

- Legend**
- CAPPED IRON ROD SET
 - IRON PIPE OR ROD FOUND
 - MONUMENT FOUND
 - UTILITY POLE
 - MANHOLE
 - EM ELECTRIC METER
 - SIGN
 - CATCH BASIN
 - WATER VALVE OR SHUTOFF
 - GAS VALVE
 - LIGHT POLE
 - DECIDUOUS TREE
 - FENCE
 - CURB
 - OHW OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SD STORM DRAIN
 - S SANITARY SEWER
 - 60 1' CONTOUR
 - TH THRESHOLD
 - CONC. CONCRETE
 - IPF/IRF IRON PIPE OR ROD FOUND
 - N/F NOW OR FORMERLY
 - 000/000 DEED BOOK AND PAGE
 - ▲ POSSIBLE ENCROACHMENT

Flood Zone Note

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE C, AREAS OF MINIMAL FLOODING, ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0013B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986

Utility Note

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

Plan References

1. "BOUNDARY & TOPOGRAPHIC SURVEY ON ST. JOHN STREET, PORTLAND, MAINE MADE FOR WOODARD & CURRAN, INC." APRIL 2018 BY OWEN HASKELL, INC.
2. "SUBDIVISION PLAT, FLORENCE HOUSE, 190 VALLEY STREET, PORTLAND, MAINE PREPARED FOR: AVESTA FLORENCE HOUSE L.P." OCTOBER 17, 2007 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 209, PAGE 28.
3. "SAINT JOHN ST./VALLEY ST. STREETSCAPE IMPROVEMENTS EXISTING CONDITIONS PLAN" CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION DATED NOV. 2011
4. "PLAN OF LANDS ON ST. JOHN ST. WM. A. GOODWIN, CITY CIVIL ENGINEER JULY 1879" RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 21.
5. "ALTA/NSPS LAND TITLE SURVEY, 200 VALLEY STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR AVESTA HOUSING DEVELOPMENT CORPORATION" JULY 2019, REVISED SEPTEMBER 24, 2021 BY OWEN HASKELL, INC.
6. "PLAN OF CITY LANDS BETWEEN GILMAN AND "B" STREETS" MAY 1883 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 43.

