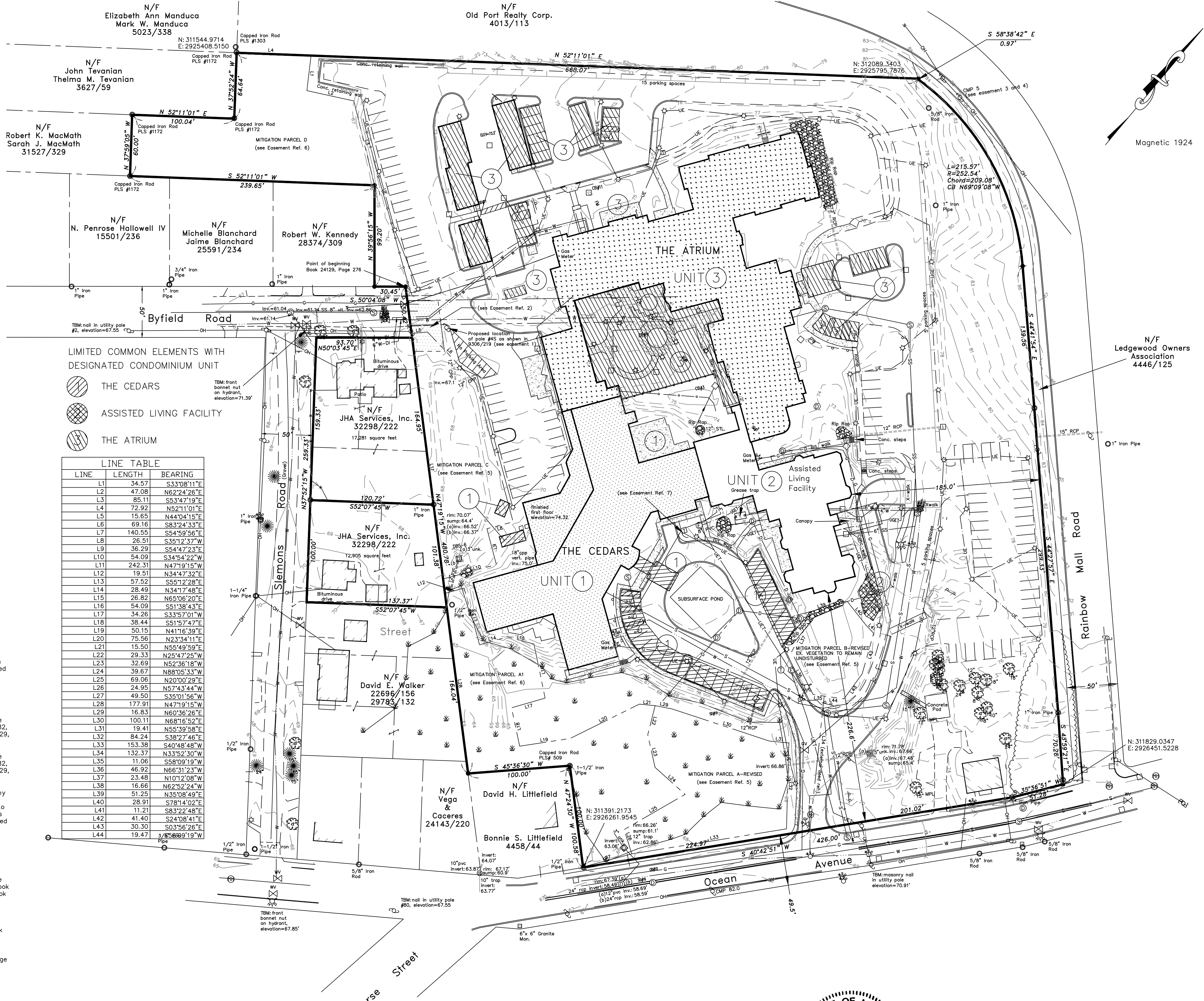


- LEGEND**
- 5/8" Capped iron rod set
  - Iron pin found
  - Monument found
  - Catch basin
  - Sewer manhole
  - Drain manhole
  - Gas valve
  - Water shutoff
  - Fire hydrant
  - Utility pole
  - Light pole
  - Elec. manhole
  - Tel. manhole
  - Sign
  - Edge of pavement
  - Curb
  - Abutter's line
  - Property line
  - Easement line
  - Sanitary sewer
  - Storm drain
  - Water line
  - OH Overhead utility wires
  - G Underground gas
  - UET Underground tel./elec.
  - UGET Underground tel./elec./cable
  - Fence
  - 1' contour
  - 5' contour
  - Concrete pad or walk
  - Existing building
  - Concrete pad or surface
  - Elec. Transformer
  - Existing Unit 3
  - Existing Unit 1



