

**Locus Deed Reference:**

**Emerald Holdings, LLC & ETC Holdings, LLC**

**Peder Brooks Juhring & Leah Rae Cootkind**

dated December 28, 2006 and recorded January 18, 2007 at the  
Cumberland County Registry of Deeds in Book 24767, page 138.

**Plan References:**

- "Boundary & Topographic Survey On Caribou Street, Portland, Maine, Made For Higgins Builders, Inc., 242 Veranda Street, Portland, Maine", dated November 21, 2005 by Owen Haskell, Inc., Portland, Maine.
- "Congress Terrace Owned By A.H. Chapman Land Co., Portland, Maine", dated April 1922 by W.M. Hicks Civil Eng., and recorded May 11, 1922 at the Cumberland County Registry of Deeds in Plan Book 14, page 61.
- "Plan Depicting The Results Of A Boundary Survey Made For Peder Brooks Juhring & Leah Rae Cootkind, Northeastly Sideline Of Fenway Street & Southwestly Sideline Of Caribou Street, Portland, Maine", dated December 28, 2007 by James D. Nadeau, LLC Professional Land Surveyors.

**General Notes:**

- 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.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
  - assessments other than those that are visible or specifically stated in the referenced documents.
  - building setback compliance or restrictive covenants.
  - sewing or other land use regulations.
  - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between James D. Nadeau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon, except for Plan Reference 3.
- Locus Parcel is shown on the City of Portland Assessor's Map 198, Block A, as Lots 9-12 and Lots 21-25. Locus Parcel is known as 120 Fenway Street, formerly known as 5 Fenway Street.
- Area of Locus Parcel is 27,000 square feet (0.62 acre), more or less.
- The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field. Right of way width of Fenway Street and Caribou Street is 50 feet per the Plan References listed hereon.
- The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0013B, index dated December 8, 1998. The parcel scales in Zone C.
- Tidal wetlands were delineated July 29, 2008 by Albert Frick Associates, Inc., Gorham, Maine. The delineated tidal wetlands follow the apparent bottom of bank adjacent to Fore River.
- Side setbacks in Zone R-5 vary depending on story height as follows:
  - 1 Story.....8 feet
  - 1.5 Story....8 feet
  - 2 Story.....12 feet
  - 2.5 Story...14 feet
 Prior to site design or alterations, the City of Portland's code enforcement officer should be consulted regarding compliance with current zoning ordinances. The building setback window shown on this plan should be reviewed by the municipality to determine which lines are recognized as front, side, or rear yards.
- Elevations are based on NCVD29 per survey disk POR-23 (Elevation 44.60').

Magnetic North, 2007  
(observed)



8-11-2008 - Revised 250' Shoreland Zone Setback by removing the word Setback.

Plan Depicting The Results Of A Boundary Survey  
& Location Of Tidal Wetlands Made For  
**Peder Brooks Juhring & Leah Rae Cootkind**  
Northeasterly Sideline Of Fenway Street &  
Southwesterly Sideline Of Caribou Street  
**PORTLAND, MAINE**

PREPARED BY:

**James D. Nadeau, LLC**  
Professional Land Surveyors

918 BRIGHTON AVENUE  
PORTLAND, ME 04102

PH. (207) 878-7870  
FAX (207) 878-7871

RECORD OWNER:

Juhring & Cootkind  
120 Fenway Street  
(P.K.A. 5 Fenway Street)  
Portland, Maine  
04102

DRAWN BY: SBH/JDN

PLAN DATE: 6/8/2008

CHECKED BY: TPB

SURVEY DATE: Dec. 2007  
Aug. 2008

INSUR: Topcon GPT-3003F

SCALE: 1" = 20'

FIELD BOOK: FB 371, 379 &  
Topcon Ranger

JOB No. 2081049R1

SHEET No. 1 of 1

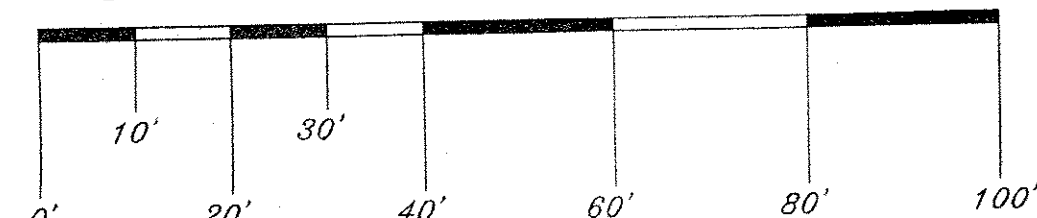
This plan is not valid without the signature and embossed seal  
of the below listed Professional Land Surveyor who prepared this  
plan as it may contain unauthorized alterations unknown to  
this office.

James D. Nadeau, LLC

James D. Nadeau, P.L.S. #2124 (agent)

Date:

Graphic Scale:



Fore River

Fenway Street

Caribou Street  
(formerly Randolph Street)

