE: 12/12/2017
CHECKED BY: JDN/TPB	SURVEY DATE: November 2017	
INST.: Topcon DS-902AC & Topcon HiPer II GPS	SCALE: 1" = 15'	
FIELD BOOK: FB 407 & Topcon Tesla	JOB NO: 2171781SUB	SHEET No: 1 of 1

Shepley Street