

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 15, 2012 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 on the City of Portland Assessor's Map 327A, Block A, as Lot 1, and is listed as 1 Industrial Way.*
10. *Area of Locus Parcel is 74,656 square feet (1.71 acres). See Note 15.*
11. *The apparent right of way lines depicted on this plan are based on the Plan References listed hereon, 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 0001B, index dated December 8, 1998. The parcel scales in Zone C.*
13. *All building corner offsets to boundary lines are from metal building corners and not building foundation.*
14. *Call 1-888-DIGSAFE at least three business days before performing ANY excavation.*
15. *See CCRD Book 13755, Page 184, dated April 1, 1998, for Notice Of Layout And Taking by Maine Department of Transportation as depicted on Plan Reference 5 listed hereon. The sideline of Riverside Street shown hereon is based on centerline layout information provided by the Maine Department of Transportation Survey and Right-of-Way.
In evaluating the data it was found that a 0.7' variation in common locations exists between features as compared to the data provided by the Maine Department of Transportation. Therefore, we recommend for the purpose of determining building setbacks from the sideline of Riverside Street as shown hereon that the client add 1.0' to any front building setback requirement.*
16. *See CCRD Book 8175, Page 130, dated February 4, 1988, from Portland Venture Partners III to City of Portland, Maine, for conveyance of sixty (60') foot-wide right of way known as Industrial Way as depicted on Plan Reference 2 hereon.*
17. *Apparent encroachment - no record easement found.*