Grid North

MSPC NAD83, 1802 (West Zone)

Graphic Scale:

0' 5' 10' 20' 30' 40'

Plan References:

1. Plan of the Widow Brackett Dower recorded October 10, 1823 at the Cumberland County Registry of Deeds (CCRD) in Book 126, Page 525.
2. "Plan Of Land West Of The Bracket Line In Portland", recorded June 12, 1833 in CCRD Plan Book 1, Page 1.
3. "Plan And Division Of Property In The City Of Portland", recorded December 21, 1850 in CCRD Plan Book 1, Page 20.
4. City of Portland Atlas, Plate 48C, dated 1873, on file at CCRD.
5. Copy Of The Original Division Plan, by Wm Anson, dated January 1857, copied January 1871, by Thomas Chappell, City file 359/12.
6. City of Portland Revaluation Plans, dated 1882, recorded October 24, 1884 in CCRD Plan Book 5, Page 55.
7. "Lot Plan Of Adams Place, Portland, Maine, Made For A.B. Warren And W.W. Parkman," dated November 1948, surveyed by P.C. Emery, recorded December 1, 1948 in CCRD Plan Book 34, Page 20.
8. "Condominium Plat & Boundary Survey Of Blythe Court Condominium", last revised September 24, 2002, by Sebago Technics, recorded September 25, 2002 in CCRD Plan Book 202, Page 596.
9. "Condominium Plat "2 & 4 Houlton Street Condominium" #2 & #4 Houlton Street, Portland, Maine Made For Record Owner Ian Smith", revised October 16, 2007, by Owen Haskell, Inc., recorded June 11, 2008 in CCRD Plan Book 208, Page 264.

Locus Deed Reference:

Federal Home Loan Mortgage Corporat

To

Jeffrey B. Baker

dated January 9, 2013 and recorded January 11, 2013 at the Cumberland County Registry of Deeds in Book 30295, Page 105.

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 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 "Contract For Land Surveying Services" 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. This office does not accept any liability for errors in the Plan References listed hereon.
9. Locus Parcel is shown on the City of Portland Assessor's Map 55, Block B, as Lot 33, and is listed as 14 Blythe Court.
10. Area of Locus Parcel is 2,331 square feet (0.05 acre).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted otherwise.
13. Blythe Court, formerly known as Cushman's Court and/or Walker's Court is a private street. No established width was found. Title to Blythe Court appears to remain in the heirs of Alvan Cushman. This office recommends consulting a title attorney for any rights, title and or interest in said Blythe Court.
14. See CCRD Book 2704, Page 36, dated September 17, 1962, from George F. Russell and Laura Russell to Faith Obear and Edith M. Whitten for rights excepted and reserved, in particular to rights of ways across land of grantor to Houlton and Brackett Streets. See said deed for rights to maintain sewer, water and electric lines serving the Locus Dwelling.
15. See CCRD Book 2053, Pages 40 & 41, dated November 24, 1948, from Alton B. Warren and Wilber W. Parkman to Portland Water District for rights to their water pipes and mains.
16. A portion of the abutter's dwelling appears to encroach the Locus Parcel. It appears said portion was not part of the original building construction, and was added onto the main structure at a later date. Age of improvements to abutter's dwelling are unknown to this office.
17. To date, no record easement has been found for access for others over paved walkway.

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 surveyor's seal 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: 4-2-13

CITY OF PORTLAND, MAINE — RESURGAM

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 08/19/13

Plan Depicting The Results Of A Boundary Survey

Jeffrey B. Baker

Northeasterly Sideline Of Blythe Court & Southerly Sideline Of Houlton 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: Jeffrey B. Baker, 14 Blythe Court, Portland, Maine 04101	DRAWN BY:	MLC	PLAN DATE:	4/2/2013
	CHECKED BY:	JDN/TPB	SURVEY DATE:	March 2013
	INSTR.	Topcon GPT-3003W & Topcon Hyper II GPS	SCALE:	1" = 10'
FIELD BOOK:	FB 399 & Topcon Ranger	JOB No: 2121369B	SHEET No:	1 of 1