Reviewed for Code Compliance
Inspection Division
Approved as Submitted

Date: 12/12/17

NOTES:

1) Bearings are referenced to Magnetic North 1984, based on Plan Reference 2.

2) Book and Page References are to the Cumberland County Registry of Deeds, unless otherwise noted.

3) Owner Of Record: Richard J. McGoldrick, Book 7448, Page 339.

4) Area = 8.0 Acres +/- .

5) The location of underground utilities is approximate based on information provided by others. The appropriate utilities need to be contacted before starting any excavation on this property. Insufficient information was provided to show telephone lines *into the building.*

6) The right of way width of Congress Street varies and is based on plans referenced and a Notice of Layout and Taking found in Book 9916, Page 162, dated February 12, 1992.

7) The parcel is subject to an easement to construct and repair water and sewage pipes as described in Book 3672, Page 21, and *shown on this plan.*

8) Parcel benefits from and is subject to rights, terms and conditions as described an indenture made with Portland Water District to construct and maintain a paved driveway along the westerly side of the easement as described in Book 7589, Page 104.

9) Parcel is subject to an easement granted to N.E.T. and T. Co. as described in Book 1658, Page 246 and shown on this plan.

10) Parcel is subject to a construction and maintenance easement as described in Book 4635, Page 97 and shown on this plan.

11) The building and improvements as shown on this plan do fall within the 100 year Flood Zone as shown on the Firm Flood Insurance Rate Map for this area. See Community Panel Number 230051 0012B dated July 17, 1986.

12) The centerline of the channel of the Fore River is the deeded boundary of this parcel. The centerline as shown was located on March 24, 1998, and is subject to change by natural causes.

13) It is required that one parking space be provided for every 400 square feet of office space, less square footage of bulk storage space.

PLAN REFERENCES

1) Easement Plan Upper Fore River Interceptor, made by H.I. & E.C. Jordan, Surveyors, dated January 18, 1975, Plan File # 1166, Sheets 1 and 2.

2) Plan of Property made for Mitchell-DeWan Associates by R.P. Titcomb Associates, dated September 26, 1986 and revised November 6, 1986.

3) Standard Boundary Survey, Property of Wilma Rumo, made for Michael Starks by Land Use Consultants, dated June 11, 1987, recorded in Plan Book 163, Page 42.

4) City of Portland Plan for Congress Street No. 589/2, 1938.

5) Maine Department of Transportation Right of Way Map, State Aid Highway No. 7, dated July 1961, D.O.T. file No. 3-299.

6) Maine Department of Transportation Right of Way Map, State Aid Highway No. 7, Congress Street, dated May 1986, D.O.T. File No. 3-343, Sheet 3.

7) Maine Department of Transportation Right of Way Map, State Aid Highway No. 7, dated August 1991, D.O.T. File No. 3-391, Sheets 1 and 2.

8) Parts 1 and 2, Stroudwater Area Wastewater Facilities, Interceptors and Ejector Stations, Congress Street, made by Portland Water District, dated August 1980 and revised May 1983, Sheet No. 1, 197-31485.

9) Pollution Abatement Facilities, Contract No. 3 Upper Fore River Interceptor, made by Portland Water District, dated April 1973 and revised August 1981, Sheet No. 54, 197-9676.

10) Stroudwater Crossing made by Mitchell-DeWan Associates and Teas Peely and Livingston, dated September 9, 1986.

11) Stroudwater Crossing, Developer Richard McGoldrick, dated September 30, 1986.

12) Untitled plans and sketches supplied by Portland Water District Northern Utilities and Bell-Atlantic.

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors for Category II, Condition II, except as noted:

Exceptions:
(1) No pins set.
(2) No description prepared.

Date: April 2, 1998

David E. Titcomb PLS 1273

To Stroudwater Crossing LLC:

This is to certify that this map or plat on which it is based were made (i) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and ACSM in 1992, and includes Items 3,4,7(b)(1),8,9,10,& 11 of Table A therof, and (ii) pursuant to the Accuracy Standards (as adopted by ALTA and ACSM in effect on the date of this certification) of a Suburban Survey.

Date: April 2, 1998

David E. Titcomb PLS 1273

The undersigned hereby certifies, as of March 24, 1998, to Column Financial Inc., and its successors and assigns and Stroudwater Crossing LLC and Lawyers Title Insurance Company that he is a duly licensed land surveyor in the State of Maine; that this plat of survey is made at least in accordance with the minimum standards established by said state for surveys and land surveyors and with the minimum detail requirements for land title surveys as adopted by the American Congress on Surveying and Mapping; that this survey correctly shows the location of all buildings, structures, and other improvements situated on the subject premises; and that except as shown there are no visible easements or rights of way across said premises or any other easements or rights of way of which the undersigned has been advised, no party walls, no encroachments onto adjoining premises, streets or alleys by any of said buildings, structures or other improvements situated on adjoining premises.

David E. Titcomb
P.L.S. Number 1273

ALTA/ACSM LAND TITLE SURVEY
EXISTING CONDITIONS SURVEY

Congress Street — Portland, Maine

MADE FOR
RICHARD J. MCGOLDRICK
100 SILVER STREET
PORTLAND , MAINE

JOB#	8423.1	DATE: 3/12/98	SCALE: 1" = 50'
BOOK#	665	Titcomb Associates	
DISC#	140	Portland North Business Park	
FILE#	1814	Falmouth, Maine 04105	