

VICINITY MAP
N.T.S.

SCHEDULE B EXCEPTIONS

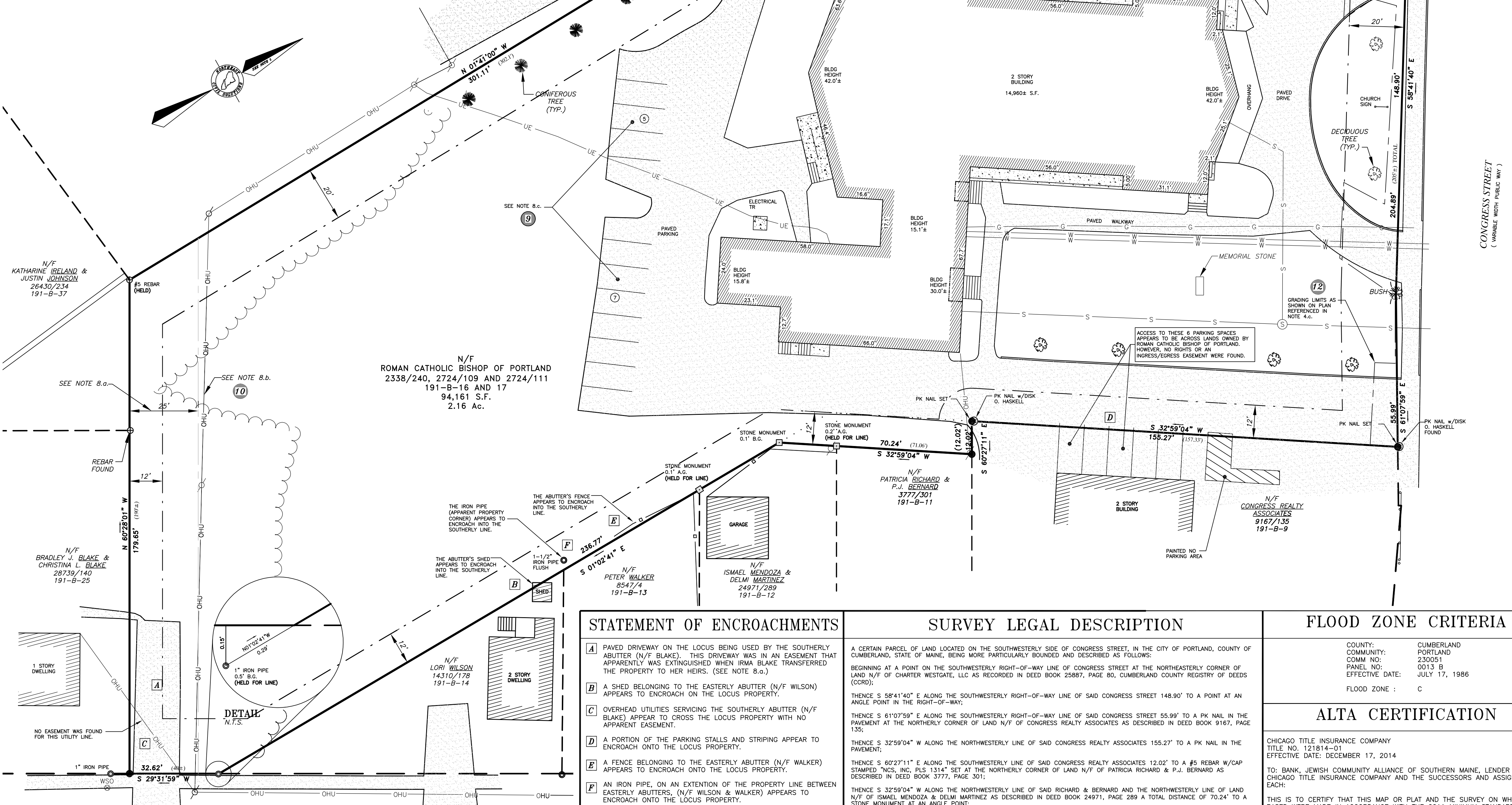
- 1-8 THESE ITEMS ARE NOT SURVEY MATTERS.
- 9 RIGHTS OF THE TENANTS IN POSSESSION AT WILL OR UNDER UNRECORDED LEASES.
- PARKING RIGHTS AS SHOWN ON THIS PLAN GRANTED TO CONGRESS REALTY ASSOCIATES. SEE NOTE 8.c.
- 10 RIGHTS AND EASEMENTS GRANTED BY THE ROMAN CATHOLIC BISHOP OF PORTLAND TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY BY INSTRUMENT DATED JULY 22, 1959 AND RECORDED IN DEED BOOK 2491, PAGE 118.
- AS SHOWN ON THIS PLAN
- 11 RIGHTS AND EASEMENTS GRANTED BY ROMAN CATHOLIC BISHOP OF PORTLAND TO MOBIL PIPE LINE COMPANY BY INSTRUMENT DATED JULY 25, 1967 AND RECORDED IN DEED BOOK 3006, PAGE 705.
- THE RIGHTS AND EASEMENTS DO NOT FALL WITHIN THE SURVEYED PREMISES.
- 12 NOTICE OF LAYOUT AND TAKING BY THE STATE OF MAINE, DEPARTMENT OF TRANSPORTATION, DATED JANUARY 18, 1983 AND RECORDED IN DEED BOOK 6110, PAGE 287, AND RELATED PLAN RECORDED IN PLAN BOOK 155, PAGE 39.
- AS SHOWN ON THIS PLAN
- 13 SUCH STATE OF FACTS INCLUDING NOTES DISCLOSED ON PLAN ENTITLED ALTA/ACSM LAND TITLE SURVEY OF ST. PATRICKS CHURCH, CONGRESS STREET, LASSELL STREET, PORTLAND, MAINE PREPARED BY DOUCET SURVEY, INC. DATED JANUARY 15, 2013.
- AS SHOWN ON SAID PLAN
- 14 RIGHTS, EASEMENTS AND RESTRICTIONS SET FORTH IN THE DEED FROM ROMAN CATHOLIC BISHOP OF PORTLAND TO THE JEWISH COMMUNITY ALLIANCE OF SOUTHERN MAINE TO BE RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS.
- THIS DEED HAS NOT YET BEEN WRITTEN. DESCRIPTION DEPENDANT UPON THIS SURVEY.
- 15 THIS ITEM IS NOT A SURVEY MATTER.

