Titcomb Associates

Land Surveying Land Planning

133 Gray Road
Falmouth, Maine 04105-2029
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CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

November 12, 2014

Barak and Miriam Olins
P.O. Box 84
South Freeport, ME 04078

RE: 2 Taylor Street, Portland, Maine

Dear Barak & Miriam:

At your request we have conducted field work at the above captioned property to obtain State Plane coordinates based on the City of Portland Horizontal Datum for the property corners, as well as a benchmark elevation based on a granite monument benchmark located at the intersection of Danforth Street and Briggs Street on the City of Portland Vertical Datum per level notes located in Level Book 767, Page 4. These results are shown on the enclosed sketch.

At the City of Portland's request, we have obtained the current status for May Street and Taylor Street:

May Street-	Accepted:	August 4, 1862
	Width:	33 feet wide
	Record:	Department of Public Works Street Records Book 1, Page 128.
Taylor Street-	Accepted:	February 2, 1878
	Width:	50 feet wide
	Record:	Department of Public Works Street Records Book 1, Page 182.

We have also updated the deed research of the property from the date of the Bruce Bowman Boundary Survey Plan (October 14, 1999) to confirm your ownership. The current deed for the property is enclosed.

Please let me know if you have any questions.

Sincerely,

David E. Titcomb, PLS
President, Titcomb Associates

Enclosures: Sketch Plan
Copy of current deed
Copy of Bruce Bowman plan

\CP\2014\214073\letter

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NOTES

1) This is not a boundary survey. The purpose of this plan is to establish coordinate values for the property corners based on the City of Portland Horizontal Datum. The property corners shown on this sketch are based solely on a "Plan of Boundary Survey of 10–16 May Street" made for Keith C. & Tanya M. McMullan and Robert C. Hains by Bruce R. Bowman, Inc. dated October 14, 1999; the bearings have been rotated to match the City of Portland datum.

2) Elevations are based on the City of Portland Vertical Datum. Benchmark is the top of a brass plug in a 6"x6" granite monument at the intersection of Danforth Street and May Street. Elevation: 125.62'. Elevation is based on a granite monument benchmark found at the intersection of Danforth Street and Briggs Street on the City of Portland Vertical Datum per level notes located in Level Book 767, Page 4.

Sketch of Property

2 Taylor Street, Portland, Maine

made for

Barak & Miriam Olins

P.O. Box 82, South Freeport, Maine

Job# 214073 November 7, 2014

Titcomb Associates

133 Gray Road, Falmouth, Maine 04105

(207)797-9199 www.titcombsurvey.com

CITY OF PORTLAND, MAINE RESURGAM
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QUITCLAIM DEED
WITH COVENANT
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

KNOW ALL MEN BY THESE PRESENTS, that TODD M. ALEXANDER ("Grantor"), an individual with a mailing address of 3 Carroll Street, Portland, Maine 04102, for consideration paid, the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE AND CONVEY to BARAK L. OLINS and MIRIAM J. OLINS as joint tenants and not as tenants in common, individuals with a mailing address of P.O. Box 84, South Freeport, Maine 04078 with QUITCLAIM COVENANT, a certain lot or parcel of land, together with any improvements situated thereon, situated at 2 Taylor Street in the City of Portland, County of Cumberland, and State of Maine, and being more particularly described in Exhibit A attached hereto and incorporated herein by reference thereto.

Meaning and intending to convey the premises conveyed to Grantor by virtue of a Quitclaim Deed with Covenant from Robert Hains to Grantor dated November 30, 2012, to be recorded in the Cumberland County Registry of Deeds.

WITNESS my hand and seal this 29th day of November, 2012.