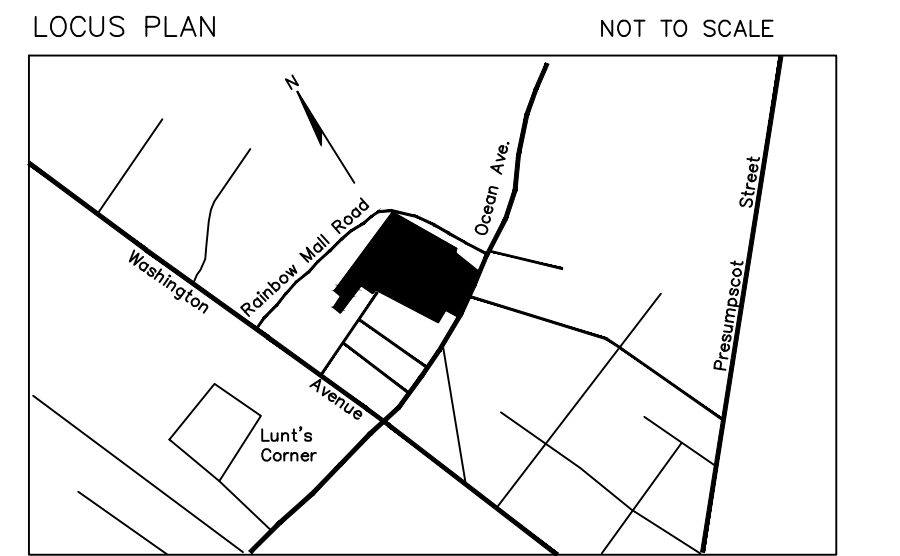
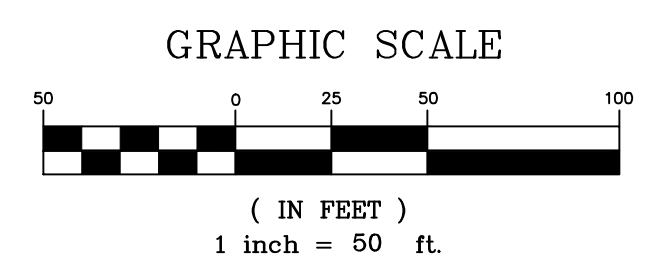
LIMITED COMMON ELEMENTS WITH DESIGNATED CONDOMINIUM UNIT

- THE CEDARS
- ASSISTED LIVING FACILITY
- THE ATRIUM

LINE	LENGTH	BEARING
L1	34.57	S33°08'11"E
L2	47.08	N62°24'26"E
L3	85.11	S53°47'19"E
L4	72.92	N52°11'01"E
L5	15.65	N44°04'15"E
L6	69.16	S83°24'33"E
L7	140.55	S54°59'56"E
L8	26.51	S35°12'37"W
L9	36.29	S54°47'23"W
L10	54.09	S34°54'22"W
L11	242.31	N47°19'15"W
L12	19.51	N34°47'32"E
L13	57.52	S55°12'28"E
L14	28.49	N34°17'48"E
L15	26.82	N65°06'20"E
L16	54.09	S51°38'43"E
L17	34.26	S33°57'01"W
L18	38.44	S51°57'47"E
L19	50.15	N41°16'39"E
L20	75.56	N23°34'11"E
L21	15.50	N55°49'59"E
L22	29.33	N25°47'25"W
L23	32.69	N52°36'18"W
L24	39.67	N88°05'33"W
L25	69.06	N20°00'29"E
L26	24.95	N57°34'44"W
L27	49.50	S35°01'58"W
L28	177.91	N47°19'15"W
L29	16.83	N60°36'26"E
L30	100.11	N68°16'52"E
L31	19.41	N55°39'58"E
L32	84.24	S38°27'46"E
L33	153.38	S40°48'48"W
L34	132.37	N33°52'30"W
L35	11.06	S58°09'19"W
L36	46.92	N66°31'23"W
L37	23.48	N10°12'08"W
L38	16.66	N62°52'24"W
L39	51.25	N35°08'49"E
L40	28.91	S78°14'02"E
L41	11.21	S83°22'48"E
L42	41.40	S24°08'41"E
L43	30.30	S03°56'26"E
L44	19.47	S75°08'19"W

**EASEMENTS AND ENCUMBRANCES**

- (1) Utility Easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company by Cedars Nursing Care Center, Inc. described in Book 9306, Page 219. The proposed utility pole mentioned in description was not found on premises.
- (2) Snow Plowing Easement conveyed to the City of Portland by Cedars Nursing Care Center, Inc. and Jewish Home for the Aged described in Book 9260, Page 236.
- (3) Underground Line Easement conveyed to Central Maine Power Company by JHA Properties described in Book 14382, Page 187; encumbers the property described in Book 24129, Page 276.
- (4) Underground Line Easement conveyed to Central Maine Power Company by JHA Properties described in Book 14382, Page 187; encumbers the property described in Book 24129, Page 276.
- (5) The Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 13709, Page 75, and the Amendment to Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 24129, Page 254. The amended and unamended Mitigation Parcels have been delineated on plan.
- (6) Declaration of Covenants and Restrictions made by Cedars Nursing Care Center, Inc. and JHA Properties, Inc. described in Book 24129, Page 265.
- (7) Underground Line Easement conveyed to Central Maine Power Company by Cedars Nursing Care Center, Inc. in Book 9162, Page 206; encumbers the property described in Book 24129, Page 276.
- (8) Certification of Variance Approval granted to Cedars Nursing Care Center, Inc., JHA Properties, Inc., and JHA Services, Inc. by the City of Portland in Book 13595, Book 182.
- (9) Department of Environmental Protection Stormwater Standards and Conditions as set forth in Book 26415, Page 50.



