

LOCATION MAP
PROPERTY DESCRIPTION:

A CERTAIN PARCEL OF LAND SITUATED ON THE NORTHEASTERLY SIDE OF HAMPSHIRE STREET IN THE CITY OF AUBURN, COUNTY OF ANDROSCOGGIN, STATE OF MAINE BEING BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING ON THE NORTHEASTERLY SIDELINE OF HAMPSHIRE STREET AT LAND NOW OR FORMERLY OF RICKY S. MARTIN BY A DEED RECORDED IN BOOK 6522 PAGE 340 IN THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD);

THENCE N 42° 09' 10" W BY AND ALONG SAID NORTHEASTERLY SIDELINE OF HAMPSHIRE STREET A DISTANCE OF 315.33 FEET TO THE WESTERLY CORNER OF LOT 22 AS SHOWN ON A PLAN ENTITLED "PLAN OF LAND OWNED BY THOMAS J. FOSS AND GEORGE W. FOSS SITUATED IN AUBURN NEAR LEWISTON FALLS" DATED JUNE 10, 1847 AND RECORDED IN DEED BOOK 202 PAGE 115 ACRD;

THENCE CONTINUING N 42° 09' 10" W BY AND ALONG SAID NORTHEASTERLY SIDELINE OF HAMPSHIRE STREET A DISTANCE OF 3.50 FEET TO THE SOUTHEASTERLY SIDELINE OF WILLOW STREET AS SHOWN ON A PLAN ENTITLED "SURVEY OF WILLOW STREET" DRAWING NO. 539 ON FILE WITH THE CITY OF AUBURN'S ENGINEERING DEPARTMENT;

THENCE N 36° 20' 10" E BY AND ALONG SAID SOUTHEASTERLY SIDELINE OF WILLOW STREET, AS SHOWN ON SAID DRAWING, A DISTANCE OF 197.82 FEET TO THE SOUTHWESTERLY SIDELINE OF WEBSTER STREET, FORMERLY KNOWN AS MANLEY STREET;

THENCE CONTINUING N 42° 09' 10" E BY AND ALONG SAID SOUTHWESTERLY SIDELINE OF WEBSTER STREET A DISTANCE OF 1.86 FEET TO THE NORTHERLY CORNER OF LAND OF THE CITY OF AUBURN BY A DEED RECORDED IN BOOK 234 PAGE 361 ACRD;

THENCE S 42° 09' 10" E BY AND ALONG SAID SOUTHWESTERLY SIDELINE OF WEBSTER STREET A DISTANCE OF 244.00 FEET TO AN ANGLE POINT ON THE SOUTHEASTERLY SIDELINE OF WEBSTER STREET, ALSO BEING THE SOUTHEASTERLY SIDELINE OF THE FORMER LOCATION OF OAK STREET AS DISCONTINUED BY THE CITY OF AUBURN IN VOLUME 11 PAGE 275 OF THE CITY OF AUBURN'S CLERKS RECORDS;

THENCE N 35° 52' 16" E BY AND ALONG SAID SOUTHEASTERLY SIDELINE OF WEBSTER STREET A DISTANCE OF 2.04 FEET TO THE SOUTHWESTERLY SIDELINE OF WEBSTER STREET;

THENCE S 42° 09' 10" E BY AND ALONG SAID SOUTHWESTERLY SIDELINE OF WEBSTER STREET A DISTANCE OF 71.25 FEET TO LAND NOW OR FORMERLY OF WILLIAM NOLAN BY A DEED RECORDED IN BOOK 4101 PAGE 180 ACRD;

THENCE S 47° 50' 50" W BY AND ALONG SAID LAND OF NOLAN A DISTANCE OF 99.00 FEET;

THENCE S 42° 09' 10" E BY AND ALONG SAID LAND OF NOLAN A DISTANCE OF 21.08 FEET TO LAND OF SAID RICKY S. MARTIN;

THENCE S 35° 52' 16" W BY AND ALONG SAID LAND OF MARTIN A DISTANCE OF 99.00 FEET TO THE POINT OF BEGINNING.

BEARINGS ARE BASED ON GRID NORTH.

MEANING AND INTENDING TO DESCRIBE A PARCEL OF LAND CONTAINING APPROXIMATELY 1.39 ACRES.

SCHEDULE B - SECTION II EXCEPTIONS:

PER FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT FOR TITLE INSURANCE FILE NO.10-2301, DATED OCTOBER 27, 2010

EXCEPTION NO. 7: STATE OF FACTS AS SHOWN ON THE ALTA/ACSM LAND TITLE SURVEY OF WEBSTER SCHOOL APARTMENTS, HAMPSHIRE STREET, WILLOW STREET, AND WEBSTER STREET, AUBURN, MAINE BY SEBAGO TECHNICS DATED SEPTEMBER 1, 2009 IN INCLUDING AND NOT LIMITED TO "GENERAL NOTES".

