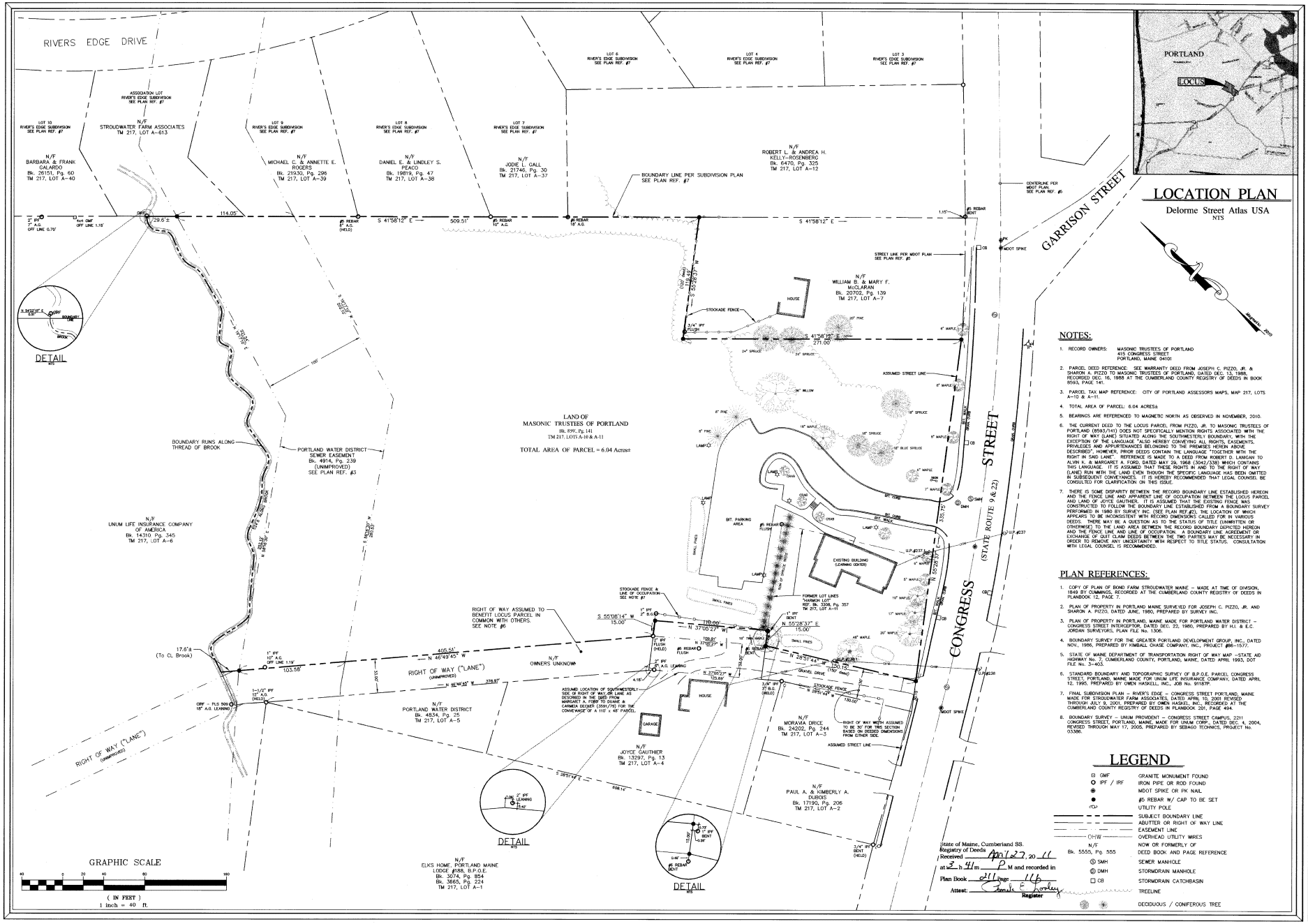

LOCATION PLAN

Delorme Street Atlas USA
NTS

NOTES:

