Date: 06/30/17

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- SIGN
- CATCH BASIN
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK AND PAGE
- CE — COMMON ELEMENT
- LCE — LIMITED COMMON ELEMENT

GRAPHIC SCALE

0 10' 20' 40' 80'

PLAN REFERENCES:

1. WORKING DRAWING OF MORNING STREET FOR THE CITY OF PORTLAND (OHI FILE NO. 2000–108 P).

2. PLAN OF DIVISION OF LOT NO. EIGHT ON PROPRIETORS PLAN OF MUNJOY HILL MADE BY COMMISSIONERS PURSUANT TO WARRANT FROM TH S.J. COURT, OCTOBER TERM 1853 RECORDED IN DEED BOOK 250 PAGE 568–569.

3. STANDARD BOUNDARY SURVEY 108 EASTERN PROMENADE, PORTLAND, MAINE FOR EVA B. HORTON DATED NOV. 20, 1999 BY BACK BAY BOUNDARY, INC. RECORDED IN PLAN BOOK 200 PAGE 288.

4. PLAT AND SECTIONS 108 EASTERN PROMENADE CONDOMINIUMS DATED 3–22–88 BY HERBERT P. GRAY RECORDED IN PLAN BOOK 169 PAGE 48.

5. "ALTA/ACSM LAND TITLE SURVEY ON EASTERN PROMENADE & MORNING STREET, PORTLAND, MAINE MADE FOR ESTATE OF EVA HORTON" MARCH 24, 2004 REV. 1 05–14–04 BY OWEN HASKELL, INC.

6. "SITE PLAN, 84 EASTERN PROMENADE, PORTLAND, MAINE FOR ANTHONY SALEM" NOVEMBER 2, 2009 BY ROBERT T. GREENLAW, PLS RECORDED IN PLAN BOOK 209, PAGE 382.

GENERAL NOTES:

1. OWNER OF RECORD: VICTORIAN TERRACE, LLC
511 CONGRESS STREET, PORTLAND, MAINE
TAX MAP 3 BLOCK C LOT 10
C.C.R.D. BOOK 28981 PAGE 137

2. BEARINGS ARE BASED ON CITY OF PORTLAND "PORTLAND TRAILS" CONTROL POINTS PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.

3. ELEVATION IS BASED ON CITY DATUM PER PLAN REFERENCE 1.

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN W. SWAN, PLS NO. 1038

CONDOMINIUM PLAT
"VICTORIAN TERRACE CONDOMINIUM"
84 EASTERN PROMENADE, PORTLAND, MAINE

MADE FOR RECORD OWNER
VICTORIAN TERRACE, LLC
511 CONGRESS STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774–0424

Drawn By RS	Date	Job No.
Trace By JLW	JAN. 25, 2016	2015–167 P
Check By JWS	Scale	Drwg. No.
Book No. FILE	1" = 20'	1 OF 2