SURVEY FINDINGS: SEE GENERAL NOTES SHOWN HEREON

CERTIFICATION:

THIS IS TO CERTIFY TO MAINE STATE HOUSING AUTHORITY, FIRST AMERICAN TITLE INSURANCE COMPANY, WEBSTER SCHOOL ASSOCIATES LP AND 481 MAINE AND NEW HAMPSHIRE HOUSING FUND LIMITED PARTNERSHIP AND THE SUCCESSORS AND ASSIGNS OF EACH, THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS IN 2005, EFFECTIVE JANUARY 1, 2006, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 7(A) AND (B)(1), 9, 10, AND 11(A) AND (B) OF TABLE A THEREOF.

PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION AS A LAND SURVEYOR REGISTERED IN THE STATE OF MAINE, THE RELATIVE POSITIONAL ACCURACY OF THE SURVEY DOES NOT EXCEED THE ALLOWABLE RELATIVE POSITIONAL ACCURACY FOR MEASUREMENTS CONTROLLING LAND BOUNDARIES ON ALTA/ACSM LAND TITLE SURVEYS.

THE UNDERSIGNED ADDITIONALLY CERTIFIES THAT:

(A) THIS SURVEY CORRECTLY SHOWS ALL MATTERS OF RECORD (AND TO THE EXTENT THAT CAN BE LOCATED, THEIR LOCATION AND DIMENSIONS) OF WHICH I HAVE BEEN ADVISED AFFECTING THE SUBJECT PROPERTY ACCORDING TO THE LEGAL DESCRIPTIONS OF SUCH MATTERS (WITH INSTRUMENT, BOOK AND PAGE NUMBER INDICATED);

(B) NO PART OF THE SUBJECT PROPERTY IS LOCATED IN A 100 YEAR FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP NO. 230001-0006-C, WITH AN EFFECTIVE DATE OF OCTOBER 18, 1995;

(C) TO THE BEST OF MY KNOWLEDGE, THIS SURVEY SHOWS THE RELATION AND DISTANCE OF ALL BUILDINGS, SIDEWALKS AND OTHER IMPROVEMENTS TO EASEMENTS AND SETBACK LINES;

(D) TO THE BEST OF MY KNOWLEDGE, THE SUBJECT PROPERTY DOES NOT SERVE ANY ADJOINING LAND FOR DRAINAGE, UTILITIES, INGRESS OR EGRESS;

(E) ALL UTILITIES SERVING THE SUBJECT PROPERTY ON THE SURVEY, INCLUDING ELECTRIC, GAS, WATER, SANITARY SEWER AND STORM SEWER, CONNECT TO LINES LOCATED IN PUBLIC ROADWAYS, WITHOUT CROSSING THE PROPERTY OF OTHERS, AS SHOWN ON THIS SURVEY;

(F) EXCEPT AS SET FORTH BELOW, THERE ARE NO (I) ENCROACHMENTS UPON THE SUBJECT PROPERTY BY IMPROVEMENTS ON ADJACENT PROPERTY, (II) ENCROACHMENTS ON EASEMENTS OR ON ADJACENT PROPERTY, STREETS, OR ALLEYS BY ANY IMPROVEMENTS ON THE SUBJECT PROPERTY, (III) PARTY WALLS, (IV) CONFLICTS OR PROTRUSIONS, OR (V) ENCROACHMENTS ONTO SETBACK OR BUILDING RESTRICTION LINES. THE EXCEPTIONS TO THE STATEMENTS IN PART (F) ARE AS FOLLOWS: LOCATION OF THE SOUTHEASTERLY SIDELINE OF WILLOW STREET, EXISTING BUILDING LIES WITHIN CURRENT MUNICIPAL SETBACKS. APPARENT USE BY N/F MARTIN AND N/F NOLAN OF LAND BETWEEN THE CHAINLINK FENCE AND THE PROPERTY LINE, ENCROACHMENT OF THE EXISTING SIDEWALKS ALONG HAMPSHIRE STREET AND WILLOW STREET, NO DELINEATED LIMITS OF THE SIDEWALK AREA ALONG WEBSTER STREET, FORMER LOCATION OF OAK STREET (DISCONTINUED).