1. RECORD OWNERS: MASONIC TRUSTEES OF PORTLAND
   415 CONGRESS STREET
   PORTLAND, MAINE 04101
2. PARCEL DEED REFERENCE: SEE WARRANTY DEED FROM JOSEPH C. PIZZO, JR. & SHARON A. PIZZO TO MASONIC TRUSTEES OF PORTLAND, DATED DEC. 13, 1988, RECORDED DEC. 16, 1988 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 8593, PAGE 141.
3. PARCEL TAX MAP REFERENCE: CITY OF PORTLAND ASSESSORS MAPS, MAP 217, LOTS A-10 & A-11.
4. TOTAL AREA OF PARCEL: 6.04 ACRES±
5. BEARINGS ARE REFERENCED TO MAGNETIC NORTH AS OBSERVED IN NOVEMBER, 2010.
6. THE CURRENT DEED TO THE LOCUS PARCEL FROM PIZZO, JR. TO MASONIC TRUSTEES OF PORTLAND (8593/141) DOES NOT SPECIFICALLY MENTION RIGHTS ASSOCIATED WITH THE RIGHT OF WAY (LANE) SITUATED ALONG THE SOUTHWESTERLY BOUNDARY, WITH THE EXCEPTION OF THE LANGUAGE "ALSO HEREBY CONVEYING ALL RIGHTS, EASEMENTS, PRIVILEGES AND APPURTENANCES BELONGING TO THE PREMISES HEREIN ABOVE DESCRIBED", HOWEVER, PRIOR DEEDS CONTAIN THE LANGUAGE "TOGETHER WITH THE RIGHT IN SAID LANE". REFERENCE IS MADE TO A DEED FROM ROBERT D. LANGAN TO ALVIN K. & MARGARET A. FORD, DATED MAY 29, 1968 (3042/338) WHICH CONTAINS THIS LANGUAGE. IT IS ASSUMED THAT THESE RIGHTS IN AND TO THE RIGHT OF WAY (LANE) RUN WITH THE LAND EVEN THOUGH THE SPECIFIC LANGUAGE HAS BEEN OMITTED IN SUBSEQUENT CONVEYANCES. IT IS HEREBY RECOMMENDED THAT LEGAL COUNSEL BE CONSULTED FOR CLARIFICATION ON THIS ISSUE.
7. THERE IS SOME DISPARITY BETWEEN THE RECORD BOUNDARY LINE ESTABLISHED HEREON AND THE FENCE LINE AND APPARENT LINE OF OCCUPATION BETWEEN THE LOCUS PARCEL AND LAND OF JOYCE GAUTHIER. IT IS ASSUMED THAT THE EXISTING FENCE WAS CONSTRUCTED TO FOLLOW THE BOUNDARY LINE ESTABLISHED FROM A BOUNDARY SURVEY PERFORMED IN 1980 BY SURVEY INC. (SEE PLAN REF.#2). THE LOCATION OF WHICH APPEARS TO BE INCONSISTENT WITH RECORD DIMENSIONS CALLED FOR IN VARIOUS DEEDS. THERE MAY BE A QUESTION AS TO THE STATUS OF TITLE (UNWRITTEN OR OTHERWISE) TO THE LAND AREA BETWEEN THE RECORD BOUNDARY DEPICTED HEREON AND THE FENCE LINE AND LINE OF OCCUPATION. A BOUNDARY LINE AGREEMENT OR EXCHANGE OF QUIT CLAIM DEEDS BETWEEN THE TWO PARTIES MAY BE NECESSARY IN ORDER TO REMOVE ANY UNCERTAINTY WITH RESPECT TO TITLE STATUS. CONSULTATION WITH LEGAL COUNSEL IS RECOMMENDED.

