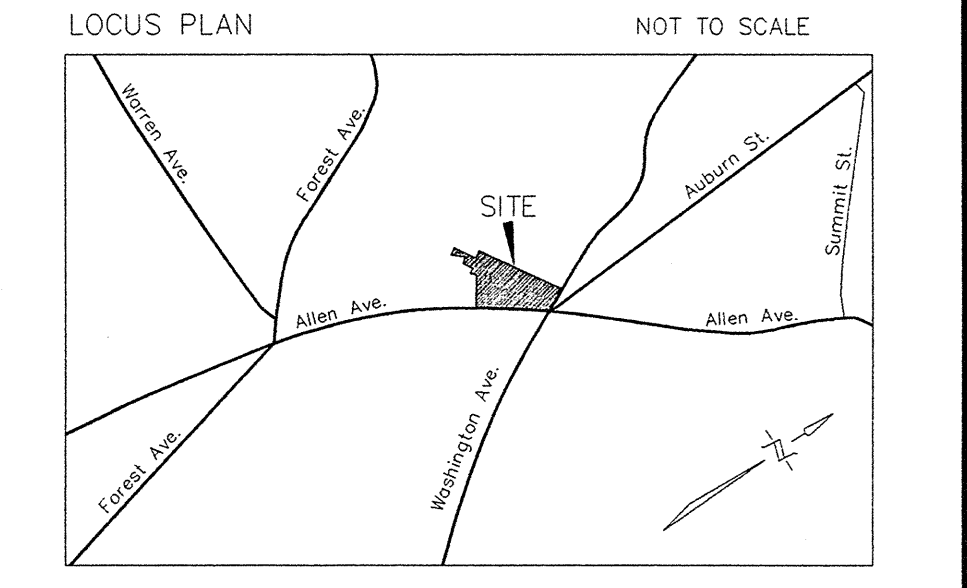


**LEGEND**

- 5/8" Capped iron rod set
- Iron pin found
- ⊙ RR spike found
- ⊕ Catch basin
- ⊖ Sewer manhole
- ⊗ Drain manhole
- ⊘ Telephone manhole
- ⊙ Gas valve
- ⊗ Water shutoff
- ⊙ Utility pole
- ⊙ Light pole
- ⊙ Guy wire
- ⊙ Sign
- ⊙ Bollard
- ⊙ Deciduous tree
- ⊙ Shrub
- ▨ Existing building
- Concrete
- Edge of pavement
- Curb (bituminous, unless noted)
- Edge of gravel
- 1' contour
- 5' contour
- Abutter's line
- Property line
- Easement line
- Right of way line
- Former lot line
- UE Underground electric
- OHE Overhead utility wires
- UT Underground telephone
- UG Underground gas line
- Stockade fence
- Chain link fence
- Guard rail



- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
  - 3) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any excavation or construction.
  - 4) Property is located in Zone C (area of minimal flooding) as shown on FIRM Community Panel Z30051 00029 dated July 17, 1986.
  - 5) No evidence of recent earth moving work, building construction or building additions was observed.
  - 6) No evidence of recent street or sidewalk construction or repairs was observed. No changes in street rights of way are anticipated.
  - 7) Existing parking:
    - Parcel 1 16 spaces
    - Parcel 4 11 spaces + 1 handicapped = 12 spaces
    - Parcel 7 48 spaces + 2 handicapped = 50 spaces
  - 8) No record evidence was found for the overhead utility wires running from unnumbered pole on Parcel 7 across Parcel 2 to the building on Parcel 1.
  - 9) Elevations are based on NGVD29, City of Portland datum. Benchmark: spike in pole #42/184 on east side of Washington Avenue. Elev. 84.42.

- EASEMENTS**
- 1) Parcels 1, 2 and 3 are subject to a utility easement granted to Central Maine Power Company by Raymond V. Jilston in a deed dated November 10, 1947 and recorded in Book 1895, Page 110.
  - 2) Parcel 7 is subject to a utility easement granted to Central Maine Power Company and New England Telephone & Telegraph Company by Burger King of Maine dated July 2, 1969 and recorded in Book 3098, Page 560.