WILLIAM C. SHIPPEN, PLS 2118 DATE

STATE OF MAINE

ANDROSCOGGIN COUNTY SS REGISTRY OF DEEDS
RECEIVED _____, 20____
AT _____ m _____ M. AND RECORDED IN
PLAN BOOK _____ PAGE _____

ATTTEST _____ REGISTRAR

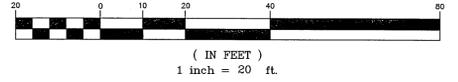
GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS THE CITY OF AUBURN BY DEED DATED JULY 24 1922 AND RECORDED AT THE ANDROSCOGGIN COUNTY REGISTRY OF DEEDS (ACRD) IN BOOK 303 PAGE 382 AND DEED DATED FEB. 6, 1912 AND RECORDED AT THE ACRD IN BOOK 234 PAGE 361
- THE WEBSTER SCHOOL PROPERTY, 95 WEBSTER STREET, IS SHOWN AS LOT 354 ON THE CITY OF AUBURN TAX MAP 250 AND IS LOCATED IN THE MULTI FAMILY URBAN ZONE.
- SPACE AND BULK CRITERIA FOR THE MULTI FAMILY URBAN ZONE ARE AS FOLLOWS:
MIN. LOT SIZE: 9,500 S.F.
MIN. WIDTH: 50 FEET
MIN. DEPTH: 100 FEET
MIN. FRONT YARD: 25 FEET
MIN. SIDE YARD: 15 FEET
MIN. REAR YARD: 25 FEET
MAX. BUILDING HEIGHT: 45 FEET
MAX. LOT COVERAGE: NONE
THE FOLLOWING MAXIMUM DENSITY REQUIREMENTS PER ACRE SHALL APPLY, ACCORDING TO HOUSING TYPE:
ONE FAMILY: EIGHT UNITS PER ACRE
TWO FAMILY: THIRTEEN UNITS PER ACRE
THREE FAMILY: FIFTEEN UNITS PER ACRE
FOUR FAMILY: SEVENTEEN UNITS PER ACRE
MULTI-FAMILY: TWENTY-SIX UNITS PER ACRE
* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 1.39 ACRES.
- BOUNDARY AND SITE INFORMATION SHOWN HEREON IS BASED UPON A FIELD SURVEY BY SEBAGO TECHNICS IN AUGUST 2009.
- PLAN REFERENCES:
A. PROPERTY PLAN PREPARED FOR LAMONTAGNE REAL ESTATE CORP. DATED JULY 1984 BY COURBON GOTTIO ASSOCIATES INC.
B. MAINE STATE HIGHWAY COMMISSION RECORD OF WAY MAP - STATE HIGHWAY 21 AUBURN DATED JUNE 1971 SHE FILE NO. 1-101 SHEETS 4 AND 5 OF 10.
C. PLAN OF LOTS IN AUBURN SURVEYED FOR HOSEA MAILY SEPTEMBER 1966 RECORDED IN ACRD VOL. 1 BOOK 2 PAGE 40.
D. PLAN OF LAND OWNED BY THOMAS J. FOSS AND GEORGE W. FOSS SITUATED IN AUBURN NEAR LEWISTON FALLS BY EDWARD T. LITTLE DATED JUNE 10, 1847 RECORDED IN DEED BOOK 202, PAGE 115.
E. PERRYVILLE SEWER SEPARATION (WEBSTER, WILLOW AND HAMPSHIRE STREETS) DATED MAY 1 2009 BY TAYLOR ENGINEERING ASSOCIATES.
F. SURVEY OF WILLOW STREET DRAWING NO. 359 PROVIDED BY THE CITY OF AUBURN ENGINEERING DEPARTMENT.

GENERAL NOTES (CONT.)

