

N/F
Kasprzak Landbank, Inc.
Book 7573, Page 334

N/F
Glassock
Book 10158, Page 338
Lot 34

Locus Deed Reference:

Leroy E. Applebee & Roberta M. Applebee
To
Andrew S. Dunham & Shirley M. Dunham
dated August 31, 2011 and recorded September 2, 2011 at the
Cumberland County Registry of Deeds in Book 28937, Page 294.

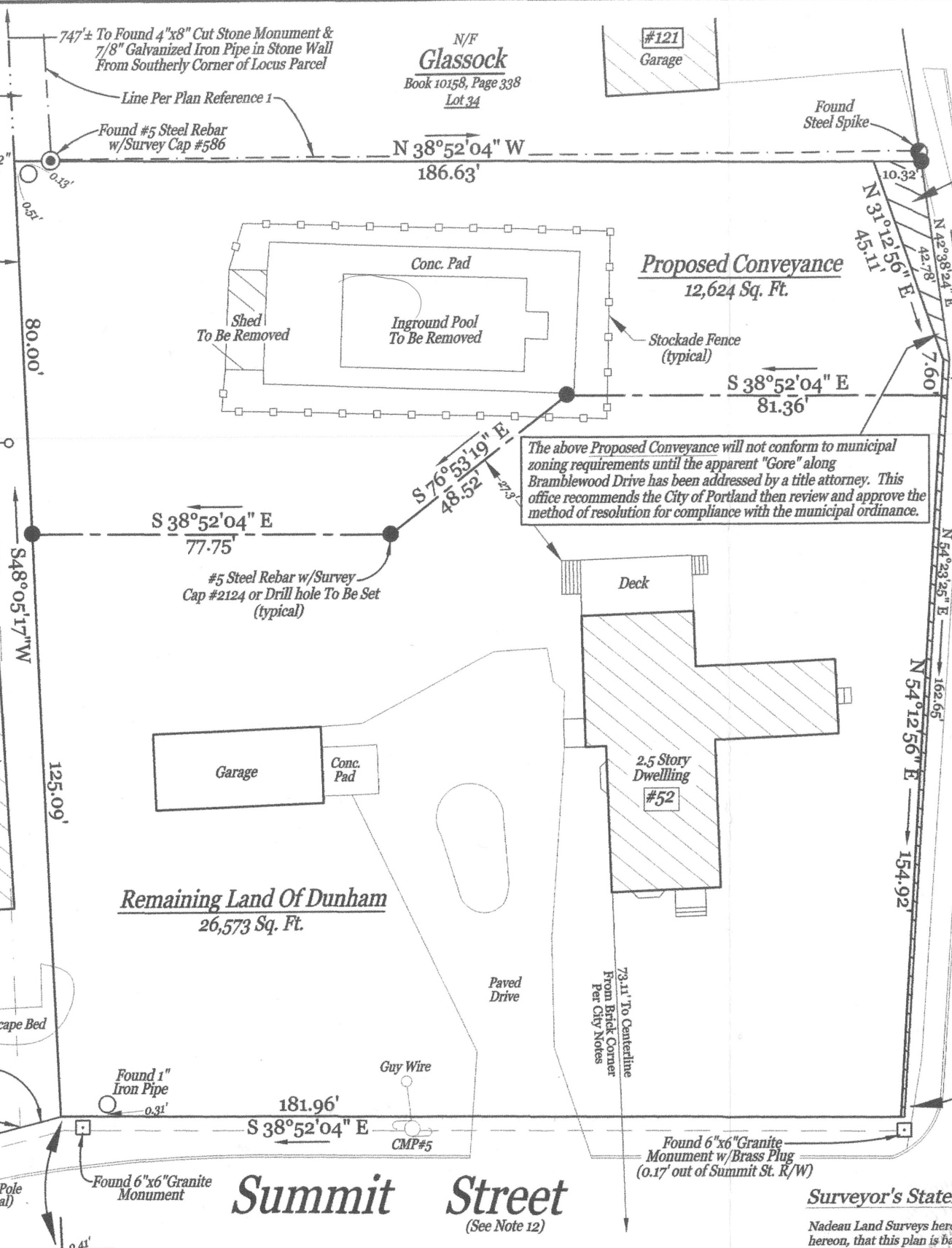
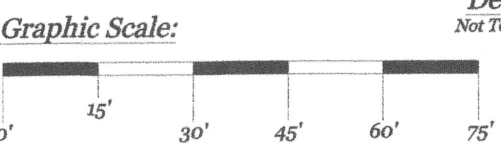
Line Per Bk. 620, Pg. 261
dated 5-16-1895
& Bk. 627, Pg. 123
dated 6-12-1895

