

REPORT NOTES:

1.) **PURPOSE:** The purpose of this survey is to determine the perimeter boundaries of the land owned by Herbert D. Cail, of the parcel situated at 29 Cambridge Street, in the City of Portland, Maine. As a result, the area of the parcel surveyed was determined to be 11,480 Square Feet ± or 0.2637 Acres ±.

2.) **RECORD OWNERSHIP:** Record ownership of the parcel surveyed can be found in the deed of Herbert D. Cail and Beverly F. Harmon to Herbert D. Call, dated February 20, 1997, and recorded in the Cumberland County Registry of Deeds in Book 12953, Page 2.

3.) **WATER LINE EASEMENT:** The parcel surveyed has rights to a Water Line Easement over a 16' wide strip of land located along the northwesterly sideline of Cambridge Street extending to Cornell Street, as reserved in the deed of Herbert D. Cail and Beverly F. Harmon to Arthur R. Gilbert and Winona M. Gilbert (now Maalouf), dated December 29, 1993, and recorded in the said Registry in Book 11199, Page 33.

4.) **BOUNDARY DETERMINATION:** The deed for the Cail parcel mentions that the property is Lot 211 and Lot 212 as per the 1921 HAWTHORNE HEIGHTS EXTENSION (P1) plan see Plan Book 14, Page 77 CCRD. The said Plan indicates that Lot 211 is 40 feet wide and Lot 212 is at the exterior of Hawthorne Heights and is 48 feet, (±) more or less, wide. The (±) more or less call on said Plan clearly indicates that the true intent of Lot 212 along with the other Lots with "more or less" was to have any of the excesses or deficiencies. As a result, it appears there is an excess for the width of Lot 212, which was found to be about thirteen and one half feet (13.59').

5.) **AREA OF POSSIBLE CONFLICT:** During this survey an "Area of Possible Conflict" was found on the Northeastly boundary line of the Cail parcel between Lot 211, and Lots 196, 197, and 198, owned by Maalouf and Richard. It appears that the 1987 CAIL SURVEY (P2) used the found iron pipes on the boundary line with the R. F. Investment Trust parcel and measured the 86 feet (40+46 as per P1) to determine the said Northeastly boundary line. However the 2003 SOUCY PLAN (P3) measured 90 feet, (as per P1) from Cornell Street to determine the Southwestly boundary lines of said Lots 196, 197, and 198. The deeds for both the Maalouf parcel and Richard parcel mentions measurements of 90.00 feet, from Cornell Street, and calls for Cail as an abutter. All three of these parcels were under the same ownership in the 1980s. As a result, there is an "Area of Possible Conflict" between the 1987 CAIL SURVEY and the 2003 SOUCY PLAN and deeds for the Maalouf parcel and Richard parcel. Due to a large cedar hedge and chain link fence the majority of the "Area of Possible Conflict" is occupied by the Maalouf and Richard.

6.) **BASIS OF BEARING:** The Basis of Bearing for this Boundary Survey Sketch Map is GRID NORTH based on the Maine State Coordinate System West Zone, NAD 83 (2011/PA11/MA11) epoch 2010.00, using an Allus APS-3 RTK GPS (Global Positioning System) receiver correcting using the Maine Technical Source RTK Network. The found 1 1/2" iron pipe at the southerly most corner of the parcel surveyed is at a coordinate of NORTH 311530.7161, EAST 2920522.7971. The 2014 magnetic Meridian determined by hand compass was found to be 15°30' ±, West of GRID NORTH.