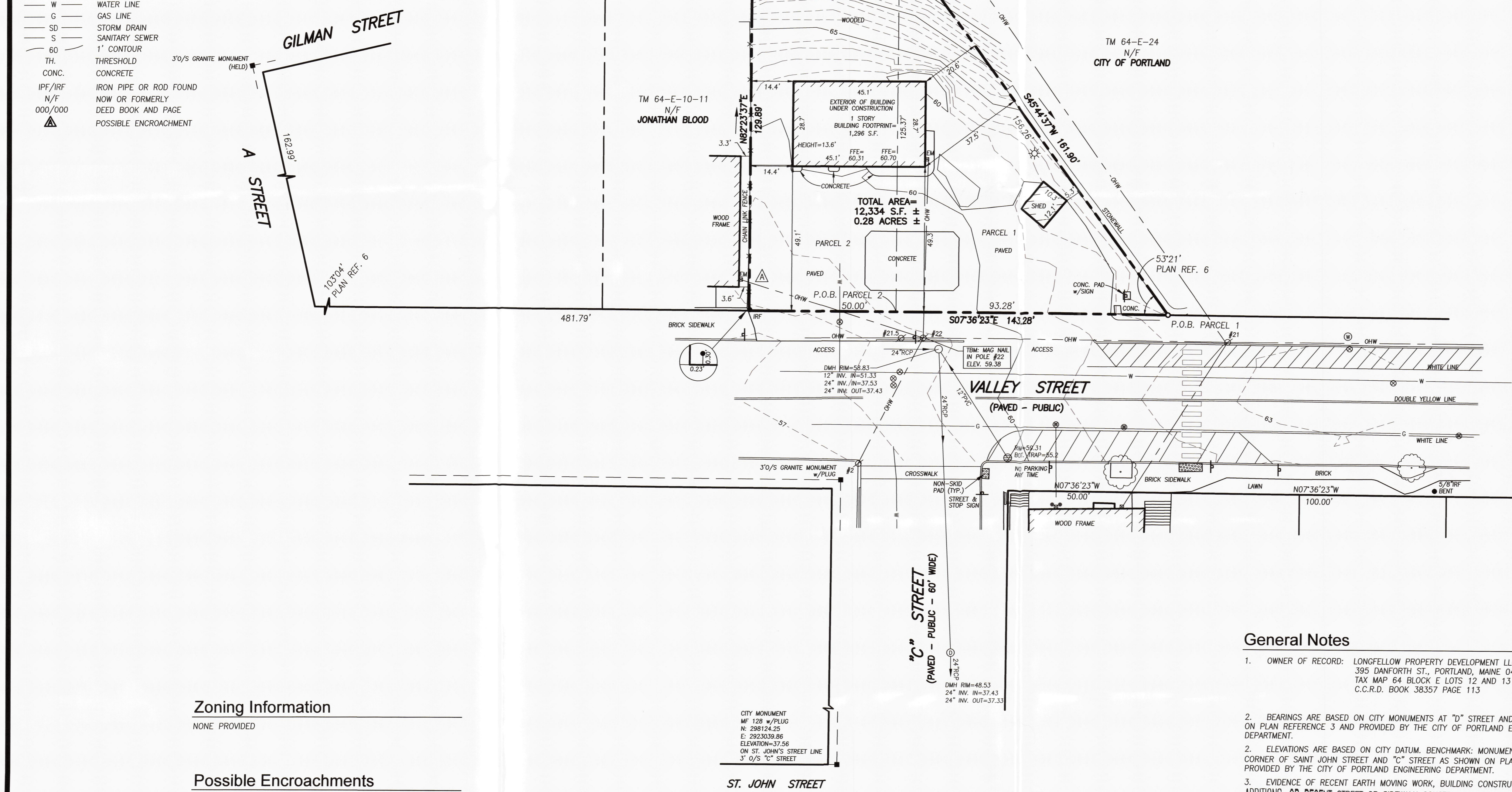
Legal Description

PARCEL 1:
 BEGINNING AT A DRILL HOLE IN THE EASTERLY SIDE OF VALLEY STREET MARKING THE INTERSECTION ON SAID EASTERLY SIDE LINE OF VALLEY STREET OF THE PROJECTION SOUTHWESTERLY OF THE NORTHWESTERLY SIDE LINE OF ARSENAL STREET AND ALSO BEING THE NORTHWESTERLY CORNER OF PREMISES NOW OWNED BY THE CITY OF PORTLAND;
 THENCE RUNNING IN A NORTHERLY DIRECTION BY THE EASTERLY SIDE LINE OF VALLEY STREET, NINETY-EIGHT HUNDREDTHS FEET (93.28) TO THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF LELAND E. AND BEULAH B. CRAWFORD;
 THENCE TURNING AND RUNNING AT RIGHT ANGLES TO SAID SIDE LINE OF VALLEY STREET IN AN EASTERLY DIRECTION BY THE SOUTHERLY SIDE LINE OF LAND NOW OR FORMERLY OF SAID CRAWFORD, ONE HUNDRED TWENTY-FIVE AND THIRTY-SEVEN HUNDREDTHS FEET (125.37) TO A POINT WHERE SAID SOUTHERLY SIDE LINE OF SAID CRAWFORD'S LAND MEETS THE NORTHWESTERLY SIDE LINE OF SAID LAND OF THE CITY OF PORTLAND AND THE NORTHWESTERLY SIDE LINE OF SAID ARSENAL STREET PRODUCED SOUTHWESTERLY;
 THENCE TURNING AND RUNNING SOUTHWESTERLY BY THE NORTHWESTERLY SIDE LINE OF SAID LAND OF THE CITY OF PORTLAND AND BEING THE LINE WHICH WOULD BE THE NORTHWESTERLY SIDE LINE OF SAID ARSENAL STREET PRODUCED SOUTHWESTERLY, ONE HUNDRED FIFTY-SIX AND TWENTY-SIX HUNDREDTHS FEET (156.26) TO A DRILL HOLE IN THE EASTERLY SIDE LINE OF VALLEY STREET MARKING THE POINT OF BEGINNING AND FORMING AN INTERIOR ANGLE WITH THE FIRST BOUND HEREIN DESCRIBED OF FIFTY-THREE DEGREES TWENTY-ONE MINUTES (53° 21');
 SAID PARCEL BEING TRIANGULAR IN SHAPE.

