

Survey, Inc.
P.O. Box 210
Windham, Maine 04062
(207) 892-2556

16174

May 31, 2017

Exhibit A

Existing Lot

A certain parcel of land situated on the southwesterly side of George Street in the City of Portland, County of Cumberland, State of Maine being bounded and described as follows:

Beginning on the southwesterly sideline of George Street at land now or formerly of Yvonne Jumper as described in a deed recorded in Book 26386 Page 74 in the Cumberland County Registry of Deeds (CCRD);

Thence S 64° 37' 00" E, by and along the southwesterly sideline of George Street, a distance of 56.41 feet;

Thence S 32° 34' 08" E a distance of 14.30 feet;

Thence S 25° 11' 24" W a distance of 65.92 feet;

Thence N 75° 25' 21" W a distance of 27.84 feet;

Thence S 25° 23' 00" W a distance of 54.15 feet to land now or formerly of Marie G. Coyne and Richard S. Coyne as described in a deed recorded in Book 32831 Page 248 CCRD;

Thence N 66° 35' 21" W, by and along land of Marie G. Coyne and Richard S. Coyne, a distance of 41.43 feet to land of Yvonne Jumper;

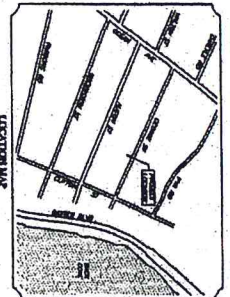
Thence N 25° 23' 00" E, by and along land of Yvonne Jumper, a distance of 134.30 feet to the Point of Beginning.

The parcel contains approximately 7,558 square feet.

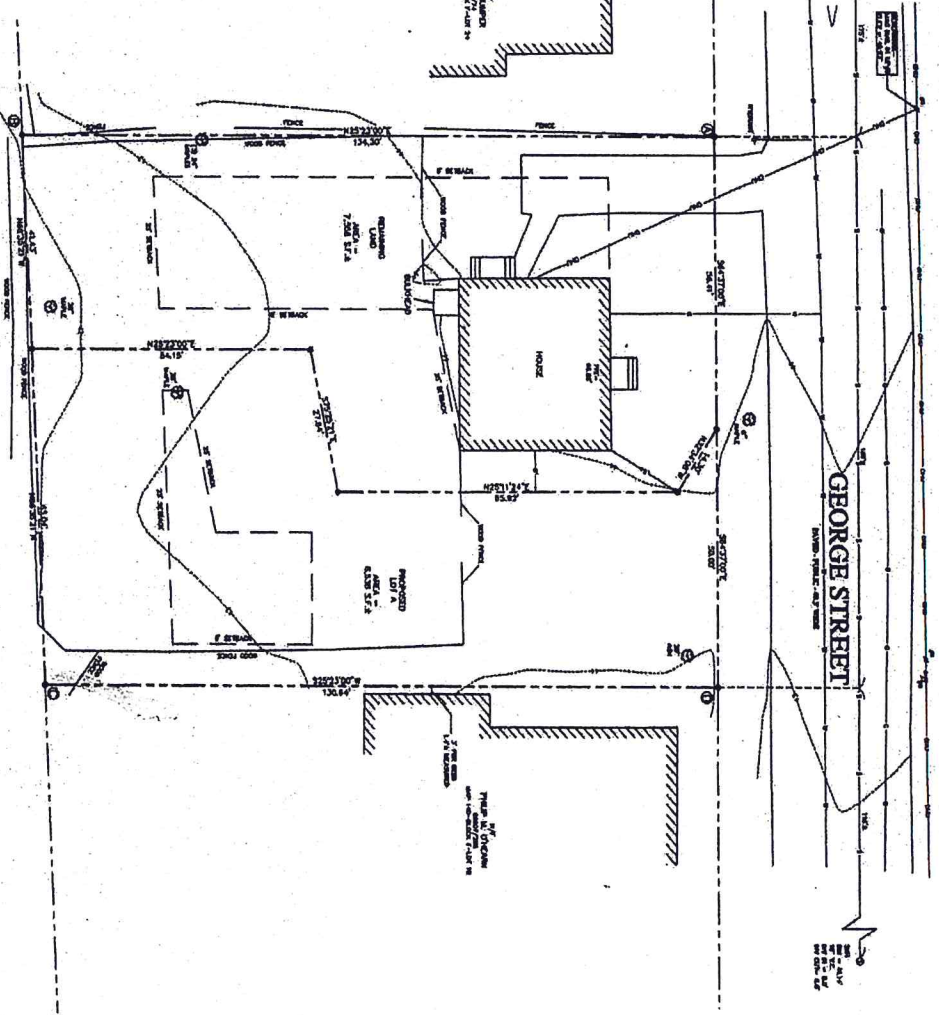
Bearings are Grid North.

Reference is made to a plan entitled "Proposed Lot Split 43 & 45 George Street Portland, Maine for: John Jordan" dated December 2016 by Survey Inc.

-Survey



LOT CORNER COORDINATES
A NORTH COORDINATE
B NORTH WEST CORNER
C NORTH EAST CORNER
D NORTH SOUTH CORNER



- LEGEND:**
- (Symbol) CORNER AND END OF LOT
 - (Symbol) POINT ON LOT
 - (Symbol) UTILITY LINE
 - (Symbol) FENCE
 - (Symbol) DRIVE
 - (Symbol) DRIVE
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PROPOSED LOT SPLIT
43 & 45 GEORGE STREET
PORTLAND, MAINE

FOR:
JOHN JORDAN
19 BIRCHLAND WOOD DRIVE
EVALUATOR, BANGOR, ME 04405
ME 04316

SURVEY, INC.
P.O. BOX 210
WINDHAM, ME 04092
04092
ME 04092

DATE: DECEMBER, 2018

459 111 13-17

CONSTITUTIONAL PROTECTION BY THE STATE OF MAINE
STATE OF MAINE
DIVISION OF LAND USE AND PLANNING
SECTION OF LAND USE AND PLANNING
2018

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

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Best viewed at 800x600, with Internet Explorer

CBL 140 F009001
Land Use Type SINGLE FAMILY
 Verify legal use with Inspections Division
Property Location 45 GEORGE ST
Owner Information JORDAN JOHN R
 19 MITCHELL WOOD DR
 FALMOUTH ME 04105
Book and Page 33794/159
Legal Description 140-F-9
 GEORGE ST 47-49
 6604 SF

Current Rental Registration

Acres 0.1516

Current Assessed Valuation:

TAX ACCT NO.	20778	OWNER OF RECORD AS OF
LAND VALUE	\$112,900.00	APRIL 2017
BUILDING VALUE	\$105,800.00	JORDAN JOHN R
NET TAXABLE - REAL ESTATE	\$218,700.00	19 MITCHELL WOOD DR
		FALMOUTH ME 04105
TAX AMOUNT	\$4,734.86	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or [e-mailed](#).

Building Information:

Building 1

Year Built	1951
Style/Structure Type	CAPE
# Stories	1.5
# Units	1
Bedrooms	3
Full Baths	2
Total Rooms	5
Attic	NONE
Basement	FULL
Square Feet	1675

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Outbuildings/Yard Improvements:

Building 1

Year Built 1989
Structure SHED-METAL
Size 6X4
Units 1
Grade D
Condition A

Sales Information:

Sale Date	Type	Price	Book/Page
1/31/2017	LAND + BUILDING	\$0.00	33794/159
11/16/2016	LAND + BUILDING	\$195,000.00	33613/274
6/23/2009	LAND + BUILDING	\$0.00	/
7/21/1997	LAND + BUILDING	\$0.00	/

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