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" (UNLESS NOTED OTHERWISE) SET ON DECEMBER 31, 2014
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- FOUND PK NAIL
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE
- FOUND CONIFEROUS TREE
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- TAX MAP--LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY WAS FROM THE LOCUS DEED REFERENCED IN NOTE 3.a.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS:
 - a. DEED FROM IRMA BLAKE TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED FEBRUARY 28, 1957 AND RECORDED IN DEED BOOK 2338, PAGE 240.
 - b. DEED FROM ALBERT KENISTON TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 22, 1962 AND RECORDED IN DEED BOOK 2724, PAGE 109.
 - c. DEED FROM RICHARD KING TO ROMAN CATHOLIC BISHOP OF PORTLAND DATED DECEMBER 21, 1962 AND RECORDED IN DEED BOOK 2724, PAGE 111.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. BOUNDARY SURVEY / EXISTING CONDITIONS PLAN, 1342 CONGRESS STREET, PORTLAND, MAINE BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 12, 2009, NOT RECORDED.
 - b. ALTA / ACSM LAND TITLE SURVEY OF ST. PATRICKS CHURCH BY DOUCET SURVEY, INC., DATED JANUARY 15, 2013, NOT RECORDED.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 191, BLOCK B, PARCEL 16 AND 17.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-5 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - FRONT YARD.....20'
 - REAR YARD.....20'
 - SIDE YARD.....14'
 - MAXIMUM LOT COVERAGE.....40%
 - MAXIMUM BUILDING HEIGHT.....35'
 - PARKING (CHURCH).....1 SPACE / 5 FIXED SEATS
- *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT, WE RECOMMEND VERIFYING THE CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
7. THE WIDTH AND LAYOUT OF LASSELL STREET AND CONGRESS STREET ARE AS FOLLOWS:
 - a. LASSELL STREET - 60' AS SHOWN ON PLAN REFERENCED IN NOTE 4.c.
 - b. CONGRESS STREET - WIDTH VARIES AS SHOWN ON PLAN REFERENCED IN NOTE 4.a.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. 25' STRIP OF LAND AS NOTED IN DEED REFERENCED IN NOTE 3.a. BASED ON THE WORDING IN THE DOCUMENT, THAT THE EASEMENT DOES NOT RUN WITH THE PROPERTY, IT IS BELIEVED THAT SINCE PARCEL 191-B-25 IS NO LONGER OWNED BY IRMA BLAKE THAT THE 25' EASEMENT HAS BEEN EXTINGUISHED.
 - b. THE RIGHT AND EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY, DATED JULY 22, 1959 TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION LINES AS DESCRIBED IN DEED BOOK 2491, PAGE 118.
 - c. AN AT-WILL LICENSE AGREEMENT BETWEEN CONGRESS REALTY ASSOCIATES AND THE CHURCH ALLOWING CONGRESS EMPLOYEES TO PARK IN THE DESIGNATED SPACES ON THE CHURCH PROPERTY AS DESCRIBED IN A DOCUMENT DATED JULY 1, 2013, NOT RECORDED.



