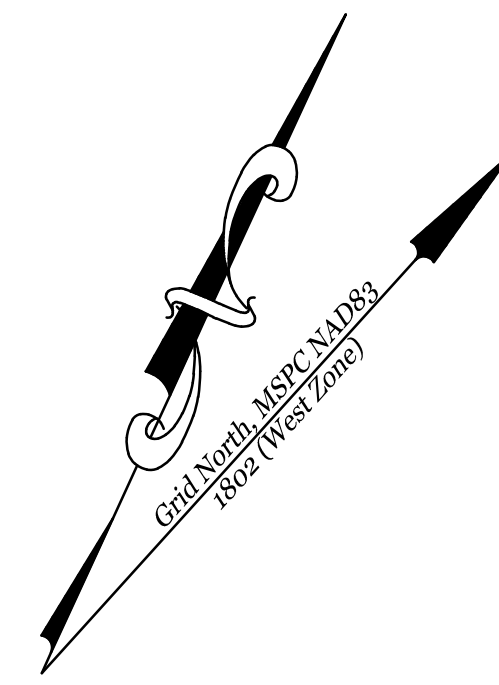


Plan References:

1. "The Pines, Portland, Maine Owned By The A.H. Chapman Land Co., Section A", dated April 1925 by Percy H. Richardson, C.E., recorded May 13, 1925 in CCRD Plan Book 16, Page 29.
2. "City Of Portland, Maine Department Of Public Works Texas Street", Approved October 26, 1934 by Edward M. Hunt, City Engineer, City Plan 232/11.
3. "City Of Portland, Maine Department Of Public Works Florida Avenue", Approved October 26, 1934 by Edward M. Hunt, City Engineer, City Plan 232/12.
4. "Boundary Survey & Lot Split 38 Florida Ave., Portland, Maine, Prepared For: George P. Connick", dated February 17, 2006 by Northeast Civil Solutions, Scarborough, Maine (unsigned).
5. "Plan Depicting The Results Of A Boundary Survey Made For Leslie M. Clark Southwesterly Sideline Of Texas Street & Southeasterly Sideline Of Florida Avenue", dated November 4, 2011 by Nadeau Land Surveys, Professional Land Surveyors, Portland, Maine.