**ASSESSOR'S INFORMATION**

Tax Map 344 Block E

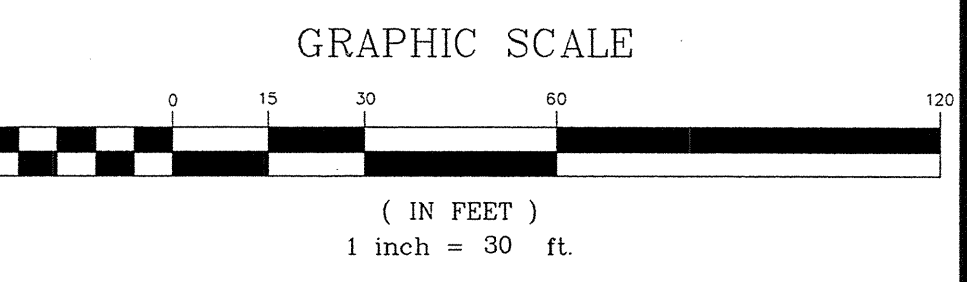
Parcel 1	Lots 8 & 12
Parcel 2	Lot 50
Parcel 3	Lot 47
Parcel 4	Lot 37
Parcel 5	Lot 42
Parcel 6	Lot 36
Parcel 7	Lots 40 & 41

**AREA**

Parcel 1	31,632 s.f.	0.73 ac.
Parcel 2	7,879 s.f.	0.18 ac.
Parcel 3	2,577 s.f.	0.06 ac.
Parcel 4	14,630 s.f.	0.34 ac.
Parcel 5	6,562 s.f.	0.15 ac.
Parcel 6	6,351 s.f.	0.15 ac.
Parcel 7	26,835 s.f.	0.62 ac.
<b>Total</b>	<b>96,466 s.f.</b>	<b>2.23 ac.</b>

**OWNERS OF RECORD**

Parcel 1	Davison Realty LLC	Book 14878, Page 182 & Book 14746, Page 29
Parcel 2	Robert A. Lockard	Book 3125, Page 559
Parcel 3	Robert A. Lockard	Book 3125, Page 559 & Book 6604, Page 181
Parcel 4	Robert A. Lockard	Book 6613, Page 144
Parcel 5	Davison Realty LLC	Book 25239, Page 311
Parcel 6	Robert A. Lockard	Book 5083, Page 347 & Book 6377, Page 69
Parcel 7	Allen Ave Extension LLC	Book 21660, Page 315



Rev. 1 09/11/08 Revise to City datum (NGVD29) JMS

ALTA/ACSM Land Title Survey

**Land of Lockard & Davison Realty LLC**

Allen Avenue & Washington Avenue Portland, Maine

MADE FOR

**The Richmond Company, Inc.**

7 Essex Green Drive, Suite 56 Peabody, Massachusetts

JOB#	207076	DATE:	Nov. 16, 2007	SCALE:	1" = 30'
BOOK#	831				
207076-R3.dwg					
FILE#	9252				

**Titcomb Associates**

133 Gray Road Falmouth, Maine 04105 (207)797-9199

- PLAN REFERENCES**
- 1) Maine Department of Transportation Right of Way Map State Highway "15" (Washington Ave. & Allen Ave.), File No. 3-489, dated January 2003.
  - 2) Plan Showing Subdivision of Field for W.F. Kuch by Hicks & Newcomb, dated September 25, 1915, recorded in Plan Book 13, Page 76.
  - 3) The Homesteads made for The City and Suburban Land Trust by E.C. Jordan & Co., dated September 1921, recorded in Plan Book 14, Page 70.
  - 4) Plan of Existing Conditions & Boundary Survey made for Corral-Palmer Consulting Engineers by Titcomb Associates, dated June 16, 2003.
  - 5) Standard Boundary Survey made for James Davison by A.R.C.C. Land Surveyors, dated June 21, 2007.
  - 6) Standard Boundary Survey made for John Matthews by A.R.C.C. Land Surveyors, dated September 5, 2001.
  - 7) Standard Boundary Survey made for James Davison by A.R.C.C. Land Surveyors, dated April 8, 1999.
  - 8) Plan of Allen Avenue on file with the Department of Engineering, City of Portland.