Line Per Bk. 580, Pg. 207
dated 5-9-1891

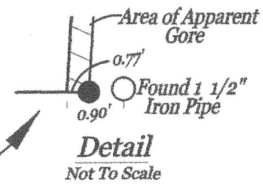
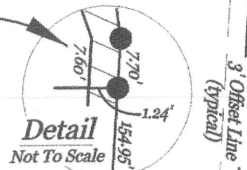
(Corrective Deed)
See Bk. 690, Pg. 438
dated 1-25-1902

N/F
Perham
Book 14823, Page 357

Grid North
MSPC NAD83, 1802 (West Zone)



Area To Be Conveyed to Dunham
Apparent "Gore" 411 Sq. Ft.
See Note 16



General Notes:

- 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.
- This office reserves the right to be held harmless by all 3rd party claims.
- This survey does not purport to reflect any of the following:
 - easements other than those that are visible or specifically stated in the referenced documents.
 - building setback compliance or restrictive covenants.
 - zoning or other land use regulations.
 - the location of any underground utilities or structures.
- This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
- Reference is made to "Contract For Land Surveying Services" between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
- N/F is an abbreviation for Now or Formerly.
- All deeds referenced on this plan are recorded at the Cumberland County Registry of Deeds (CCRD).
- This office does not accept any liability for errors in the Plan References listed hereon.
- Locus Parcel is shown on the City of Portland Assessor's Map 377, Block E, as Lot 30 & Map 378, Block C, Lot 42, and is listed as 52 Summit Street.
- Area of Locus Parcel is 39,198 square feet (0.90 acre).
- 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.
- Summit Street was accepted as 3 rods (49.5') November 2, 1936 per City of Portland records Vol. 60, Page 501. Bramblewood Drive was accepted as 50 feet February 6, 1989 per City of Portland records Vol. 103, Page 563.
- All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.
- Call 1-888-DIGSAFE at least three business days before performing ANY excavation.
- Locus Parcel falls in the R-2 Zoning District. See City of Portland Zoning Ordinance for regulations and restrictions.
- Apparent Area of "Gore" between the Locus Parcel and record lines per Plan Ref. 1.

Plan References:

- "Recording Plat Bramblewood Allen Avenue / Summit Street Portland, Maine", last revised April 7, 1987, by Survey, Inc., recorded April 15, 1987 in CCRD Plan Book 161, Page 65.
- "Plan of Lands For North Deering School Property Made For City Of Portland", dated November 1950, by H.I. & E.C. Jordan Civil Engineers, City of Portland file 618/14.
- "City Of Portland, Maine Department Of Public Works Summit Street Laying Out Auburn St. To Allen Ave.", date approved September 19, 1936, City of Portland file 549/7.

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 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: 9-7-12

09/04/2012 - Revised Title Block

**Plan Depicting The Results Of A Boundary Survey
& Proposed Lot Division Made For
Mony Hang**
Southwesterly Sideline Of Summit Street &
Southeasterly Sideline Of Bramblewood Drive
Portland, Maine

MADE BY:

Nadeau Land Surveys

Professional Land Surveyors
Certified Floodplain Managers

918 BRIGHTON AVE. PORTLAND, ME. PH.(207)878-7870

DATE: 08/28/2012 DRAWN BY: MLC
SCALE: 1" = 30' FILE#: 2121315BR1

10-26-16 SENT 1 COPY TO TITLERS