

Plan References:

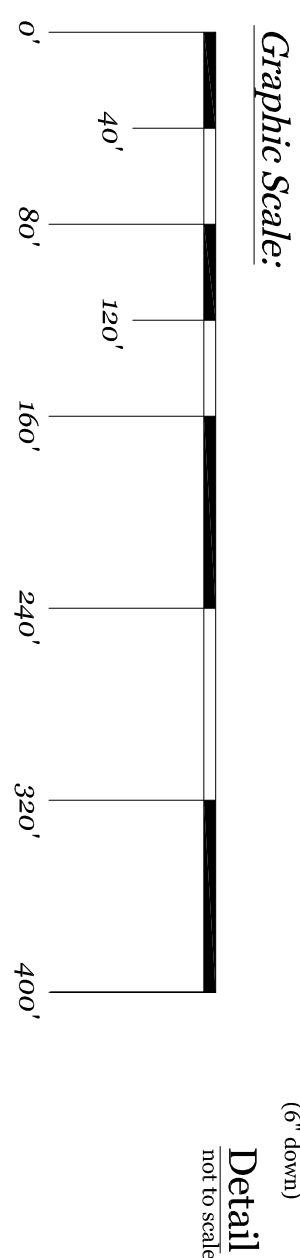
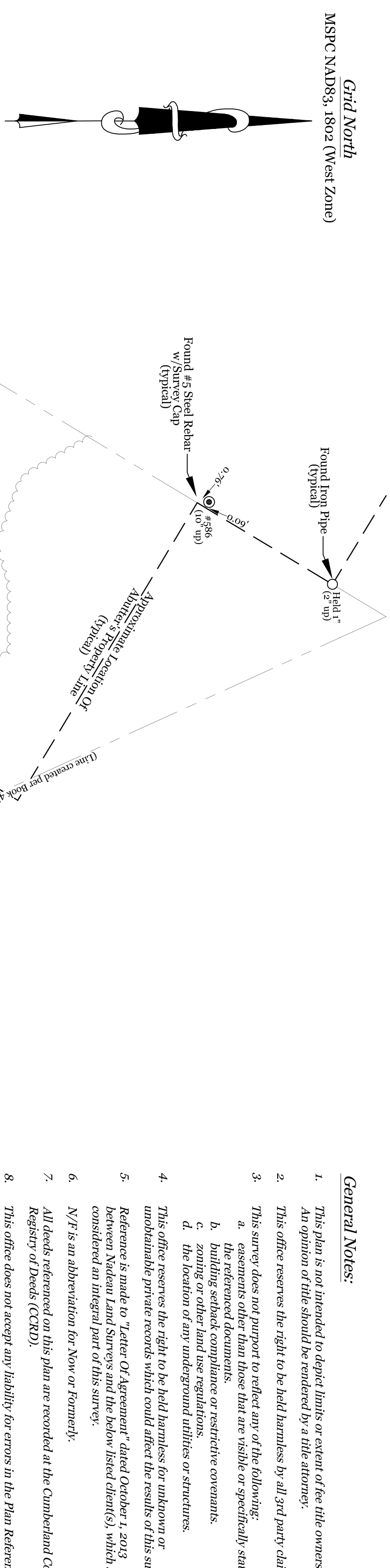
- 1. Warren Ave, Terrace, Portland, Maine Owned By - W. Willbur, dated April 1911 by Ernest W. Branch, Civil Engineer, Boston, Mass., recorded August 3, 1911 in CCRD Plan Book 12, Page 2.
2. Plan Of Property In Portland, Maine Made For William H. Pauldingham, dated February 26, 1923 by H.L. & E.C. Jordan - Surveyors, Portland, Maine.
3. Plan Of Property In Portland, Maine Made For Goodwill Of Maine Inc., dated September 27, 1929, revised July 26, 1983 by H.L. & 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.L. & E.C. Jordan - Surveyors, Portland, Maine.
5. Warren Avenue, Third-Center Condominiums, 629 Warren Avenue, Portland, Me., dated March 1988, last revised October 24, 1988 by HTA/DIST/Associates, Inc., South Portland, Maine, recorded October 28, 1988 in CCRD Plan Book 175, Page 14.
6. HTA/ACS/N Land The 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., Lincoln, Maine, dated May 15, 1987, last revised April 3, 1991, recorded April 16, 1991 in CCRD Plan Book 156, Page 98.
7. Standard Boundary And Site Plan For Groux 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.L. & E.C. Jordan - Surveyors, Portland, Maine.
9. 78.5 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. Brown, Inc. Professional Land Surveyor, Cumberland, Maine.
12. Worksheet - Standard Boundary Survey For Russell Glidden, Saville Street, Portland, Maine, dated August 1998 by BH&M 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 A. Martin, F.S.S. Gorham, Maine.
14. City Of Portland, Maine Public Works Department Engineering Section Survey Plan Prepared For Damage Assessment, Located At #34 Warren Avenue On Property Now Owned By Devon Oil Company, dated November 27, 2001, City Plans 921/14 & 948/14.
15. Boundary And Existing Conditions Survey Of 329 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 STDesign 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 & Watson, Inc. - 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 Storey, Inc., Wintham, Maine.
20. State Of Maine Department Of Transportation Right Of Way Map, Warren Avenue, Portland, Cumberland County, Federal Aid Project No. STP-05(4)00X, 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 Terminals Of Warren Street City Of Westbrook To Bridgton Street Town Of Peering, As Laid Out By Direction Of Commissioners Of The County Of Cumberland, surveyed November 1891 by H.W. Foster, City of Portland Plan 469/10, recorded in Cumberland County Commissioners Plan Book 3, Page 35.

Approved By The City Of Portland Planning Board:

Name: Date:

Blank lines for signature and date.

Grid North MSPC NAD83, 1802 (West Zone)



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 97981, Page 74.

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 hold 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 requirements or restrictive covenants.
c. utility easements or encroachments.
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/S 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.

Surveyor's Statement:

Nadeau Land Surveys hereby certifies exclusively to the client listed hereon that this plan was prepared by a duly licensed Professional Land Surveyor who has personally conducted the 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 of the Professional Land Surveyor who prepared this plan as it may contain unauthenticated allegations unknown to this office.



Remaining Land Of PH Warren Ave LLC

(See Locus Deed Reference)

Remaining Land Of PH Warren Ave, LLC

(See Locus Deed Reference)

(See Plan Ref's 2,7,14)

3. Offset 6 1/2" Granite Monument In Vault

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

Table with project information: PREPARED BY: Nadeau Land Surveys; RECORD OWNER: PH Warren Ave, LLC; DRAWN BY: TTB; PLAN DATE: 1/7/2014; CHECKED BY: JDN/MJC; SURREY DATE: Oct. Dec. 2013; INSITE: Topcon GPT-3000/GS & Topcon Hyper II/GS; SCALE: 1" = 80'; SHEET NO: 1 of 1.