Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 10/07/14

Plan References:

1. "Warren Ave.Terrace, Portland, Maine Owned By J.W. Wilbur", dated April 1911 by Ernest W. Branch, Civil Engineer, Boston, Mass., recorded August 3, 1911 in CCRD Plan Book 12, Page 2.
2. "Plan Of Property In Portland, Maine Made For William H. Faulkingham", dated February 26, 1973 by H.I. & E.C. Jordan - Surveyors, Portland, Maine.
3. "Plan Of Property In Portland, Maine Made For Goodwill Of Maine Inc.", dated September 27, 1979, revised July 26, 1983 by H.I. & E.C. Jordan - Surveyors.
4. "Plan Of Property In Portland, Maine Made For Standard Boundary Survey, Sun Rise Home Improvement Co.", dated September 12, 1985 by H.I. & E.C. Jordan - Surveyors, Portland, Maine.
5. "Warren Avenue Trade Center Condominiums, 352 Warren Avenue, Portland, Me", dated March 1988, last revised October 24, 1988 by HTA-OEST Associates, Inc., South Portland, Maine, recorded October 28, 1988 in CCRD Plan Book 175, Page 14.
6. "ALTA/ACSM Land Title Survey For Saga Communications Limited Partnership, A Massachusetts Limited Partnership Lying Within The City Of Portland, County Of Cumberland, State Of Maine By Stevens, Morton, Rose & Thompson Inc., Limerick, Maine", dated May 15, 1987, last revised April 3, 1991, recorded April 16, 1991 in CCRD Plan Book 190, Page 36.
7. "Standard Boundary And Site Plan For Giroux Oil, Warren Avenue, Portland, Maine", dated July 16, 1987, last revised August 10, 1993 by Sebago Technics, Inc., Westbrook, Maine, City of Portland Plan 982/36.
8. "Plan Of Property In Portland, Maine Made For Brown Construction, Inc. Land Title Survey", dated May 27, 1988 by H.I. & E.C. Jordan - Surveyors, Portland, Maine.
9. "BJ's Wholesale Club, Portland, Maine Land Title Survey And Site Conditions Plan", dated July 1989, last revised August 13, 1990 by E.C. Jordan Co. Consulting Engineers, recorded September 4, 1990 in CCRD Plan Book 187, Page 7.
10. "Standard Boundary Survey Of: A Portion Of The John Vance Property, 383 Warren Avenue, Portland, ME", dated August 17, 1994 by Sebago Technics, Westbrook, Maine.
11. "Sketch Plan Of Newcomb Street, Portland, Maine For Russ Glidden", dated October 19, 1994 by Bruce R. Bowman, Inc. Professional Land Surveyor, Cumberland, Maine.
12. "Worksheet - Standard Boundary Survey For: Russell Glidden, Saville Street, Portland, Maine", dated August 1998 by BH2M Engineers/Surveyors/Planners, Gorham, Maine.
13. "Site Plan/Proposed Garage Made For John Bennett, 3 Newcomb Street, Portland, Maine", dated June 5, 2001 by Stephen J. Martin, PLS, Gorham, Maine.
14. "City Of Portland, Maine Public Works Department Engineering Section Survey Plan Prepared For Drainage Easement Located At #341 Warren Avenue On Property Now Or Formerly Of Giroux Oil Company", dated November 27, 2001, City Plans 921/14 & 948/41.
15. "Boundary And Existing Conditions Survey Of 379 Warren Avenue In City Of Portland, Cumberland County, Maine", dated July 1, 2002 by Northeast Civil Solutions Incorporated, Scarborough, Maine, City of Portland Plan 1007/3.
16. "Existing Conditions, Warren Avenue Commercial, 424 Warren Avenue, Portland ME, 04103", dated December 2002, last revised October 14, 2003 by SYTDesign Consultants, Civil Engineers & Land Surveyors, Cumberland Center, Maine.
17. "Topographic Survey, Warren Avenue, Portland, Cumberland County, State Of Maine For Record Owner: Delta Realty Co., Inc.", dated October 24, 2003, last revised November 5, 2003 by Lewis & Wasina, Inc. Surveyors - Engineers, Westbrook, Maine, recorded December 31, 2003 in CCRD Plan Book 203, Page 701.
18. "Plan Of Boundary Survey, O'Connor GMC, Inc., 279 Warren Avenue, Portland, Maine", dated September 30, 2004 by Thayer Engineering Company, Farmingdale, Maine, City of Portland Plan 1009/7.
19. "Boundary Survey, Warren Avenue, Portland, ME For: Realty Resources, Chartered", dated December 2004 by Survey, Inc., Windham, Maine.
20. "State Of Maine Department Of Transportation Right Of Way Map, Warren Avenue, Portland, Cumberland County, Federal Aid Project No. STP-1054(400)X, D.O.T. File No. 3-522", dated March 2006, recorded February 20, 2013 in CCRD Plan Book 213, Pages 32 - 39.
21. "Plan Of Road From The Terminus Of Warren Street City Of Westbrook To Bridgton Street Town Of Deering As Laid Out By Direction Of Commissioners Of The County Of Cumberland", surveyed November 1891 by H.W. Foster, City of Portland Plan 460/10, recorded in Cumberland County Commissioners Plan Book 3, Page 35.