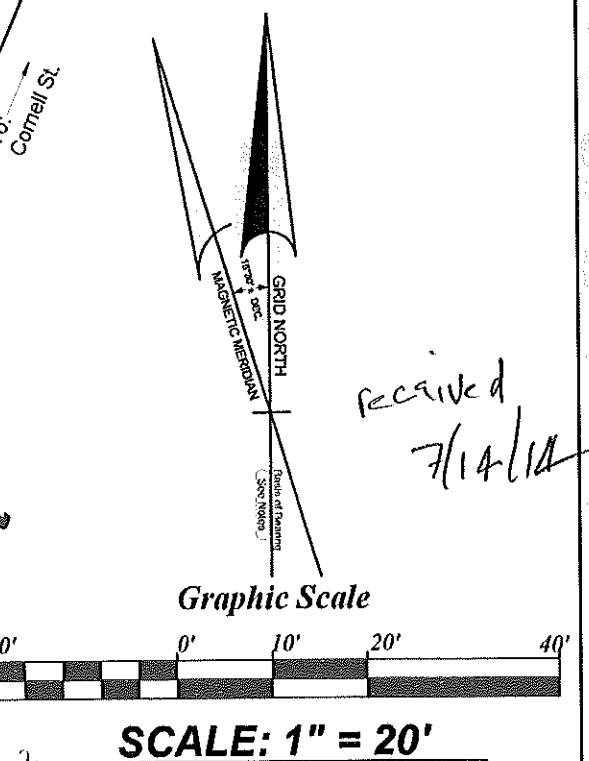
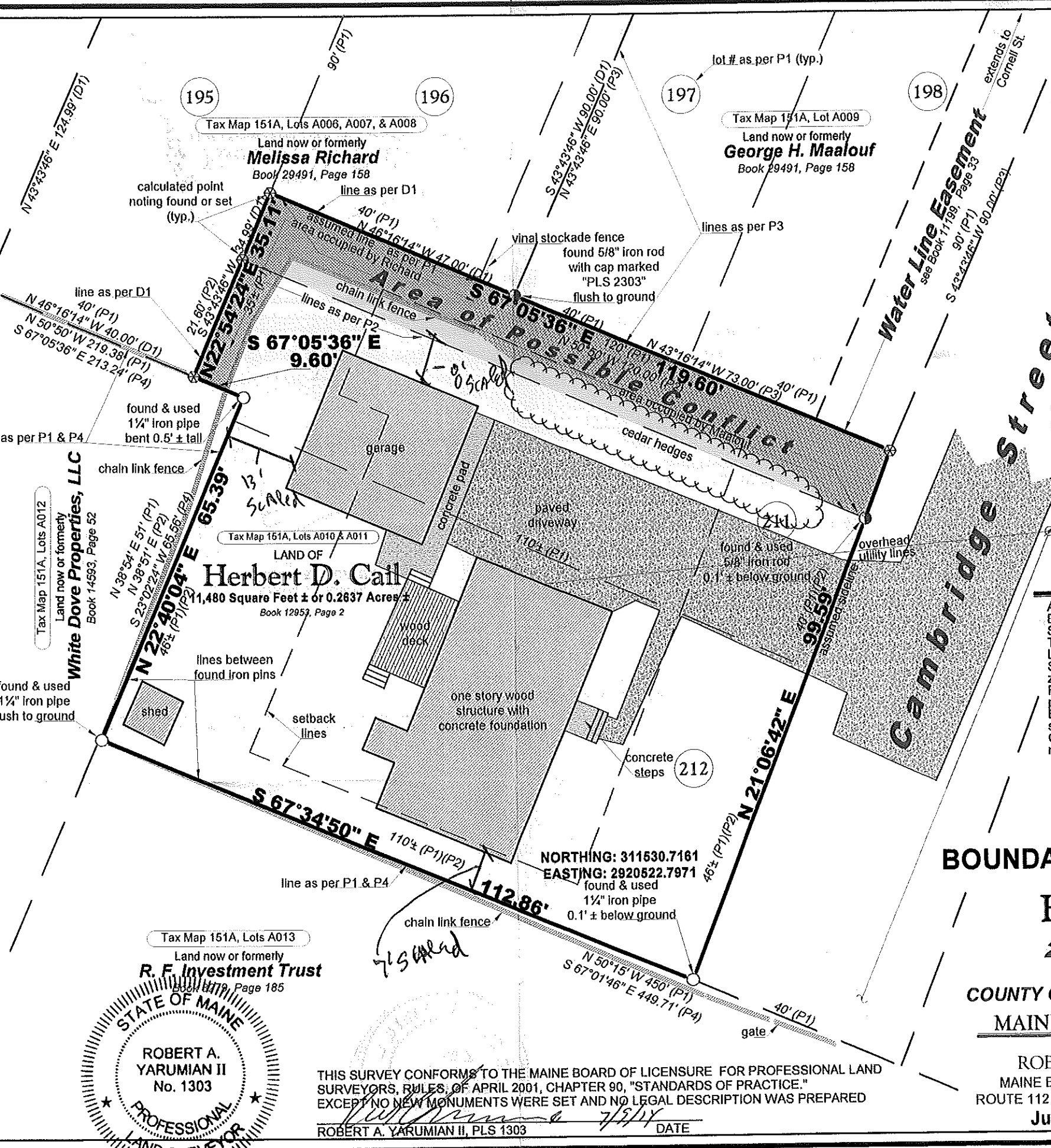
PLAN & DEED REFERENCES:
 P1) 1921 HAWTHORNE HEIGHTS EXTENSION: Reference is made to the "Plan of Subdivision of Addition to Hawthorne Heights Extension," dated November 1921, made for George T. Edwards Real Estate Co. by Percy H. Richardson, CE, recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 77.