WITNESS

Todd M. Alexander

STATE OF MAINE
COUNTY OF CUMBERLAND

Nov. 29, 2012

Then personally appeared the above-named Todd M. Alexander and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney-at-Law

Donnelly S. Douglas
Printed Name

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

EXHIBIT A

A certain lot or parcel of unimproved land situated on the westerly side of May Street in the City of Portland, Cumberland County, and State of Maine, being bounded and described as follows:

Beginning in the westerly line of said May Street at a point distant northerly one hundred forty-seven (147) feet by said line from Danforth Street and thence northerly by said line of May Street, forty (40) feet to another point and from these two points extending westerly at right angles with said May Street to land formerly owned by N. Emery, deceased, being seventy-two (72) feet on the southerly side and seventy (70) feet on the northerly side.

Also, another certain lot or parcel of land situated in said Portland and bounded and described as follows:

A narrow strip of land at the corner formed by the intersection of the southeasterly side of Taylor Street and the southwesterly side of May Street, measuring about seventy (70) feet on Taylor Street and about six (6) feet on May Street. Said strip narrows to about three or four feet in the rear and contains about three hundred (300) square feet, as appears from inspection of the plan of Page Fifty-Seven (57) of the City of Portland valuation plans made by Wm. A. Goodwin, City Engineer, in 1882, where said strip is represented as belonging to C. G. Emery, et al. Said strip is part of a larger lot conveyed by John B. Cummings, et al to Charlotte G. Emery, et al by deed dated December 26, A.D., 1877, and recorded in Cumberland County Registry of Deeds in Book 447, Page 37.

Excepting from the foregoing premises all that certain lot or parcel of land, being a 1.25 foot wide strip of land, conveyed by Robert C. Hains to Keith C. McMullen and Tanya M. McMullen by deed dated October 15, 1999, recorded in the Cumberland County Registry of Deeds in Book 15119, Page 287, but hereby conveying to the Grantee named herein the reserved exclusive, appurtenant easement for purposes of vehicular and pedestrian ingress and egress, and the right to park vehicles thereon, all as set forth and reserved to Robert C. Hains in said deed recorded in Book 15119, Page 287.

Being the same premises conveyed to the Grantor by deed from Robert C. Hains to be recorded herewith.

Received
Recorded Register of Deeds
Dec 04,2012 09:07:21A
Cumberland County
Pamela E. Lovley

CITY OF PORTLAND MAINE
RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 11/18/14

BOUNDARY SURVEY

10-16 May Street
Portland, Maine
for
Keith C. & Tanya M. McMullan
and
Robert C. Hains

BRUCE R. BOWMAN, Inc.
Professional Land Surveyor
Box 12A Cumberland, Maine (207)829-3959 Fax 829-3522

Date :10/14/99	Job : 99034
DrawnBy :	Scale : 1"=10'

LOCUS INFORMATION

RECORD OWNER
10-12 May Street
William J. Dowd to
Keith C. & Tanya M. McMullan
CCRD 11828/117
Dated February 23, 1996

14-16 May Street
Betty L. Curtis & Barbara I. Temm
to Robert C. Hains
CCRD 4245/304
Dated November 22, 1978

TAX MAP
Map 57 Lot B-14 & B-13

AREA
10-12 May Street (with added strip)
3,015.97 Square Feet
0.07 Acres
14-16 May Street (less excepted strip)
3,073.35 Square Feet
0.07 Acres

FLOOD ZONE
FIRM Panel #230051 0013 B
Dated July 17, 1986
(not in flood zone)

PLAN REFERENCES

1. Survey and Plan for R. Hains on Taylor, May, Danforth Streets in Portland, Maine by Professional Land Servcies dated 6/10/73 Not recorded
2. City Engineers Plan #374/2 New Street (Taylor Street) dated May 1878

GRAPHIC SCALE 1" = 10'

TOWN of PORTLAND
PLANNING BOARD APPROVAL

I HEREBY CERTIFY that this survey conforms to the Maine Board of Licensure for Professional Land Surveyors, Category I, Condition II
Except No Report Submitted

Bruce R. Bowman PLS #1313