- NOTES**
- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
  - (2) Bearings are referenced to magnetic north 1924.
  - (3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.
  - (4) According to the Flood Insurance Rate Map for the City of Portland (FIRM Panel 230051 0007 B, effective date July 17, 1986), this parcel is not located within a flood hazard area.
  - (5) Coordinate values shown are based on the Morse and Kidder Street CSO project provided to the City of Portland by Titcomb Associates.
  - (6) Elevations are based on the City of Portland datum.
  - (7) Simons Road is an unaccepted, continued street.
  - (8) Wetlands delineated by others, field located by Titcomb Associates.

**AREA**  
TOTAL PROJECT AREA = 460,350 square feet / 10.57 acres

**PLAN REFERENCES**

- (1) Plan of Lots Number 3 & 4 made for the Estate of Mary S. Lunt by Edwin C. Townsend dated March 8, 1877 recorded in Plan Book 4, Page 4.
- (2) Plan of Land made for Dorothy S. True and Heirs of F.W.H. Smith dated October 1929, recorded in Plan Book 25, Page 50.
- (3) Revised Final Plan of Ledgewood Subdivision made for the Dartmouth Company by Land Use Consultants dated April 27, 1979, recorded in Plan Book 123, Page 61.
- (4) Plan of Property made for Jewish Home for the Aged made by H.I. and E.C. Jordan dated July 17, 1987.
- (5) Plan of Property/Land Title Survey of the Cedars made by H.I. and E.C. Jordan dated March 29, 1990, recorded in Plan Book 186, Page 14.
- (6) Record Drawing of Cedars Nursing Care Center, Inc. made by Owen Haskell, Inc. dated August 23, 1991.
- (7) Layout and Utilities Plan of the Atrium at Cedars (drawing number C202) made by Tsomides Associates dated May 27, 1997.
- (8) Topographic Site Survey made for JHA Properties, Inc. by Daniel J. Dalphonso dated February 28, 1997.
- (9) Plan Showing Proposed Property Lines made for JHA Properties, Inc. by Daniel J. Dalphonso dated November 4, 1997.
- (10) Plan Showing Standard Boundary Survey made for JHA Properties, Inc. by Daniel J. Dalphonso dated July 14, 1997, recorded in Plan Book 198, Page 325.
- (11) Plan of Cedars Phase 3—Wetland Mitigation Areas made by Land Use Consultants dated August 24, 2004.
- (12) ALTA/ACSM Land Title Survey made for JHA Properties, Inc. & Cedars Nursing Care Center, Inc. dated November 4, 2004, by Titcomb Associates.
- (13) Cedars Condominiums Recording Plat/Condominium Plan ALTA/ACSM Land Title Survey made for JHA Properties, Inc., Cedars Nursing Care Center, Inc. and JHA Assisted Living, Inc. by Titcomb Associates dated September 8, 2005 and revised through April 5, 2006, recorded in the Cumberland County Registry of Deeds in Plan book 206, Page 430.

**OWNERS OF RECORD**

- Unit 1 Cedars Nursing Care Center, Inc.; Book 24129, Page 276
- Unit 2 JHA Assisted Living, Inc.; Book 24446, Page 225 and Book 24155, Page 29
- Unit 3 JHA Assisted Living, Inc.; Book 31484, Page 147

Rev. 1 08/29/16 Wetlands, building addition nse

**Boundary Survey**

630 Ocean Avenue Portland, Maine

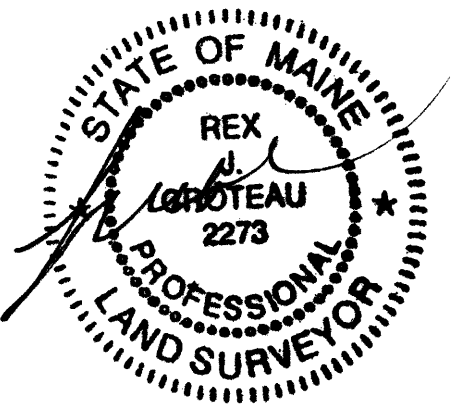
MADE FOR

**Inn at Cedars, Inc. (JHA Assisted Living, Inc)**

630 Ocean Avenue Portland, Maine

JOB# 204089	DATE: August 4, 2016	SCALE: 1"=50'
BOOK# 837		
DWG# 204089_2016		
FILE# 8847		

**Titcomb Associates**  
133 Gray Road, Falmouth, Maine 04105  
(207)797-9199 www.titcombsurvey.com



**CERTIFICATION**  
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rev J. Croteau, P.L.S. #2273