

Plan References:

1. SURVEY FOR ELIAS THOMAS ON APRIL 1913 BY E.C. JORDAN & CO.
2. PLAN OF BRACKETT STREET SHEET NO. 1 OF 3, E.C. JORDAN & CO. FILE # 294.
3. PLAN OF DANFORTH STREET BY E.C. JORDAN & CO.
4. "BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK AND BRACKETT ST. PORTLAND, MAINE MADE FOR DAN FISHER LLC" BY OWEN HASKELL, INC. DATED SEPTEMBER 15, 2008.
5. "BOUNDARY AND TOPOGRAPHIC SURVEY ON YORK STREET, PORTLAND, MAINE MADE FOR TOM LANDRY" APRIL 8, 2013 REV. 1 07-01-13 BY OWEN HASKELL, INC.
6. "MINOR SITE PLAN OF 24-28 TATE STREET PARKING LOT FOR B.S. INGERSOLL, INC. JAN. 14, 1993 SEBAGO TECHNICS"
7. PLAN OF LOTS ON DANFORTH, BRACKETT, PINE, DOW, JEFFERSON, STATE, WATER, SPRUCE & GRAY STREETS 1829 RECORDED IN DEED BOOK 126, PAGE 525.

Notes:

1. OWNER OF RECORD: 22-28 TATE STREET, LLC
3 CARROLL STREET, PORTLAND, MAINE
TM 44 BLOCK E LOTS 15, 17, 19
C.C.R.D. BOOK 32116 PAGE 278 AND 280
2. BEARINGS ARE BASED ON MAINE STATE PLANE WEST ZONE, NAD 83. PER PLAN REFERENCE 4. CITY CONTROL POINTS USED: 1124-27-1287 AND 1124-27-1284.
3. ELEVATIONS ARE BASED CITY DATUM. CITY BENCHMARK: PLANE BOLT ON WYMAN STREET. DATUM ELEVATION = 100.11'. CITY FIELD BOOK 3249 PAGE 69. DANFORTH STREET ELEVATION = 100.11'. CITY FIELD BOOK 3249 PAGE 69.
4. THIS PROPERTY CAN BE TRACED BACK TO AN 1846 DEED (191/209) FOR LOTS 4 AND 5 ON THE 1829 PLAN REFERENCE 6. THAT PLAN ONLY HAS DIMENSIONS ON THE BRACKETT STREET. THE SUM OF THE DIMENSIONS ON THE PLAN, 588 FEET, DOES NOT MATCH THE FIELD DIMENSION FROM THE SURVEY. THE FIELD DIMENSION OF 579 FEET ALONG BRACKETT STREET DOES NOT MATCH EITHER THE LOCATION OF THE LINES OF LOTS 4 AND 5 WERE ESTABLISHED BY PROPAGATING THE DIMENSIONS ALONG BRACKETT AND TATE STREETS. TAX LOTS 15, 17, 16 AND 20 HAVE ORIGINAL DESCRIPTIONS CALL FOR THE REAR LINES TO BE HALF WAY BETWEEN BRACKETT AND TATE STREETS. TAX LOT 18, CREALED FROM A BIGGER LOT 18. THE LOCATION OF THE REAR BOUNDARY HAS THE REAR LINE DEFINED AS 70 FEET FROM BRACKETT STREET.
5. SURVEY COMPLETED WITHOUT A CURRENT TITLE COMMITMENT.

Zoning Information:

NONE PROVIDED BY TITLE INSURER

Flood Zone Note:

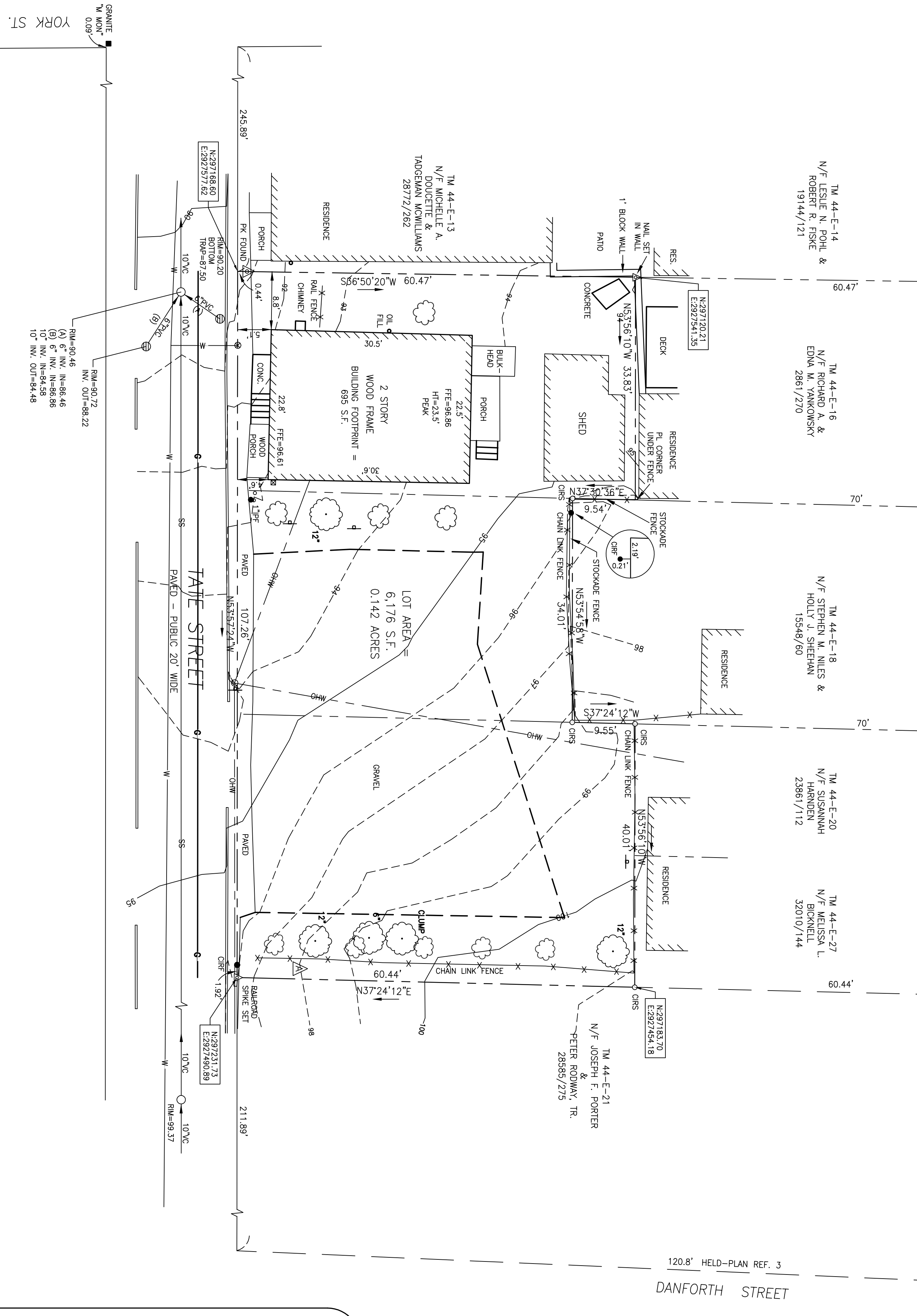
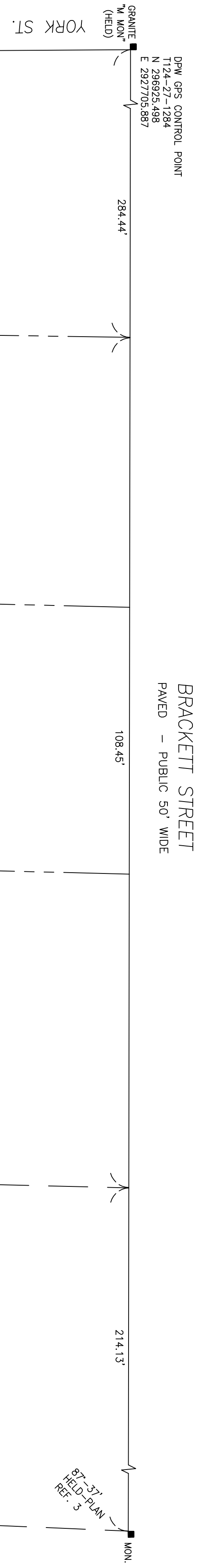
BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 230051 00138, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

Possible Encroachments:

USE UP TO FENCE

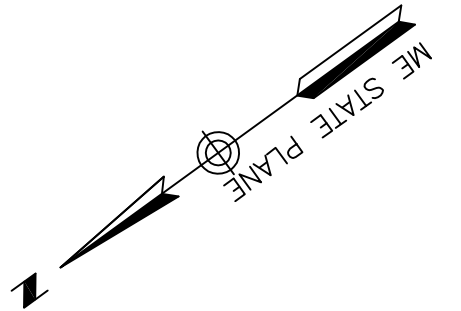
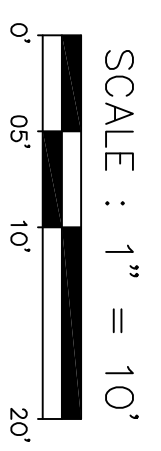
Legend:

- CAPPED IRON ROD SET
- MONUMENT FOUND
- ⊗ WATER VALVE
- ⊗ UTILITY POLE
- MANHOLE
- CATCH BASIN
- ⊕ SIGN
- ⊕ ELECTRIC METER
- ⊕ SHRUB
- ⊕ DECIDUOUS TREE
- ⊕ CONIFEROUS TREE
- CURB
- FENCE
- OVERHEAD WIRES
- WATER LINE
- SANITARY SEWER
- STORM DRAIN
- 1" CONTOUR
- NOW OR FOREVER
- DEEP BODY/PAVE
- 000/000
- SCHEDULE B EXCHERTION
- POSSIBLE ENCROACHMENT



Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN ARE ACCURATE. SUCH UTILITIES SHOULD NOT BE DEPENDENT ON THE SURVEYOR'S FIELD SURVEY. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PRESUMED LOCATED THE UNDERGROUND UTILITIES ALONG BRACKETT AND DANFORTH STREETS. THE SURVEYOR HAS NOT VERIFIED THE LOCATION OF ANY UTILITIES. ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



ALTA/ACSM Land Title Survey

22-28 Tate Street
Portland, Cumberland County, Maine
made for
Renewal Housing Associates, LLC
3 Canal Plaza, Portland, Maine

Surveyor's Certification

JOHN C. SCHWARDT
PROFESSIONAL LAND SURVEYOR NO. 1252
IN THE STATE OF MAINE
DATE OF PLAN: SEPT. 16, 2015
REVISION DATE:

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE AND ACCURATELY LOCATED AND CORRECTLY RECORDED IN ACCORDANCE WITH THE ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 7(B)(1), 8, 11(A) AND 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JUNE 5, 2015.

OH# JOB NO. 2015-095 P

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