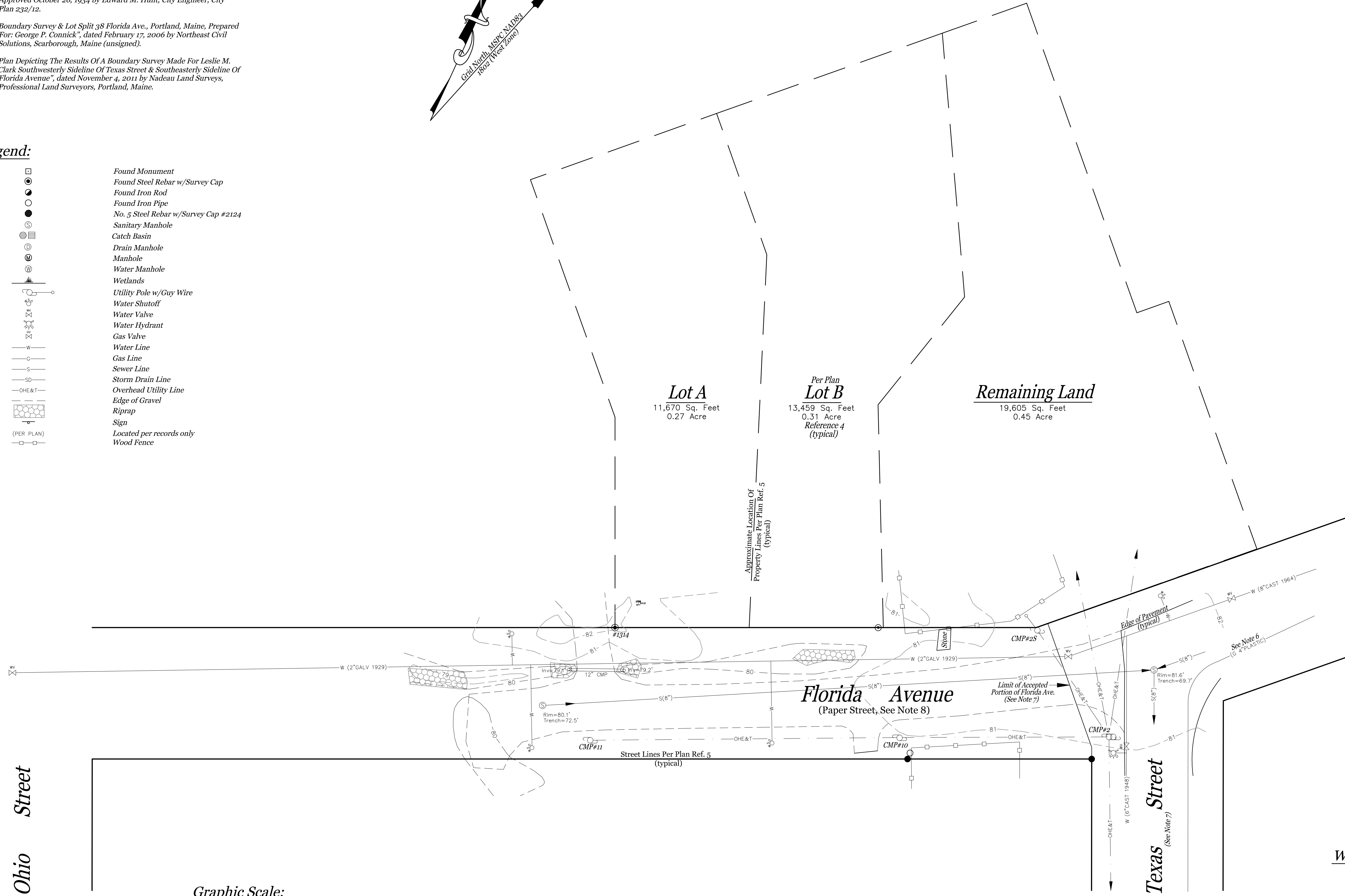
Magnetic North

(Per Plan Reference 4)



Legend:

- Found Monument
- Found Steel Rebar w/Survey Cap
- Found Iron Rod
- Found Iron Pipe
- No. 5 Steel Rebar w/Survey Cap #2124
- ⊙ Sanitary Manhole
- ⊙ Catch Basin
- ⊙ Drain Manhole
- ⊙ Manhole
- ⊙ Water Manhole
- Wetlands
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- Water Hydrant
- Gas Valve
- Water Line
- Gas Line
- Sewer Line
- Storm Drain Line
- Overhead Utility Line
- Edge of Gravel
- Riprap
- Sign
- Located per records only
- Wood Fence

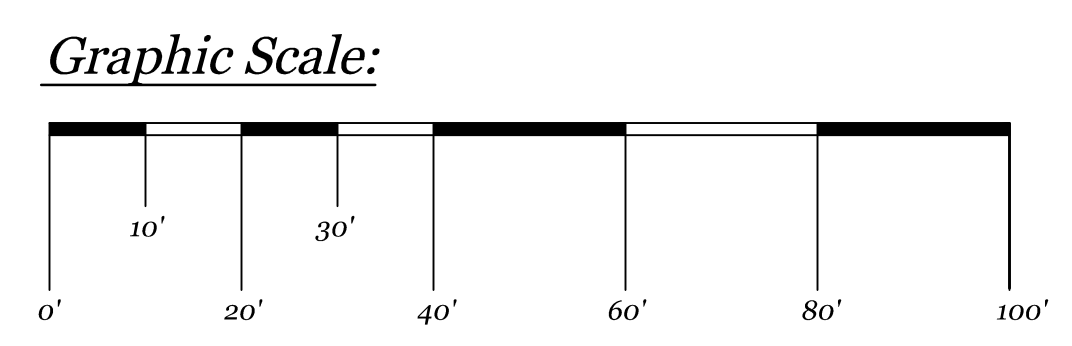


Survey General Notes:

1. Reference is made to "Letter of Agreement" dated September 4, 2015 between Nadeau Land Surveys and William Walsh, P.E. of Walsh Engineering Associates, Inc., which shall be considered an integral part of this survey.
2. Vertical Datum is National Geodetic Vertical Datum of 1929 (NGVD29). Elevations derived from GPS static observations taken November 7, 2017.
3. City of Portland Horizontal Datum, Maine State Plane Coordinates, West Zone, NAD83. Coordinates derived from GPS static observations and checked to the City of Portland Control Network.
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. This office does not accept any liability for any errors which may exist in the plans listed in the Plan References hereon, except Plan Reference 5.
6. The underground utility structures shown have been located from field survey information and existing drawings. This office make no guarantees that the underground utilities lines shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities lines shown are approximate in location and have not been physically located by this office.
7. The apparent right of way lines depicted on this plan are based on Plan Reference 5 listed hereon, monumentation found in the field, and City of Portland Engineering Street Notes. Per City of Portland Records, Vol. 59, Page 352, Texas Street was accepted November 19, 1934 as 50' wide. Per City of Portland Records, Vol. 59, Page 343, a portion of Florida Avenue, from Texas St. to Ray St., was accepted November 19, 1934 as 50' wide. The portion of Florida Avenue from Texas St. to Ohio St. is 50' wide per Plan Reference 1.
8. See CCRD Book 13326, Page 19, dated September 16, 1997, for continuance of the municipality's rights in Florida Avenue.

Ohio Street

Texas Street
(See Note 7)



Worksheet For: Walsh Engineering Associates, Inc.

Florida Avenue
between Texas Street & Ohio Street
Portland, Maine 04103

Date: November 28, 2017
By: Nadeau Land Surveys, Portland, Maine
Scale: 1"=20'
Project No. 2171840

For Office Use Only - Not A Final Plan.
See "PNITS" Layer for descriptions and spot grades.