

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 2, 2015 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 378, Block A, Lot 1, and is listed as 112 Summit Street.*
10. *Area of Locus Parcel is 61,922 square feet (1.42 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 0002C, 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. 60, Page 501, Summit Street was laid out November 2, 1936 as 3 rods (49.5 feet) wide.*
16. *The Locus Parcel was formerly within the boundaries of Westbrook until 1871, and within the boundaries of Deering from 1871 until Deering merged with Portland in 1899.*
17. *A portion of the abutter's wire fence encroaches the Locus Parcel. No record easement found for this fence.*
18. *A portion of the abutter's chainlink fence encroaches the Locus Parcel. No record easement found for this fence.*
19. *A portion of the abutter's overhead utility line encroaches the Locus Parcel. No record easement found.*