- THE BEARINGS, COORDINATES, AND ELEVATIONS SHOWN HEREON ARE BASED UPON THE MAINE STATE PLANE COORDINATE GRID, WEST ZONE 1802 ON NAD83 AND NAVD83 IN US FEET.
- THE SURVEYED PARCEL WAS BEING USED TO STORE CONSTRUCTION MATERIALS AT THE TIME OF THE FIELD SURVEY. A FIELD CHECK OF THE FEATURES AND TOPOGRAPHY SHOULD BE CONDUCTED WHEN THE SITE HAS BEEN CLEARED OF THOSE MATERIALS.
- A BEST FIT OF MONUMENTATION ON WEBSTER STREET WAS HELD FOR THE STREET LINE AS SHOWN. THE STREET LINE OF HAMPSHIRE STREET IS HELD 195.85 FEET FROM, AND PARALLEL TO, WEBSTER STREET BASED ON THE DEPTH OF THE LOTS ON WEBSTER STREET AS 99 FEET AND THE DEPTH OF THE LOTS ON HAMPSHIRE STREET AS 99 FEET ON AN ANGLE, THE PERPENDICULAR DISTANCE BEING 96.85 FEET.
- THE LOCATION OF WILLOW STREET IS TAKEN FROM PLAN REFERENCE 6-C, THE IRON PIPE SHOWN BETWEEN LAND OF JANNEY AND LAND OF HERRICK AND A BEST FIT OF OTHER MONUMENTATION ALONG THE SOUTHWESTERLY SIDELINE OF WEBSTER STREET. PLAN REFERENCE 6-F SHOWS THE NORTHWESTERLY SIDELINE OF WILLOW STREET PRESUMABLY BASED ON MONUMENTATION FOUND WESTERLY ALONG BOTH HAMPSHIRE AND WEBSTER STREETS FROM THAT SIDELINE. WHEN OFFSET TO THE SOUTHEAST TO CREATE THE SOUTHEASTERLY SIDELINE OF WILLOW STREET, THE LINE IS NORTHWESTERLY OF THE STREET LINE OF WILLOW DEFINED FROM WITHIN THE BLOCK AS SURVEYED. THE CITY IS GOING TO CONVEY THE LAND ENCOMPASSED IN THE DEEDS AS REFERENCED IN GENERAL NOTE 1 AND THE ADDITIONAL LAND ALONG WILLOW STREET MAINTAINING A CONSISTENT WIDTH OF 50 FEET FOR WILLOW STREET.
- THE LOCATION OF THE SOUTHEASTERLY LOCUS PROPERTY LINES SHOWN ADJACENT TO N/F WILLIAM NOLAN AND N/F RICKY S. MARTIN ARE BASED ON PLAN REFERENCE 6-C, THE IRON PIPE AS SHOWN AND A BEST FIT OF OTHER MONUMENTATION ALONG THE SOUTHWESTERLY SIDELINE OF WEBSTER STREET.
- ALL SUBSURFACE UTILITY LINES SHOWN HEREON ARE BASED SOLELY ON THE FIELD LOCATION OF VISIBLE STRUCTURES, SMH'S, CB'S, HYDRANTS, ETC. IN CONJUNCTION WITH DESIGN AND OR AS-BUILT PLANS SUPPLIED TO SEBAGO TECHNICS, INC. BY OTHERS (NOTE 6-E). PRIOR TO ANY CONSTRUCTION, EXCAVATION, TEST BORINGS, DRILLING, ETC. DIG SAFE MUST BE NOTIFIED AND A SITE IDENTIFICATION NUMBER ALONG WITH A SAFE TO DIG DATE OBTAINED. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, DEPTH AND MATERIAL OF ALL SUBSURFACE UTILITY LINES SHOWN HEREON AND ANY AND ALL OTHERS LOCATED ON SITE WITHIN THE CONSTRUCTION AREA.
- THE SURVEYED PARCEL IS LOCATED, BY SCALING METHODS, IN ZONE C (AREAS OF MINIMAL FLOODING) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF AUBURN, MAINE, ANDROSCOGGIN COUNTY, COMMUNITY PANEL NO. 230001-0006-C, WITH A REVISION DATE OF OCTOBER 18, 1995.
- THERE ARE NO ON-SITE PARKING AREAS VISIBLY DELINEATED.

GRAPHIC SCALE



EXISTING	DESCRIPTION	EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.	○	GAS GATE VALVE
---	ADJUTER LINE/R.O.W.	○	WATER
---	DEED LINE/R.O.W.	○	WATER GATE VALVE
---	EASEMENT	○	HYDRANT
○	IRON PIPE/ROD	○	SEWER
○	5/8 REBAR TO BE SET	○	SEWER MH
○	DEED CALL	○	STORM DRAIN
○	BENCHMARK	○	CATCH BASIN
▭	BUILDING	○	OVERHEAD UTILITY
▭	SIGN	○	UTILITY POLE
▭	EDGE PAVEMENT	○	GUY
▭	EDGE CONCRETE	○	AT GRADE
▭	PAVEMENT PAINT		
▭	CURBLINE		
▭	CHAIN LINK FENCE		
▭	RETAINING WALL		
○	DECIDUOUS TREE		
○	BOLLARD		
○	GAS		

WILLIAM C. SHIPPEN, PLS 2118

REV.	DATE	BY	MISC. CHANGES PER MAINE STATE HOUSING	STATUS
C	12-01-10	WCS	REVISED PER CLIENT REVIEW	
B	11-19-10	WCS	MISC. CHANGES INCLUDING TITLE NOTES, SETBACKS, DESCRIPTION	
A	8-2-10	WCS		

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PROJECT NO.: 00450
FIELD BOOK: 2001
DESIGN: CHND
DRAWN: WCS

ALTA / ACSM LAND TITLE SURVEY
OF:
WEBSTER SCHOOL APARTMENTS
HAMPSHIRE ST., WILLOW ST., WEBSTER ST.
AUBURN, MAINE

FOR RECORD OWNER:
CITY OF AUBURN
60 COURT STREET
AUBURN, MAINE 04210

DATE	SCALE
9/1/09	1"=20'

SHEET 1 OF 7

0850ALTA.TA.dwg, TAB:EC