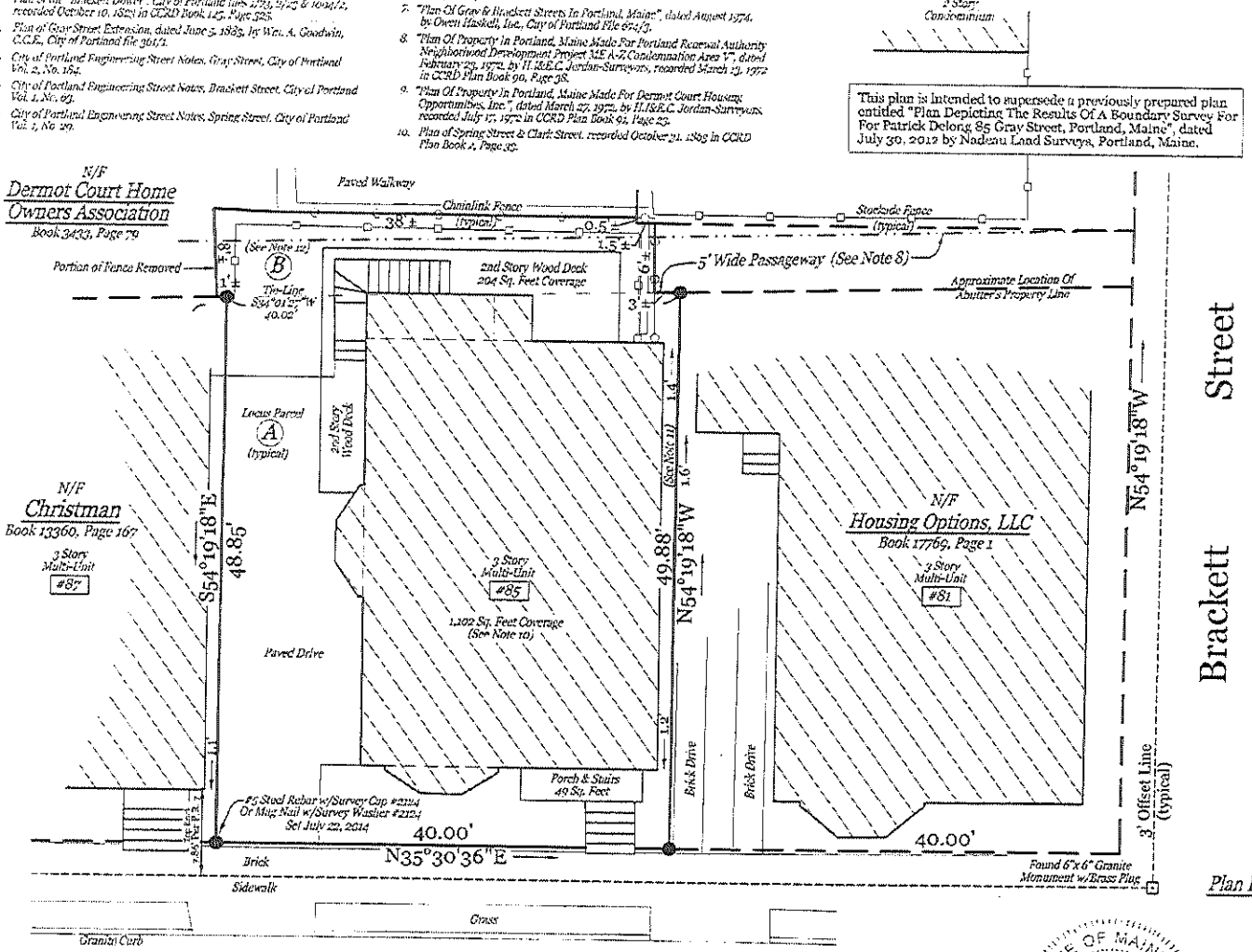
Plan References:

1. Plan of the "Brackett Tower", City of Portland files 1773, 2/25 & 1004/12, recorded October 10, 1828 in CCRD Book 145, Page 325.
2. Plan of Gray Street Extension, dated June 5, 1885, by Wm. A. Goodwin, C.E., City of Portland file 361/2.
3. City of Portland Engineering Street Notes, Gray Street, City of Portland Vol. 2, No. 164.
4. City of Portland Engineering Street Notes, Brackett Street, City of Portland Vol. 1, No. 93.
5. City of Portland Engineering Street Notes, Spring Street, City of Portland Vol. 1, No. 29.
6. City of Portland Engineering Street Notes, Clark Street, City of Portland Vol. 1, No. 69.
7. "Plan Of Gray & Brackett Streets In Portland, Maine", dated August 1974, by Owen Haskell, Inc., City of Portland File 674/3.
8. "Plan Of Property In Portland, Maine Made For Portland Renewal Authority Neighborhood Development Project ME A-7 Condemnation Area V", dated February 23, 1972, by H.I.&E.C. Jordan-Surveyors, recorded March 15, 1972 in CCRD Plan Book 90, Page 98.
9. "Plan Of Property In Portland, Maine Made For Dermot Court Housing Opportunities, Inc.", dated March 27, 1972, by H.I.&E.C. Jordan-Surveyors, recorded July 17, 1972 in CCRD Plan Book 92, Page 23.
10. Plan of Spring Street & Clark Street, recorded October 21, 1889 in CCRD Plan Book 1, Page 35.

This plan is intended to supersede a previously prepared plan entitled "Plan Depicting The Results Of A Boundary Survey For For Patrick Delong 85 Gray Street, Portland, Maine", dated July 30, 2012 by Nadeau Land Surveys, Portland, Maine.



Locus Deed References:

(A) Louise N. Porter
To
Patrick Delong
dated August 30, 2010 and recorded September 2, 2010 at the Cumberland County Registry of Deeds in Book 26045, Page 221.

(B) Dermot Court Homeowners Association
To
Patrick Delong
dated May 17, 2013 and recorded June 5, 2013 at the Cumberland County Registry of Deeds in Book 30707, Page 201.

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. Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the above listed client(s), which shall be considered an integral part of this survey.
4. This office does not accept any liability for errors in Plan References listed hereon.
5. Locus Parcel is shown on the City of Portland Assessor's Map 57, Block D as Lot 24.
6. All building corner offsets to boundary lines are from corner boards and not building foundation, unless noted.
7. Gray Street was accepted as 3 rods (49.5') August 5, 1884 per City records.
8. Reference is made to a right in common with others to the passageway in rear of the Locus Parcel. Reference is made to CCRD Book 575, Page 413, dated February 5, 1891 for further description of passageway. It appears the passageway was included in the statement of taking CCRD Book 3215, Page 589, dated March 10, 1972 to Portland Renewal Authority. This office recommends consultation with a title attorney to rights in said passageway.
9. Area of Locus Parcels equals 2,252 square feet, more or less.
10. Percent lot coverage including building, front porch, stairs, and decks: 1,250 Sq. Feet / Locus Parcel Area 2,252 Sq. Feet = 56% ±.
11. See above noted Locus Deed Reference CCRD Book 26045, Page 221 for applicable gutter rights.
12. This plan was revised to add Locus Parcel B, site improvements and compute lot coverage as requested by the client. This office has only performed a Boundary Survey on Parcel A.

Grid North
MSPC NAD83, 1802W

Plan Depicting The Results Of A Partial Boundary Survey

Made For
Patrick Delong
85 Gray Street, Portland, Maine
July 30, 2012 Revised: Oct. 10, 2015 JDN#2121301BRJ

Graphic Scale: 1"=10'

0' 5' 10' 15' 20' 25'

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 stamp of the 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

STATE OF MAINE
JAMES D. NADEAU
2124
REGISTERED LAND SURVEYOR

Nadeau Land Surveys
Professional Land Surveyors
918 Brighton Avenue
Portland, Maine 04102
PH. (207) 878-7870 FAX (207) 878-7871