

Locus Deed References:

Parcel A
Robert Adams
to
Nicolas S. Burnnett
dated August 31, 2011 and recorded September 2, 2011 at the Cumberland County Registry of Deeds in Book 28937, Page 294.

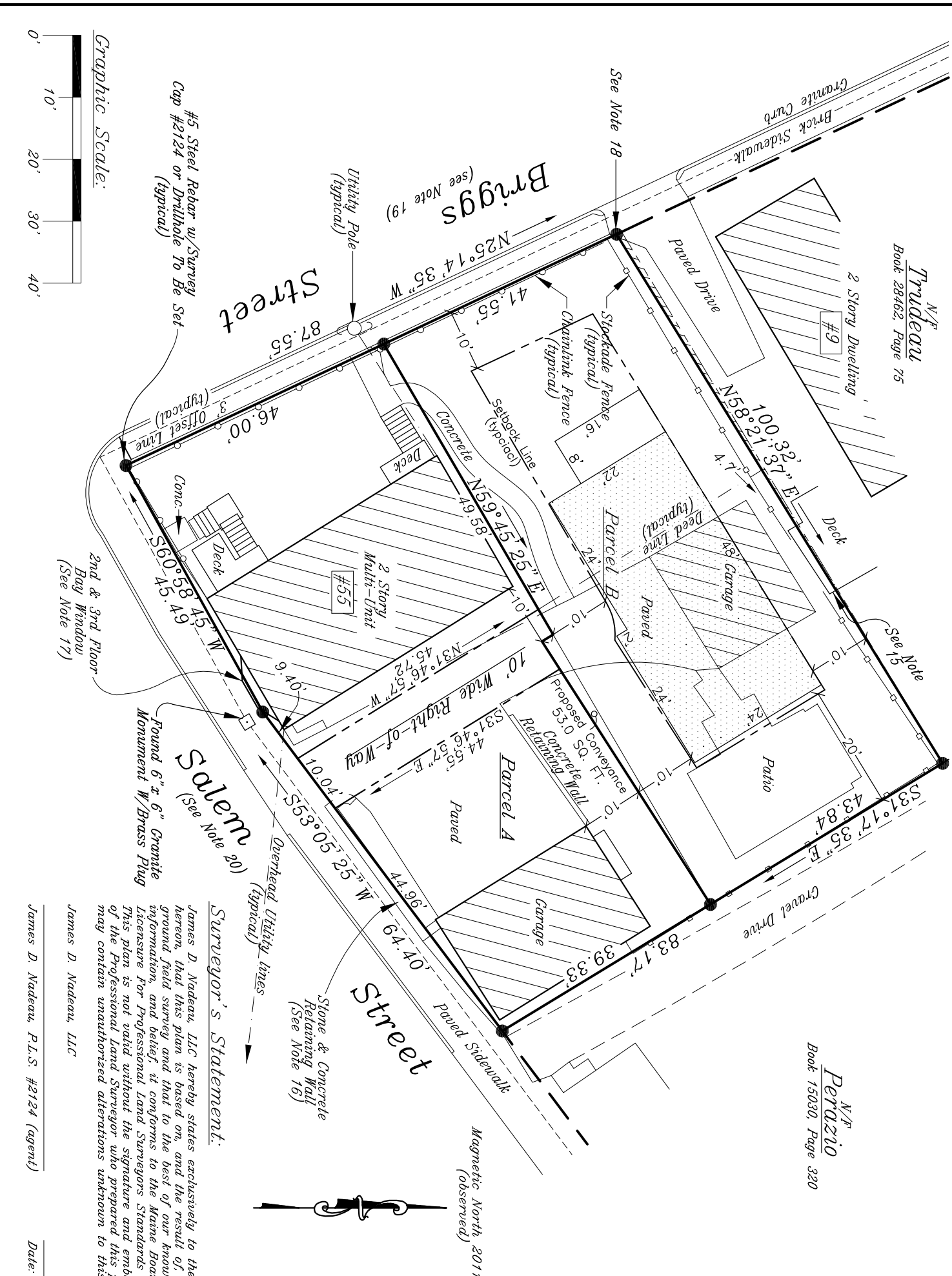
Parcel B
Estate of Ilon J. Lesniewski
to
Briggs Street Property, LLC
dated September 8, 2011 and recorded September 9, 2011 at the Cumberland County Registry of Deeds in Book 28950, Page 151.

