

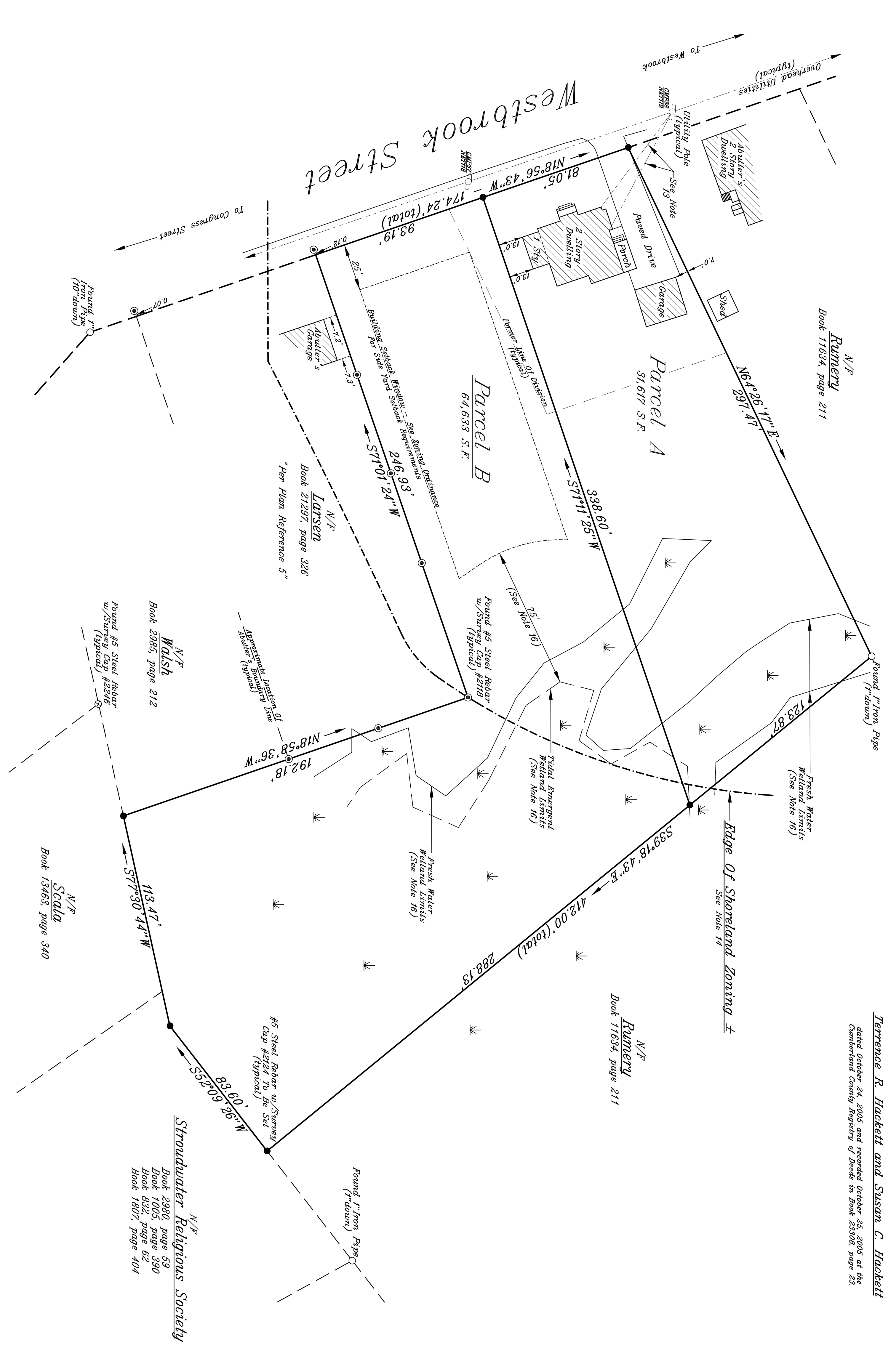
Locus Deed Reference:
Stella Hernandez and Guy A. Hernandez
 To
Terrence R. Hackett and Susan C. Hackett
 dated October 24, 2005 and recorded October 25, 2005 at the
 Cumberland County Registry of Deeds in Book 23308, page 23

Plan References:

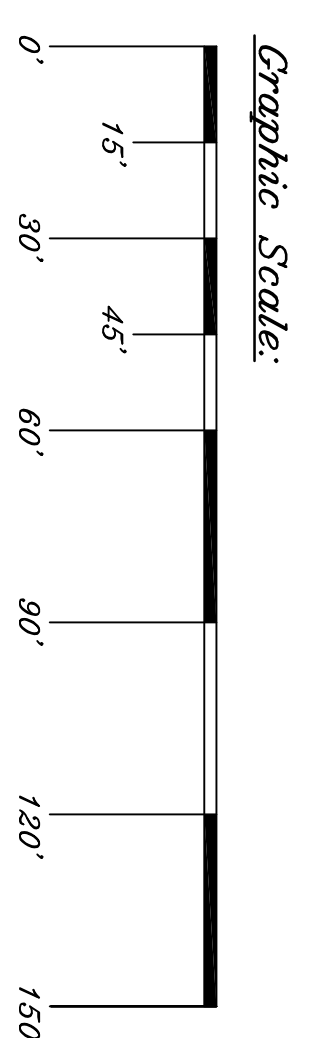
- "Plan of Property in Portland, Maine Made For Ralph A. Lawell", dated January 1948 by H. I. & F. C. Jordan Civil Engineers, recorded January 6, 1948 at the Cumberland County Registry of Deeds in Plan Book 53, page 28
- "Subdivision of Part of Daniel Dole Farm, Portland, Maine", dated August 1850 by Francis A. Coffin, Prof. Eng'g., South Portland, Maine, recorded in Plan Book 37, page 11, the Cumberland County Registry of Deeds in Plan Book 37, page 11
- "Plan of Property at 1305 Westbrook Street, Portland, Maine, Prepared For by TW Land Surveyors, Inc., Westbrook, Maine", dated October 1988
- "Boundary Survey/Lot Split, 1346 Westbrook Street, Portland, Maine, Prepared for Terrence R. Hackett and Susan C. Hackett, by James D. Madrau, P.L.S., dated August 14, 2007 by Northwest Civil Solutions, Inc., Scarborough, Maine, recorded August 14, 2007 at the Cumberland County Registry of Deeds in Plan Book 207, page 450.
- "Boundary Survey At #1327 Westbrook Street, Portland, Maine Made For Owner Of Record David & Diane Larsen", dated August 10, 2007, revised October 8, 2007 by Owen Hackett, Inc., Professional Land Surveyors, Portland, Maine

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:
 a. 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.
- This office reserves the right to be held harmless for unknown or unobtainable records which could affect the results of this survey. Reference is made to "Contract For Land Surveying Services" between James D. Madrau, LLC and the below listed client(s), which shall be considered an integral part of this survey.
- N/P is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (C200).
- This office does not accept any liability for errors in the Plan. References listed herein.
- Locus Parcel is shown on the City of Portland Assessor's Map 218, Block C as 1939 Westbrook Street.
- Area of Locus Parcel is 96,820 square feet (2.21 acres), more or less.
- The apparent right of way lines depicted on this plan are based on the Plan References listed herein, monumentation found in the field, and City of Portland Engineering Street Notes. Right of way width of Westbrook Street is 60 feet per said Plan References and Engineering Street Notes.
- A portion of the Locus Parcel scales in a Special Flood Hazard Area (Zone A0) of the Federal Flood Insurance Rate Map, Community Plan Number 25001 dated April 1, 2005. The building setback window falls in Zone X.
- Area of Parcel B building setback window falls in Zone X.
- Overhead utility lines serving Locus Parcel appear to encroach on land of Rowley.
- Locus Parcel is zoned Residential 2 (R2) with a Shoreland Zone Overlay. The municipal zoning map and it's location is subject to review by the City of Portland.
- The dwelling and detached garage depicted on Exhibit A are legal non-conforming structures.
- The wetlands depicted on this plan were delineated by Albert Prick Associates, Inc., Gorham, Maine and field located by this office on September 7, 2007. 75' setback required from tidal emergent wetland limits per Prick Associates, Inc.
- See letter dated November 14, 2007 to City of Portland Zoning Administrator from this office.



Magnetic North, 2007
 (observed)



State of Maine, Cumberland ss
 Registry of Deeds
 Received _____, 20____
 At _____ h _____ m _____, Page _____
 Attest: _____
 Registrar

This plan is not valid without the signature and embossed seal of the licensed professional land surveyor who prepared this plan. The signing conditions underlined are subject to the provisions of this office.
 James D. Madrau, LLC
 James D. Madrau, P.L.S. #2124 (agent)
 Date: _____

Plan Depicting The Results Of A Boundary Survey
 And Proposed Land Division Made For
Terrence R. Hackett & Susan C. Hackett
 Northeastly Sideline Of Westbrook Street
PORTLAND, MAINE

James D. Madrau, LLC
 Professional Land Surveyors

918 BRIGHTON AVENUE
 PORTLAND, ME 04102
 PH: (207) 878-7870
 FAX: (207) 878-7871

RECORDED DRAWER:	DRAWN BY:	DATE:
Hackett 1339 Westbrook Street Portland, Maine 04101	TPB/JDN	11/14/2007
FB 377 & EJLD BOOK: Topcon Runger	CHECKED BY:	SURETY DATE:
	INSTR: Topcon GPT-3003W	Oct. 2007
	JOB NO.: 207979B	SCALE: 1" = 30'
		SHEET NO.: 1 OF 1