General Notes:

1. 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.
2. This office reserves the right to be held harmless by all 3rd party claims.
3. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in 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.
4. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
5. Reference is made to "Letter Of Agreement" dated October 1, 2013 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
6. N/F is an abbreviation for Now or Formerly.
7. All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
8. This office does not accept any liability for errors in the Plan References listed hereon.
9. Locus Parcel is shown as City of Portland Assessor's Map 296, Block A, Lot 6, 301-J-10, 302-A-1, 303-A-8-10, 304-B-28, and 305-D-1, and is listed as 411-423 Warren Avenue.
10. Area of Locus Parcel is 418,393 square feet (9.60 acres).
11. The apparent right of way lines depicted on this plan are based on the Plan References listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes.
12. The Locus Parcel does not scale in a Special Flood Hazard Area per FEMA Flood Insurance Rate Map Community-Panel Number 230051 0006C, index dated December 8, 1998. The parcel scales in Zone X.
13. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
14. Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
15. Per City of Portland Records Vol. 2, Page 30 and Cumberland County Commissioners Records Vol. 16, Page 561, Warren Avenue was laid out January 5, 1892 as 4 rods (66 feet) wide. Per City of Portland Records Vol. 2, Page 203 and City of Deering Records Vol. 1, Page 324, the County Road running from Morrill's Corner to Westbrook was named "Warren Avenue" by Order of the City Council, passed November 27, 1893.
16. Vertical Datum is NGVD29. Benchmark established with GPS Static observations taken on October 28, 2013.
17. See CCRD Book 6161, Page 98, dated April 28, 1983, from Goodwill Of Maine, Inc. to Guy Gannett Broadcasting Services, for "the right to enter a certain strip of land being twenty (20) feet in width for the purpose of the passage of vehicles and pedestrians to be used only in connection with the maintenance and repair of the Grantee's antenna". (Also See Plan Reference 6)
18. See CCRD Book 4505, Page 219, dated October 2, 1979, from Your Home, Inc. to Goodwill Of Maine, Inc., which reserved to the Grantor "the right to use, improve and maintain" the fifty (50') foot wide parcel for use as a public street.
19. This office has utilized plans by H.I. & E.C. Jordan that appear to have tied into record lines on both sides of Locus Parcel. Sebago Technics' plan for John Vance (Plan Reference 10) did not hold the Jordan plans or their previous plan (Plan Reference 7) which appears to have held the above mentioned Jordan plans. Plan Reference 10 held monumentation which appears to mark the location of Saville Street on the southerly sideline of Warren Avenue. This office did not hold Plan Reference 10. This office recommends a boundary line agreement or consulting an attorney for boundary lines along the easterly line of Holmes and the Proposed Lot, along land of Vance and Bennett, to the northeast corner of Bennett.
20. No record easement found for this drain pipe.
21. See CCRD Book 675, Page 460, dated June 28, 1899, from Thomas J. Ward to Cyrene Wiley for a right of way to Warren Avenue.
22. See CCRD Book 25397, Page 137, dated May 16, 2007, for State of Maine Dept. of Transportation Notice of Layout and Taking. (See Plan Reference 20)
23. See CCRD Book 7320, Page 57, dated May 27, 1986, for Easement Deed from Your Home Inc. to Central Maine Power Company and New England Telephone and Telegraph Company, for a line from CMP pole #39 to pole #39.1.

Approved By The City Of Portland Planning Board:

Name: Date:

Locus Deed Reference:

JMC Warren Ave, LLC
To
PH Warren Ave, LLC

dated June 26, 2013 and recorded June 27, 2013 at the Cumberland County Registry of Deeds in Book 30781, Page 74.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

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.

Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent) Date: 2/12/14

STATE OF MAINE JAMES D. NADEAU 2124 PROFESSIONAL LAND SURVEYOR

Revised 2-12-2014: Added Notes 22-23, misc. label changes

Plan Depicting The Results Of A Partial Boundary Survey, Existing Conditions & Proposed Lot Division Made For

PH Warren Ave, LLC

Northerly Sideline Of Warren Avenue, Saville Street & Newcomb Street

Portland, Maine

PREPARED BY:

Nadeau Land Surveys

918 BRIGHTON AVENUE
PORTLAND, ME 04102

Professional Land Surveyors
Certified Floodplain Managers

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

RECORD OWNER: PH Warren Ave, LLC c/o 401 Warren Avenue Portland, Maine 04103	DRAWN BY: TPB	PLAN DATE: 1/7/2014	
	CHECKED BY: JDN/MLC	SURVEY DATE: Oct.-Dec. 2013	
	INSTR. Topcon GPT-3003W & Topcon Hyper II GPS	SCALE: 1" = 80'	
FIELD BOOK: FB 400 & Topcon Ranger	JOB No: 2131442BTR1	SHEET No: C-2.0	