

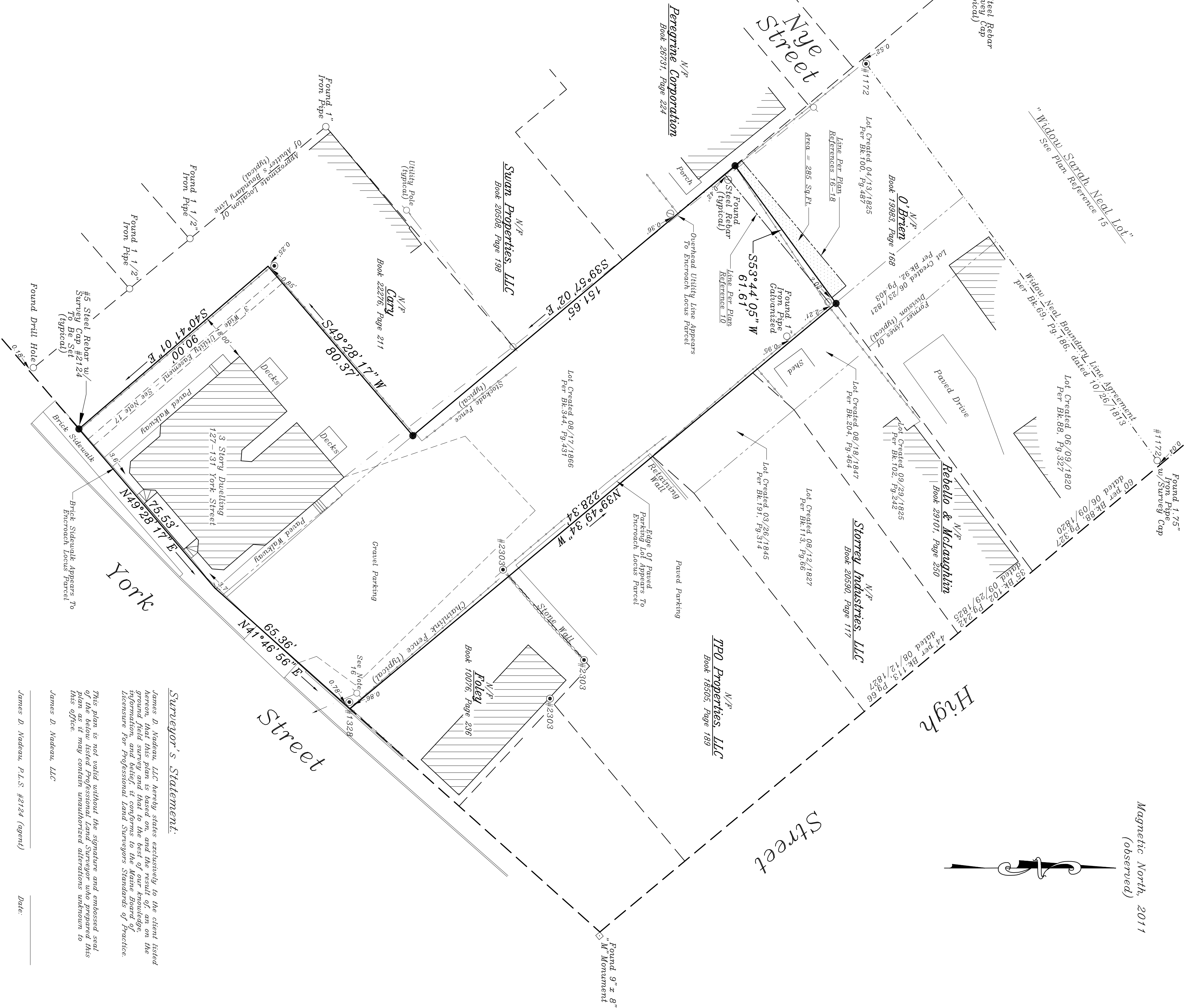
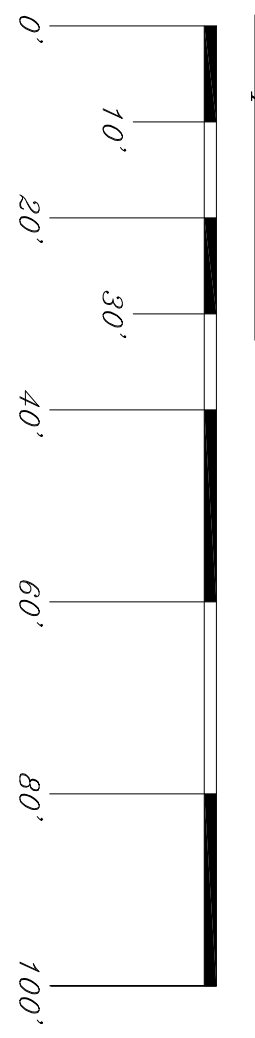
General Notes:

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 by all 3rd party claims.
3. This survey does not reflect any of the following or specifically stated in the referenced documents:
  - a. setback compliance or restrictive covenants
  - b. zoning or other land use regulations
  - c. the location of underground utilities/structures.
4. This office reserves the right to be held harmless for unknown or unadmittable private records which could affect the results of this survey.
5. Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s) which shall be considered an integral part of this survey.
6. N/P is an abbreviation for New or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan as data is as shown as listed as 125' & 127' York Street.
9. Locus Parcel is shown on the City of Portland Assessor's Map 44, Block A, as Lots 4 & 5, and is listed as 125' & 127' York Street.
10. Area of Locus Parcel is 21,554 square feet (0.49 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 the 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-Plan Number 4300501 00150, under dated December 8, 1998. The parcel scales in Zone C.
13. All building corner offsets to boundary lines are from corners/points and not building foundation.
14. Chd. 1-898-DIGSAPR at least three business days before performing ANY excavation.
15. See CCRD Book 28822, Page 1, dated July 3, 2011, for Declaration of Condominium - 149 apartment flats condominium.
16. See CCRD Book 28807, Page 76, dated May 24, 2011, for Assesment from Harborview Development, LLC to Central Maine Power Company.
17. See CCRD Book 17445, Page 28, dated March 14, 2002, for Assesment from Lulu Ferne Nichols to Stephen Deane, III. Due to utility evidence found in the field, this office recommends verifying location of dated lines.
18. This boundary plan does not reflect any encroachances from Harborview no liability or responsibility for errors and/or omissions in all applicable condominium documents, if any.

Locus Deed Reference:

Harborview Apts LLC  
 To  
Harborview Development LLC  
 dated and recorded December 3, 2010 at the Cumberland County Registry of Deeds in Book 28830, Page 45.

Graphic Scale:



Magnetic North, 2011  
 (observed)

Surveyor's Statement:

James D. Nadeau, LLC 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 and belief, the same is correct and conforms to the standards and practices of the profession of Professional Land Surveyors in the State of Maine.

This plan is not valid without the signature and embossed seal of the below listed Professional Land Surveyor who prepared this plan. The seal may contain watermarked information which is the property of the Professional Land Surveyors Standards of Practice.

James D. Nadeau, LLC  
 James D. Nadeau, P.L.S. #2124 (copy)

Plan References:

1. City of Portland Atlas, Plate 48C, dated 1875, on file at the Cumberland County Registry of Deeds.
2. City of Portland The Map Surveys - 1800's, Pages 118 & 119, on file at the City of Portland Engineering Vault.
3. City of Portland Boundary Plans dated 1882, recorded October 24, 1884 at the Cumberland County Registry of Deeds in Plan Book 5, Page 14.
4. Standard Insurance Maps of Portland, Maine, Volume One, Sheet 45, dated September 1931, on file at the Cumberland County Registry of Deeds.
5. Richards Standard Atlas of the City of Portland, Plate 4, dated 1914, on file at the Cumberland County Registry of Deeds.
6. State of Maine Department of Transportation Bureau of Highway Right of Way, D.O.T. File No. 3-283, Sheets 5 & 6 of 7, dated March 1972, recorded November 7, 1980 at the Cumberland County Registry of Deeds in Plan Book 129, Pages 9 & 10.
7. Plan of Property in Portland, Maine Made For Donna F. Allen, John A. & Lorena Knight, dated April 8, 1977 by H.I. & E.C. Jordan - Surveyors, recorded December 16, 1982 at the Cumberland County Registry of Deeds in U.O. File 92-1.
8. South Park Condominiums: 45 Park Street, Portland, Maine Plan of Property Made, recorded December 16, 1982 at the Cumberland County Registry of Deeds in U.O. File 92-1.
9. Standard Boundary Survey of Land in Portland, Maine For James Tracy, 48 High Street, dated June 4, 1987, revised November 13, 1987 by Robert J. Fogarty, recorded November 13, 1987 at the Cumberland County Registry of Deeds in Plan Book 166, Page 63.
10. Standard Boundary Survey of York Street in Portland, Maine For Mrs. Gilmore L. Nichols, dated May 8, 1989 by Owen Haskell, Inc., South Portland, Maine, recorded November 13, 1989 at the Cumberland County Registry of Deeds in Plan Book 166, Page 63.
11. Standard Boundary & Existing Conditions Survey On Commercial Street, Portland, Maine, Gufford Industries, Inc. To A.C.A. Realty Trust, dated October 2, 1995 by Owen Haskell, Inc., Portland, Maine, recorded November 29, 1995 at the Cumberland County Registry of Deeds in Plan Book 150, Page 586.
12. State of Maine Department of Transportation Right of Way Map, State Highway D.O.T. File No. 3-283, dated November 1992, recorded April 30, 2002 at the Cumberland County Registry of Deeds in Plan Book 202, Page 249.
13. Land Title Survey On Nye Street, Portland, Maine Made For James Stangell, dated October 29, 2003, revised November 4, 2003 by Owen Haskell, Inc., Portland, Maine, D.O.T. File No. 3-3757, Sheet 22 of 22, dated November 1992, recorded April 30, 2002 at the Cumberland County Registry of Deeds in Plan Book 202, Page 249.
14. Condominium Plat "McCormick Place" in Portland, Me. For Swan Properties L.L.C. dated July 2004 by Daniel T.C. Laddoni, Land Surveyor, Durham, Maine, recorded December 20, 2004 at the Cumberland County Registry of Deeds in Plan Book 204, Page 607.
15. Plan Showing A Standard Boundary Survey Made For George J. Rice, 40-42 High Street, Portland, Maine, dated August 20, 2007 by Daniel J. Delonzo, LLC, dated December 16, 2007 at the Cumberland County Registry of Deeds in Plan Book 211, Page 181.
16. Boundary Survey (Site Plan) At 127-129 York Street, Portland, Maine, For Harborview Development LLC, dated October 20, 2010, last revised June 6, 2011 by Ocean Park Land Surveying LLC, Old Orchard Beach, Maine.
17. Subdivision Plat At 127-129 York Street, Portland, Maine For Harborview Plink Condominiums & Harborview Pounomes Condominiums, dated October 20, 2010, last revised October 23, 2011 by Ocean Park Land Surveying LLC, Old Orchard Beach, Maine.
18. Condominium Plat Of Harborview Condominium At 121-129 York Street, Portland, Maine, dated January 16, 2011 by Ocean Park Land Surveying, Old Orchard Beach Book 211, Pages 181.

Plan Depicting The Results Of A Boundary Survey  
 Made For  
**Harborview Development, LLC**  
 Northwesternly Sideline Of York Street  
**Portland, Maine**

PREPARED BY:

**James D. Nadeau, LLC**  
 Professional Land Surveyors  
 Certified Floodplain Managers

518 BRIGHTON AVENUE  
 PORTLAND, ME 04102

PH: (207) 878-7870  
 FAX: (207) 878-7871

RECORD NUMBER:	DRAWN BY:	TPB/JDN	PLAN DATE:	12/05/2011
HARBORVIEW DEVELOPMENT, LLC	CHECKED BY:	MIC	SURETY DATE:	Nov. 2011
P.O. Box 8616 Portland, Maine 04104	INSTR. TOPCON GPT-3003W	SCALE:	1" = 20'	
FB 397 & FB 398	JOB NO. 21112639	SHEET NO. 1	OF 1	