PLAN REFERENCES:

1. COPY OF PLAN OF BOND FARM STROUDWATER MAINE – MADE AT TIME OF DIVISION, 1849 BY CUMMINGS, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANBOOK 12, PAGE 7.
2. PLAN OF PROPERTY IN PORTLAND MAINE SURVEYED FOR JOSEPH C. PIZZO, JR. AND SHARON A. PIZZO, DATED JUNE, 1980, PREPARED BY SURVEY INC.
3. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PORTLAND WATER DISTRICT – CONGRESS STREET INTERCEPTOR, DATED DEC. 22, 1980, PREPARED BY H.I. & E.C. JORDAN SURVEYORS, PLAN FILE No. 1306.
4. BOUNDARY SURVEY FOR THE GREATER PORTLAND DEVELOPMENT GROUP, INC., DATED NOV., 1986, PREPARED BY KIMBALL CHASE COMPANY, INC., PROJECT #86-1577.
5. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP –STATE AID HIGHWAY No. 7, CUMBERLAND COUNTY, PORTLAND, MAINE, DATED APRIL 1993, DOT FILE No. 3-403.
6. STANDARD BOUNDARY AND TOPOGRAPHIC SURVEY OF B.P.O.E. PARCEL CONGRESS STREET, PORTLAND, MAINE MADE FOR UNUM LIFE INSURANCE COMPANY, DATED APRIL 12, 1995, PREPARED BY OWEN HASKELL, INC., JOB No. 91187P.
7. FINAL SUBDIVISION PLAN – RIVER'S EDGE – CONGRESS STREET PORTLAND, MAINE MADE FOR STROUDWATER FARM ASSOCIATES, DATED APRIL 10, 2001 REVISED THROUGH JULY 9, 2001, PREPARED BY OWEN HASKEL, INC., RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLANBOOK 201, PAGE 494.
8. BOUNDARY SURVEY – UNUM PROVIDENT – CONGRESS STREET CAMPUS, 2211 CONGRESS STREET, PORTLAND, MAINE, MADE FOR UNUM CORP., DATED DEC. 4, 2004, REVISED THROUGH MAY 17, 2005, PREPARED BY SEBAGO TECHNICS, PROJECT No. 03386.

LEGEND

GMF	GRANITE MONUMENT FOUND
IPF / IRF	IRON PIPE OR ROD FOUND
	MDOT SPIKE OR PK NAIL
	#5 REBAR W/ CAP TO BE SET
	UTILITY POLE
	SUBJECT BOUNDARY LINE
	ABUTTER OR RIGHT OF WAY LINE
	EASEMENT LINE
OHW	OVERHEAD UTILITY WIRES
N/F Bk. 5555, Pg. 555	NOW OR FORMERLY OF DEED BOOK AND PAGE REFERENCE
SMH	SEWER MANHOLE
DMH	STORMDRAIN MANHOLE
CB	STORMDRAIN CATCHBASIN
	TREELINE
	DECIDUOUS / CONIFEROUS TREE

State of Maine, Cumberland SS.
Registry of Deeds
Received April 27, 20 11
at 3 h 41 m P M and recorded in
Plan Book 211 page 116
Attest: Camille E. Conley
Register

PREPARED BY:
LAND SERVICES INC.
Land Surveyors & Consultants
1259 Roosevelt Trail, P.O. Box 975
Raymond, Maine 04071
Tel: (207) 655-4945 - Fax: (207) 655-5053

SEAL: STATE OF MAINE PATRICK C. CARTER 2154 LICENSED PROFESSIONAL LAND SURVEYOR

PLAN COPY NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
Masonic Trustees of Portland
415 Congress Street
Portland, Maine 04101

PLAN OF:
Land of
MASONIC TRUSTEES OF PORTLAND
1877 - 1901 CONGRESS STREET
PORTLAND, MAINE

SHEET TITLE:
BOUNDARY SURVEY

DWG. FILE: 10-106 Masonic Portland	PROJECT No.: 10-106	DATE: November, 2010	DESIGNED BY: P. CARTER	DRAWN BY: P. CARTER	REVIEWED BY: H. DAVIS	SCALE: 1" = 40'	PLOT DATE: 1/04/11	ISSUE DATE: 1/04/11