Inspections Division
Date: 09/03/15

Plan References:

1. Plan entitled "Wellwood Situated At Portland, The Otis H. Perry Land Company Owners ~ 1924", dated June 1924, by Percy H. Richardson, C.E., recorded August 15, 1924 in CCRD Plan Book 16, Page 12.
2. "Revised Plan Of Loraine Street Portland, Maine", dated December 5, 1943, by P.W. Varney, Eng., recorded March 24, 1944 in CCRD Plan Book 30, Page 51.
3. "City Of Portland, Maine Department Of Public Works Kineo Street", date approved November 27, 1942, City File No. 546/7.

Locus Deed Reference:

Victoria C. Zavasnik
To
Glenna M. Irvine

dated May 27, 2015 and recorded June 1, 2015 at the Cumberland County Registry of Deeds in Book 32310, Page 312

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. This survey 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 "Letter Of Agreement" between Nadeau Land Surveys and the below listed client(s), dated July 9, 2015 which shall be considered an integral part of this survey.
6. N/F 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 is shown on the City of Portland Assessor's Map 160, Block G, as Lot 17, and is listed as 9 Kineo Street.
10. Total area of Locus Parcel is 6,200 square feet (0.14 acre).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes.
12. Kineo Street adjacent to the Locus Parcel was accepted by order of City Council, passed February 15, 1943, as 50' wide per City of Portland Records Vol. 65, Page 315.
13. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
14. The westerly and easterly abutting dwellings were surveyed for purposes of determining the average front yard calculations. Per City of Portland Zoning, a front yard need not exceed the average depth of front yards on either side of the lot.

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.

STATE OF MAINE
JAMES D. NADEAU
2124
PROFESSIONAL LAND SURVEYOR

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 9-3-15

Revised Sept. 3, 2015: Add abutting yard dimensions and Note 14.

Plan Depicting The Results Of A Boundary Survey
Made For
Glenna M. Irvine
Southeasterly Sideline Of Kineo Street
Portland, Maine

MADE BY:

Nadeau Land Surveys
Professional Land Surveyors
Certified Floodplain Managers
918 BRIGHTON AVE. PORTLAND, ME. PH.(207)878-7870

DATE: 8/26/2015 DRAWN BY: MLC
SCALE: 1"= 20' FILE#: 2151601B