PARCEL 2:
 BEGINNING AT A POINT OF SAID EASTERLY SIDE LINE OF VALLEY STREET, NINETY-THREE AND TWENTY-EIGHT HUNDREDTHS FEET (93.28) NORTHERLY THEREON FROM A DRILL HOLE MARKING THE INTERSECTION ON SAID EASTERLY SIDE LINE OF VALLEY STREET OF THE PROJECTION SOUTHWESTERLY OF THE NORTHEASTERLY SIDE LINE OF ARSENAL STREET, THE POINT OF BEGINNING HEREIN ALSO BEING THE NORTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF GERTRUDE I. GRIGGS;
 THENCE RUNNING IN A NORTHERLY DIRECTION BY THE EASTERLY LINE OF SAID VALLEY STREET, FIFTY FEET (50) TO AN IRON SET IN SAID SIDE LINE OF SAID VALLEY STREET AT THE SOUTHWESTERLY CORNER OF LAND NOW OR FORMERLY OF DUDLEY C. LUNT, ET AL;
 THENCE TURNING AND RUNNING AT RIGHT ANGLES TO THE LAST DESCRIBED BOUND IN AN EASTERLY DIRECTION BY SAID LAND NOW OR FORMERLY OF LUNT, ET AL, ONE HUNDRED TWENTY-NINE AND EIGHTY-NINE HUNDREDTHS FEET (129.89) TO LAND FORMERLY OF ONE LELACHEUR AND NOW OR FORMERLY OF ONE HARRIGAN;
 THENCE TURNING AND RUNNING AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE IN A SOUTHERLY DIRECTION BY SAID LAND NOW OR FORMERLY OF SAID HARRIGAN, FORTY-SIX AND SIXTY-THREE HUNDREDTHS (46.63) TO A POINT ON SAID NORTHWESTERLY SIDE LINE OF SAID ARSENAL STREET PRODUCED SOUTHWESTERLY;
 THENCE TURNING AND RUNNING SOUTHWESTERLY, FORMING AN INTERIOR ANGLE WITH THE BOUND LAST DESCRIBED OF ONE HUNDRED TWENTY-SIX DEGREES AND THIRTY-NINE MINUTES (126° 39') AND ON THE LINE MARKING THE NORTHWESTERLY SIDE LINE OF SAID ARSENAL STREET PRODUCED SOUTHWESTERLY, FIVE AND SIXTY-FOUR HUNDREDTHS FEET (5.64) TO THE MOST EASTERLY CORNER OF SAID LAND NOW OR FORMERLY OF GERTRUDE I. GRIGGS;
 THENCE TURNING AND RUNNING WESTERLY BY THE NORTHERLY LINE OF SAID LAND NOW OR FORMERLY OF GERTRUDE I. GRIGGS, ONE HUNDRED TWENTY-FIVE AND THIRTY-SEVEN HUNDREDTHS FEET (125.37) TO THE EASTERLY SIDE LINE OF VALLEY STREET AT THE POINT OF BEGINNING.

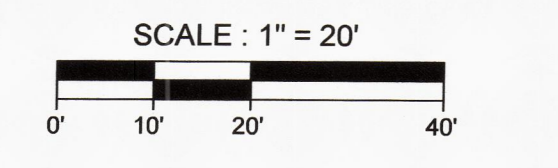
Schedule B Section II Exceptions

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 COMMITMENT FILE NO. 2021-163 EFFECTIVE DATE: 2006
 1-8. NON SURVEY



Zoning Information
 NONE PROVIDED

Possible Encroachments
 ▲ OVERHEAD WIRES ACROSS LOCUS PROPERTY TO SERVICE ABUTTER



General Notes

1. OWNER OF RECORD: LONGFELLOW PROPERTY DEVELOPMENT LLC 395 DANFORTH ST., PORTLAND, MAINE 04102 TAX MAP 64 BLOCK E LOTS 12 AND 13 C.C.R.D. BOOK 38357 PAGE 113
2. BEARINGS ARE BASED ON CITY MONUMENTS AT "D" STREET AND "A" STREET AS SHOWN ON PLAN REFERENCE 3 AND PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
3. ELEVATIONS ARE BASED ON CITY DATUM. BENCHMARK: MONUMENT AT THE NORTHEAST CORNER OF SAINT JOHN STREET AND "C" STREET AS SHOWN ON PLAN REFERENCE 3 AND PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
4. EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, BUILDING ADDITIONS, OR RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.
5. NO PROPOSED CHANGES IN STREET LINES IS KNOWN BY THIS SURVEYOR.
6. STREET RIGHT OF WAY LINES ARE BASED ON PLAN REFERENCE #3.
7. THIS ALTA WAS COMPLETED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT.

ALTA / NSPS Land Title Survey
 211 Valley Street
 Portland, Cumberland County, Maine
 Made For Record Owner
 Longfellow Property Development LLC
 395 Danforth Street, Portland, Maine 04102

Surveyor's Certification

TO: OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY & LONGFELLOW PROPERTY DEVELOPMENT LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 11, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 22, 2021.

Randy R. Louber
 RANDY R. LOUBER
 PROFESSIONAL LAND SURVEYOR NO. 2407

DATE OF PLAT OR MAP: SEPTEMBER 30, 2021
 DATE OF LAST REVISION: OCTOBER 6, 2021

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE 1, UNIT 10, FALMOUTH, ME 04105 TEL. 207-774-0424

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|-------------------|------------------|--------------------|--|
| DRAWN BY: RRL/JLW | FIELD BOOK: FILE | JOB NO. 2021-214 P | |
| CHECKED BY: RRL | SCALE: 1" = 20' | DRWG. NO. 1 | |