STATEMENT OF ENCROACHMENTS

- A PAVED DRIVEWAY ON THE LOCUS BEING USED BY THE SOUTHERLY ABUTTER (N/F BLAKE). THIS DRIVEWAY WAS IN AN EASEMENT THAT APPARENTLY WAS EXTINGUISHED WHEN IRMA BLAKE TRANSFERRED THE PROPERTY TO HER HEIRS. (SEE NOTE 8.a.)
- B A SHED BELONGING TO THE EASTERLY ABUTTER (N/F WILSON) APPEARS TO ENCROACH ON THE LOCUS PROPERTY.
- C OVERHEAD UTILITIES SERVICING THE SOUTHERLY ABUTTER (N/F BLAKE) APPEAR TO CROSS THE LOCUS PROPERTY WITH NO APPARENT EASEMENT.
- D A PORTION OF THE PARKING STALLS AND STRIPING APPEAR TO ENCROACH ONTO THE LOCUS PROPERTY.
- E A FENCE BELONGING TO THE EASTERLY ABUTTER (N/F WALKER) APPEARS TO ENCROACH ONTO THE LOCUS PROPERTY.
- F AN IRON PIPE, ON AN EXTENSION OF THE PROPERTY LINE BETWEEN EASTERLY ABUTTERS, (N/F WILSON & WALKER) APPEARS TO ENCROACH ONTO THE LOCUS PROPERTY.

SURVEY LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED ON THE SOUTHWESTERLY SIDE OF CONGRESS STREET, IN THE CITY OF PORTLAND, COUNTY OF CUMBERLAND, STATE OF MAINE, BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CONGRESS STREET AT THE NORTHEASTERLY CORNER OF LAND N/F OF CHARTER WESTGATE, LLC AS RECORDED IN DEED BOOK 25887, PAGE 80, CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD);
 THENCE S 58°41'40" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS STREET 148.90' TO A POINT AT AN ANGLE POINT IN THE RIGHT-OF-WAY;
 THENCE S 01°02'41" E ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID CONGRESS STREET 236.77' TO A PK NAIL IN THE PAVEMENT AT THE NORTHERLY CORNER OF LAND N/F OF CONGRESS REALTY ASSOCIATES AS DESCRIBED IN DEED BOOK 9167, PAGE 135;
 THENCE S 32°59'04" W ALONG THE NORTHWESTERLY LINE OF SAID CONGRESS REALTY ASSOCIATES 155.27' TO A PK NAIL IN THE PAVEMENT;
 THENCE S 60°27'11" E ALONG THE SOUTHWESTERLY LINE OF SAID CONGRESS REALTY ASSOCIATES 12.02' TO A #5 REBAR W/CAP STAMPED "NCS, INC. PLS 1314" SET AT THE NORTHERLY CORNER OF LAND N/F OF PATRICIA RICHARD & P.J. BERNARD AS DESCRIBED IN DEED BOOK 3777, PAGE 301;
 THENCE S 32°59'04" W ALONG THE WESTERLY LINE OF SAID MENDOZA & MARTINEZ, THE WESTERLY LINE OF LAND N/F OF PETER WALKER AS DESCRIBED IN DEED BOOK 8547, PAGE 4 AND THE WESTERLY LINE OF LAND N/F OF LORI WILSON AS DESCRIBED IN DEED BOOK 14310, PAGE 178 A TOTAL DISTANCE OF 236.77' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LASSELL STREET;
 THENCE S 01°02'41" E ALONG THE WESTERLY LINE OF SAID MENDOZA & MARTINEZ, THE WESTERLY LINE OF LAND N/F OF PETER WALKER AS DESCRIBED IN DEED BOOK 8547, PAGE 4 AND THE WESTERLY LINE OF LAND N/F OF LORI WILSON AS DESCRIBED IN DEED BOOK 14310, PAGE 178 A TOTAL DISTANCE OF 236.77' TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF LASSELL STREET;
 THENCE S 29°31'59" W ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID LASSELL STREET 32.62' TO A #5 REBAR W/CAP STAMPED "NCS, INC. PLS 1314" AT THE EASTERLY CORNER OF LAND N/F OF BRADLEY J. BLAKE & CHRISTINA L. BLAKE AS DESCRIBED IN DEED BOOK 28739, PAGE 140;
 THENCE N 60°28'01" W ALONG THE NORTHEASTERLY LINE OF SAID BLAKE AND THE NORTHEASTERLY LINE OF LAND N/F OF KATHARINE IRELAND & JUSTIN JOHNSON AS DESCRIBED IN DEED BOOK 26430, PAGE 234 A TOTAL DISTANCE OF 179.65' TO A #5 REBAR AT THE SOUTHEASTERLY CORNER OF SAID CHARTER WESTGATE, LLC;
 THENCE N 01°41'00" W ALONG THE EASTERLY LINE OF SAID CHARTER WESTGATE, LLC 301.11' TO A #5 REBAR AT AN ANGLE POINT;
 THENCE N 32°50'14" E ALONG THE SOUTHEASTERLY LINE OF SAID CHARTER WESTGATE, LLC 208.36' TO THE POINT OF BEGINNING.
 THE ABOVE DESCRIBED PARCEL CONTAINS 94,161.S.F. MORE OR LESS.

