



GENERAL NOTES:

1. THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
 TAX MAP 10, BLOCK A LOT 15, GLENN MORSE PER DEED BOOK 24651 PAGE 157 WITH REVISIONS IN DEED BOOK 28974 PAGE 165 AND 27839 PAGE 310.
 TAX MAP 10, BLOCK A LOT 16, MORGAN GAVIN LLC PER DEED BOOK 29641 PAGE 338.
 * ALL DEEDS REFERENCED ARE RECORDED IN THE CAMBERLAND COUNTY RECISTRY OF DEEDS (COBD).
2. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND SURVEY BY SEBAGO TECHNICS, INC. WITH SUPPLEMENTAL TOPOGRAPHY OBTAINED FROM LIDAR INFORMATION.
3. PLAN REFERENCES:
 A. STANDARD BOUNDARY SURVEY, AS-BUILT TOPOGRAPHY AND DEED ANALYSIS LOT AT 218-220 WASHINGTON AVENUE, PORTLAND, ME, BY ROSS BOUNDARY SURVEYS, (JOB NO. 206649), LAST DATED JULY 2013.
 B. WASHINGTON AVENUE SOLE PATH EXISTING SITE CONDITIONS BETWEEN #198 AND INTERSTATE 295 OFF RAMP, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 891/25, LAST DATED OCTOBER 28, 2010.
 C. STREET LINE RETRAKEMENT AND EXISTING MONUMENTATION PLAN, ANDERSON STREET, FOX STREET, GOULD STREET & HIGMAN STREET, BY THE CITY OF PORTLAND PUBLIC SERVICES DEPARTMENT ENGINEERING DIVISION, PLAN NUMBER 1017/79, LAST DATED FEBRUARY 27, 2005.
 D. SITE PLAN OF TAX MAP 10, BLOCK A LOT 16, WASHINGTON AVE., PORTLAND, MAINE FEBRUARY 17, 2013.
 E. BOUNDARY SURVEY AT 207 ANDERSON STREET, FOR ROCKINGHAM LLC, BY OWEN HASSELL, INC. LAST DATED MARCH 25, 2013, AND RECORDED IN COBD PLAN BOOK 213 PAGE 98.
4. PLAN INFORMATION IS GRID NORTH, MAINE STATE PLANE, COORDINATE SYSTEM, WEST ZONE CONTROL POINTS. ELEVATIONS DEPICTED HEREON ARE ON THE CITY OF PORTLAND DATUM BASED UPON Z BENCHMARKS PROVIDED BY THE CITY.
 UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED WITHIN WASHINGTON AVENUE ARE APPROXIMATE AND MAY NOT HAVE BEEN FIELD VERIFIED. DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (800-452-7273) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
 PROPOSED PROPERTY LINES AND EASEMENTS SHOWN HEREON ARE BASED UPON THIS BOUNDARY SURVEY AND THE CONTRACT FOR THE SALE OF REAL ESTATE DATED OCTOBER 19, 2016.

LEGEND

---	EXISTING PROPERTY LINE/ROW
---	EXISTING ABUTTER LINE/ROW
---	EASEMENT
□	MONUMENT
○	IRON PIPE/ROD
○	CURVE/LINE NO.
---	DECK/STEPS/BUILDING
---	OVERHANG
---	EDGE PAVEMENT
---	EDGE CONCRETE
---	PAVEMENT PAINT
---	EDGE GRAVEL
---	CURB LINE
---	CONTOURS
---	CHAIN LINK FENCE
---	STOCKADE FENCE
---	RETAINING WALL
○	DECIDUOUS TREE
○	BOLLARD
○	SIGN
○	GAS
○	GAS GATE VALVE
○	WATER
○	WATER SHUT OFF
○	SANITARY SEWER
○	SANITARY MANHOLE
○	SANITARY CLEANOUT
○	STORM DRAIN
○	DRAINAGE MANHOLE
○	CATCH BASIN
○	OVERHEAD UTILITY
○	UNDERGROUND UTILITY
○	TRANSFORMER PAD
○	TELEPHONE MANHOLE
○	LIGHT POLE
○	UTILITY POLE
○	OUT WIRE

DESIGNED: MWE
 CHECKED: GDM
 STATE OF MAINE
 MATTHEW W. EK
 2117
 PROFESSIONAL LAND SURVEYOR
 Matthew W. Ek

B	WTC	2/6/17	REVISED PROPOSED PROPERTY LINES PER NOTE 6.
A	WTC	12/15/16	CITY SUBMITTAL NO. 1
REV. BY:	DATE:	STATUS:	
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.			

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EXISTING CONDITIONS PLAN
 OF:
218-220 WASHINGTON AVENUE
 218 WASHINGTON AVENUE
 PORTLAND, MAINE
 FOR:
218-220 WASHINGTON AVENUE LLC
 199 ELDERBERRY ROAD
 SOUTH PORTLAND, MAINE 04106

PROJECT NO. 061772
 SCALE 1" = 20'
 SHEET 2 OF 23