Plan References:

1. "Plan Of Danforth, Salem, May, School & Briggs Streets In Portland, Maine", dated December 4, 1974, by Owen Haskell, Inc., City of Portland Plan 674/2.
2. City of Portland Engineering Street Notes, Danforth, Salem, Bond, Orange, School, & Briggs Streets, dated January 1926, City of Portland Vol. 2, No. 160.
3. City of Portland Engineering Street Notes, Salem Street, City of Portland Vol. 1, No. 22.
4. "Plan Of Briggs Street And Showing Change In Line Of Salem Street", dated October 7, 1857, by Charles Edwards, City of Portland Plan 359/10.
5. City of Portland Engineering Street Notes, Danforth Street, revised December 15, 2009, sheet 2 of 4.
6. City of Portland Engineering Street Notes, Clark Street, dated September 1925, sheet 1 of 2, City of Portland Vol. 1, No. 83.
7. "Plan Of Division Of Brackett Estate", dated September 1857, by Charles H. Howe, C.E., recorded June 4, 1859 in CCRD Plan Book 2, Page 8.
8. "Plan Of Property In The City Of Portland", dated June 1854, by Wm. Anson, C.E., copied by W.S. Edwards, recorded in June 21, 1858 in CCRD Plan Book 2, Page 5.

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 survey reserves the right to be held harmless by all 3rd party claims.
3. This office 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 James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
6. N/P 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 A is shown on the City of Portland Assessor's Map 57, Block J, as Lot 20, listed as 55 Salem Street & Lot 32, listed as 45 Salem Street. Locus Parcel B is shown on the City of Portland Assessor's Map 57, Block J, as Lot 31, listed as 5 Briggs Street & Lot 29, listed as 47 Salem Street.
10. Area of Locus Parcel A is 4,754 square feet (0.11 acre), Locus Parcel B is 4,366 square feet (0.10 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.
13. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
14. Locus Parcel falls in the R-6 Zoning District. See City of Portland Zoning Ordinance for regulations and restrictions.
15. Abutter's deck appears to encroach on Locus Parcel B by 1.2'.
16. Stone and concrete retaining wall on Locus Parcel A appears to encroach in the Salem Street right of way.
17. 2nd & 3rd story bay window of multi-unit on Locus Parcel A appears to encroach in the Salem Street right of way by 0.5'.
18. This office has created this northwesterly corner based on a 288' call from Danforth Street to the northwesterly corner of land now or formerly Trudeau per Book 295, page 486, dated 09/10/1859 which best fits a circa 1932 survey performed on the surveyed parcels. The purpose of this note is to acknowledge a previous deed call of 267' from Danforth Street per Book 113, page 222, dated 05/06/1828. The hatched area depicts the difference in these deeds call.
19. Briggs Street was accepted November 11, 1859 per City of Portland records Vol. 11, Page 177. The width varies from 28' along Danforth Street to 32' along Salem Street.
20. Salem Street was accepted as 3 rods (49.5') December 6, 1848 per City of Portland records Vol. 6, Page 538. A portion of Salem Street was altered at the intersection of Briggs Street November 11, 1859 per City of Portland records Vol. 11, Page 180.



Surveyor's Statement:

James D. Nadeau, LLC hereby states exclusively to the client listed herein, 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 embossed seal of the Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

James D. Nadeau, LLC

James D. Nadeau, P.L.S. #2124 (agent)

Date: _____

FOR REVIEW

Boundary Survey
Made For
Nicholas Burnnett
Salem Street & Briggs Street
Portland, Maine

MADE BY:
James D. Nadeau, LLC

Professional Land Surveyors
Certified Floodplain Mappers
918 BRIGHTON AVE. PORTLAND, ME. PH.(207)878-7870
DATE: 01/12/2012 DRAWN BY: MLC
SCALE: 1" = 20' FILE#: 211259B