FLOOD ZONE CRITERIA

COUNTY: CUMBERLAND
 PORTLAND
 COMM NO: 230051
 PANEL NO: 0013 B
 EFFECTIVE DATE: JULY 17, 1986
 FLOOD ZONE: C

ALTA CERTIFICATION

CHICAGO TITLE INSURANCE COMPANY
 TITLE NO. 121814-01
 EFFECTIVE DATE: DECEMBER 17, 2014
 TO: BANK, JEWISH COMMUNITY ALLIANCE OF SOUTHERN MAINE, LENDER AND CHICAGO TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH.
 THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 6b, 7a, 7b(1), 7c, 8, 9, 10a, 11b, 13, 14, 16, 17, 18, 20a & b, 21 AND 22 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 31, 2013.

DATE OF PLAT OR MAP: JANUARY 7, 2015

M. JOHANN BUJSMAN
 MAINE PROFESSIONAL LAND SURVEYOR NO. 1314

NOTES CONTINUED

10. THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIG SMART OF MAINE IN DECEMBER, 2014 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR SHALL CONTACT DIG SAFE (866)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
11. THE LANDS DESCRIBED ON THIS SURVEY ARE THE SAME AS THE LANDS DESCRIBED IN THE WARRANTY DEED FROM NORMAN E. BLAKE AND IRMA B. BLAKE DATED FEBRUARY 28, 1957 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2338, PAGE 240; A WARRANTY DEED FROM ALBERT D. KENNISTON AND IVA L. KENNISTON DATED DECEMBER 22, 1962 AND RECORDED IN BOOK 2724, PAGE 109; AND A WARRANTY DEED FROM RICHARD M. KING DATED DECEMBER 21, 1962 AND RECORDED IN BOOK 2724, PAGE 111.

Revision:	By:	Date:	Change:
1	JAP	1/20/2015	REVISED PER ATTORNEY COMMENTS
PROJECT:	31211.01	DRAWING NAME:	31211-ALTA.DWG
DATE:	JANUARY 7, 2015	SCALE:	1" = 20'
FIELD BY:	JAP / BS	FIELD DATE:	12/31/2014
		DRAWN BY:	JAP

ALTA / ACSM LAND TITLE SURVEY
 1342 CONGRESS STREET, PORTLAND, MAINE

Owner:
ROMAN CATHOLIC BISHOP OF PORTLAND
 PORTLAND, MAINE

Prepared For:
JEWISH COMMUNITY ALLIANCE OF SOUTHERN MAINE
 57 ASHMOOT STREET, PORTLAND, MAINE 04103

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074
 tel: 207.883.1000 fax: 207.883.1001 e-mail: info@northeastcivilsolutions.com
 800.882.2227

STAMP AND SIGNATURE

M. JOHANN BUJSMAN
 MAINE PLS 1314
 DATE: 1/20/15

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE.