LEGEND

- Monument – found
- Iron marker – found
- Property line (locus)
- Property line (abutter)
- Easement line
- Edge of pavement
- Stone wall
- Curb
- Wire fence
- Bollard
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Water shutoff
- Fire hydrant
- Manhole
- Telephone manhole
- Water manhole
- Catch basin (round)
- Overhead utility line
- Underground water line
- Underground electric line
- Contours (1ft)
- Contours (5ft)
- N/F — Now or formerly of
- 1234/567 — Deed reference (Book/Page)
- Deciduous tree
- Coniferous tree
- Existing building
- Concrete

NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds.

2) Bearings are referenced to the Maine State Coordinate System, West Zone NAD1983(HARN) derived from City of Portland information. Base point used "T110–65–152" N 298818.8140 E 2925314.3180. Azimuth point "T124–26–1257 N 298424.6162 E 2925230.1991.

3) Elevations are based on City of Portland datum. Benchmark is the street monument at the Northeasterly corner of Sherman and Mellen streets as provided by the City of Portland. Elevation: 51.70'.

4) Utility information on this plan is approximate, based on location of visible. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

5) Property lies within Zone X based on FIRM Community #230051 Panel #0013 B, dated July 17, 1986. It does not lie within a special flood hazard area.

6) There are discrepancies between the language contained in the deed descriptions for easements 3 and 4 and the Exhibit A diagram attached to the deeds. Corrective deeds for these easements are recommended prior to the conveyance of either parcel. As Parcels A and B are currently owned by the same entity, the easements may be considered null and void.

PLAN REFERENCES

1) Standard Boundary Survey, Plan of Property made for SCI Maine Funeral Services, Inc. by R.P. Titcomb Associates, Inc. dated February 5, 1987 and revised through August 17, 2001.

2) ALTA/ACSM Land Title Survey made for JPH Properties, Inc. by Northeast Civil Solutions dated September 13, 2006.

3) Condominium Plat made for 14 Mellen Street Condominiums by Back Bay Boundary, Inc. Land Surveying dated January 21, 2005 recorded in Book 205, Page 361.

4) Land Title Survey made for Peoples Heritage Bank by Stevens Morton Rose and Thompson dated October 15, 1992 recorded in Plan Book 193, Page 5.

5) Condominium Conversion made for Otis C. and A. Mavoureen Thompson by Northeast Civil Solutions dated November 22, 2004 recorded in Plan Book 204, Page 896.

EASEMENTS / ENCUMBRANCES

1) Parcels A and B are subject to an overhead utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by John A. McIntosh, Jr. in Book 12644, Page 70.

2) Parcel B benefits from an easement over Parcel A conveyed to John A. McIntosh, Jr. by JPH Properties, Inc. in Book 16332, Page 93.

3) Parcel A is subject to an easement conveyed to SCI Maine Funeral Services, Inc. by John A. McIntosh, Jr. in Book 11651, Page 182.

4) Parcel A is subject to an easement conveyed to McIntosh Realty, LLC by The John A. McIntosh Trust in Book 32103, Page 183.

5) Parcel B benefits from an easement conveyed to McIntosh Realty, LLC by The John A. McIntosh Trust in Book 32103, Page 178.

OWNERS OF RECORD

Parcel A: McIntosh Realty LLC Book 32103, Page 183

Parcel B: McIntosh Realty LLC Book 32103, Page 178

Parcel C: Rochelle G. Dassa Residuary Trust Book 28907, Page 208

AREA

Parcel A:	13,373 square feet
Parcel B:	8,616 square feet
Parcel C:	27,780 square feet
Total	49,769 square feet

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273

STATE OF MAINE
REX J. CROTEAU
2273
PROFESSIONAL LAND SURVEYOR

PLAN OF

Existing Conditions Survey

757 Congress Street — Portland, Maine

MADE FOR

Joe Delois

JOB #87007	DATE: December 2, 2015	SCALE: 1" = 20'
BOOK #756		
87007–2015		
FILE #3929		

Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 07/27/17