P2) 1987 CAIL SURVEY: Reference is made to the "Survey Made for Herbert Cail," dated September 1987, only a portion of which is on file at Maine Boundary Consultants.

P3) 2003 SOUCY PLAN: Reference is made to the "As Built Plan of a 2 Story Duplex for Gerald Soucy," dated February 12, 2003, by Robert T. Greenlaw, PLS #2303, of Back Bay Boundary, Inc. The said plan is for the Maalouf parcel

P4) 2005 MORRILL'S CROSSING PLAN: Reference is made to the "Subdivision Recording Plan at Morrill's Crossing," dated July 1, 2005, revised June 25, 2009, by John W. Swan, PLS #1038, of Owen Haskell, Inc., recorded in the Cumberland County Registry of Deeds in Plan Book 209, Page 201. The said plan is for the White Dove Properties, LLC and R. f. Investment Trust parcels.

D1) BOOK 22238 PAGE 96: Reference is made to the Corrective Deed of Arthur R. Gilbert and Winona M. Gilbert to Melissa Richard, dated January 14, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22238, Page 96.

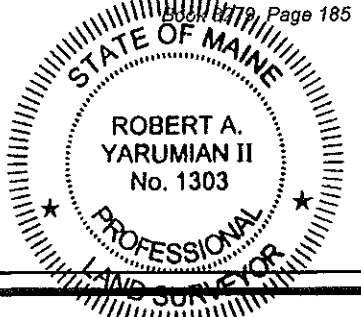


MORTGAGE LOAN INSPECTIONS NOTES:
 ADDRESS: 29 Cambridge Street, Portland, Maine
 BUYER: Anthony S. Scelsi and Josephine C. Scelsi
 SELLER: Herbert D. Cail
 TITLE: Cumberland Title Services, LLC
 LENDER: Mortgage Network, Inc.
 SETBACKS: Apparently the building slightly violates zoning setbacks.
 FLOOD: According to Panel 230051-0007 C the property is not in a flood zone.
 EASEMENTS: Benefited by a Water Line easement see Book 11199, Page 33.
 OCCUPATION: Area of Possible Conflict occupied by neighbors.

BOUNDARY SURVEY SKETCH MAP

Prepared For
Herbert D. Cail
 Of the property situated at
29 Cambridge Street
 CITY OF PORTLAND,
 COUNTY OF CUMBERLAND, STATE OF MAINE
MAINE BOUNDARY CONSULTANTS

Professional Land Surveyor
ROBERT A. YARUMIAN II, PLS
 MAINE BOUNDARY CONSULTANTS, 8 RIVER ROAD,
 ROUTE 112, P.O. BOX 67, BUXTON, ME 04093 207-727-5359
June 12, 2014 - Scale: 1" = 20'



THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS, RULES OF APRIL 2001, CHAPTER 90, "STANDARDS OF PRACTICE." EXCEPT NO NEW MONUMENTS WERE SET AND NO LEGAL DESCRIPTION WAS PREPARED
 ROBERT A. YARUMIAN II, PLS 1303 DATE 7/3/14