GPC MC

NOTE:THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD. THOSE THAT ARE EVIDENT ARE SHOWN. THIS PLAN MIGHT NOT REVEAL CONFLICTS WITHIN ABUTTING DEEDS.

STATE OF MAINE
GEORGE A. COURBRON, JR.
#1126
PROFESSIONAL LAND SURVEYOR

"THIS IS NOT A BOUNDARY SURVEY"

I HEREBY CERTIFY TO THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY THAT THIS PLAN, AS NOTED, DEPICTS THE RESULTS OF A CURRENT EXAMINATION OF THE PREMISES DESCRIBED IN EXHIBIT "A" (ATTACHED) TO BE RECORDED AT THE APPLICABLE COUNTY REGISTRY OF DEEDS AND THAT ALL VISIBLE EASEMENTS, ENCROACHMENTS AND BUILDINGS, IF ANY, ARE LOCATED ON THE GROUND AS SHOWN HEREON SUBJECT TO THE QUALIFICATIONS SET FORTH IN THE "NOTES" BELOW.

NOTES:

1) THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON JANUARY 10, 2008 FOR THE SOLE BENEFIT OF THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY, AND THE RESPONSIBILITY THEREFORE, DOES NOT AND SHALL NOT EXTEND TO ANY OTHER PERSON OR PERSONS. STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY, BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYORS KNOWLEDGE, INFORMATION, & BELIEF. SURVEYWORKS, INC. IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.

2) THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PREMISES (OR PORTION OF THE PREMISES NOTED ABOVE) AND IS FOR THE PURPOSE OF SHOWING, IN MAP FORM, THE SUBJECT REAL PROPERTY AND THE OBVIOUS IMPROVEMENTS THAT LIE WITHIN THE APPARENT BOUNDARY LINES OF SAID REAL PROPERTY, IN ORDER THAT THE MORTGAGEE AND/OR TITLE INSURER MAY USE SAID PLAN FOR DETERMINING THE INSURABILITY OF SAID PROPERTY AND THE IMPROVEMENTS THEREON. NO REPRESENTATION IS MADE, OR TO BE INFERRED, THAT THE APPARENT BOUNDARY LINES SHOWN HEREIN ARE THE TRUE PROPERTY LINES. THIS PLAN SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION. DO NOT USE PLAN OFFSETS FOR ESTABLISHING LOT LINES OR FOR THE ERECTION OF ANY IMPROVEMENTS, FENCES, WALLS, HEDGES, ETC.

3) THE BUILDINGS DEPICTED DID CONFORM WITH MUNICIPAL SETBACK REQUIREMENTS OF LOCAL ZONING AT TIME OF CONSTRUCTION.

4) THE PREMISES DEPICTED ARE NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON F.E.M.A. FLOOD INSURANCE RATE MAP.

5) DUE TO SIGNIFICANT SNOW COVER, EDGES OF PAVED OR GRAVEL DRIVES, WALKWAYS, ROADS AND OTHER GROUND LEVEL IMPROVEMENTS ARE APPROXIMATE AND MAY OR MAY NOT BE SHOWN.

MORTGAGE LOAN INSPECTION

PREPARED FOR :

BUYER : JOHN ANTHONY EDWARDS
SELLER : PHH MORTGAGE CORPORATION
LOCATION : 141 SHERWOOD STREET PORTLAND, MAINE
TAX MAP REFERENCE : MAP 428 BLOCK A LOT 14

SCALE : 1" = 20'	REQUESTED BY : ANDROSCOGGIN TITLE COMPANY FILE # 1404618	DRAFTED BY : GSL
DATE : 1/11/08		

SurveyWorks, In
Land Use Consultants
638 RIVER ROAD GREENE, MAINE 04
TEL. (207) 946-4486 FAX (207) 946-446

Date: 10/08/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE
RESURGAM