

CITY POINT T102-77-02
N: 303502.3570
E: 2929187.9000

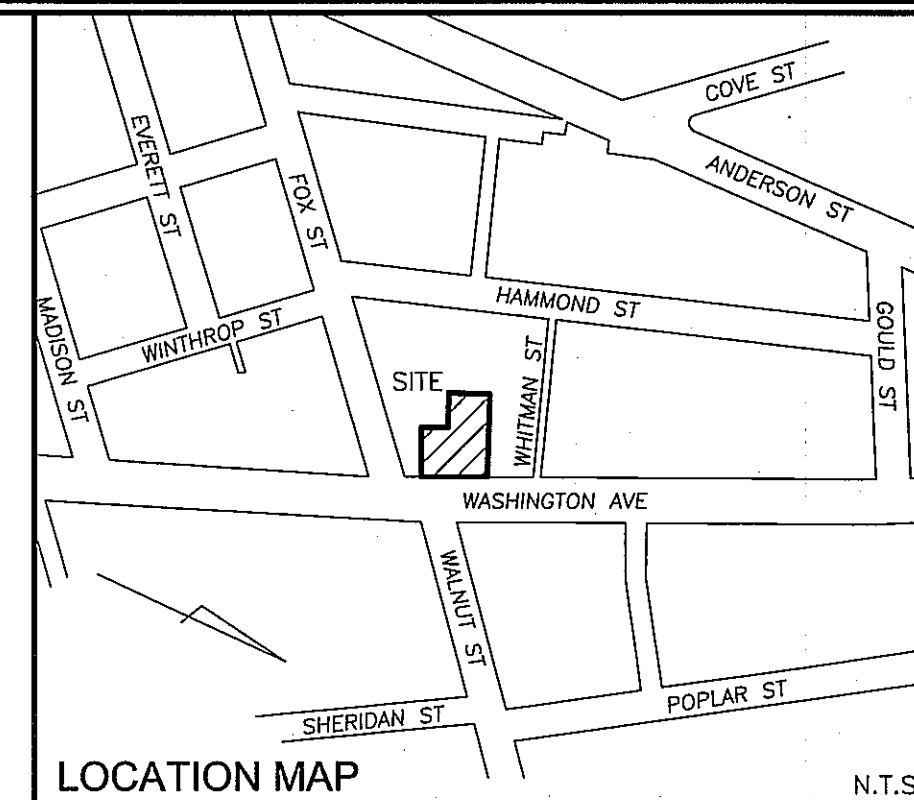
HAMMOND STREET
PAVED - PUBLIC - 50' WIDE

FOX STREET
PAVED - PUBLIC - 50' WIDE

WASHINGTON AVENUE
PAVED - PUBLIC - 66' WIDE

WALNUT ST.
PAVED - PUBLIC - 50' WIDE

EAST COVE ST.



PLAN REFERENCES

1. PLAN OF DIVISION BETWEEN PAUL LITTLE, LEMUEL WEEKS AND NATHANIEL MOODY DATED FEBRUARY 17, 1802 RECORDED IN DEED BOOK 36 PAGE 247.
2. "BOUNDARY SURVEY / EXISTING CONDITIONS PLAN OF 142-146 WASHINGTON AVE. PORTLAND, MAINE FOR: GEORGE M. YORK 07-02-2003 PREPARED BY: BACK BAY BOUNDARY, INC."
3. PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY WORKING PLANS OF STREETS IN THIS AREA.
4. "PLAN AND PROFILE OF WASHINGTON AVE. AND FOX ST. PORTLAND, MAINE MADE FOR THE CITY OF PORTLAND" BY OWEN HASKELL, INC. DATED JULY 2000.
5. H.I. & E.C. JORDAN FILES AND WORKING DRAWINGS IN THIS AREA.

NOTES

1. OWNER OF RECORD: AVESTA HOUSING DEVELOPMENT CORPORATION, C.C.R.D. BOOK 30618 PAGE 111.
2. PARCEL IS SHOWN AS LOT 6 BLOCK E ON CITY OF PORTLAND'S ASSESSORS MAP 12.
3. BEARINGS ARE BASED ON CITY DATUM.
4. ELEVATIONS ARE BASED ON CITY DATUM PER BENCHMARK SHOWN ON PLAN REFERENCE 4.
5. LINE OF WASHINGTON STREET IS BASED ON THE BUILDING TIE AND MONUMENT AS SHOWN HEREON, FOX STREET AND HAMMOND STREET ARE BASED ON BUILDING TIES AS SHOWN ON PLAN REFERENCE 3 AND 5.
6. SOUTHERLY LINES OF PREMISES BASED ON DEED DIMENSIONS OF ABUTTING LOTS TO THE SOUTH. BY DEED, THE WESTERLY AND NORTHERLY LINES ARE THE SAME AS LOT 2 ON PLAN REFERENCE 1, WHICH PLAN HAS NO DIMENSIONS, ANGLES OR MONUMENTS SHOWN. THE WEST LINE IS HELD AS PER THE DIMENSIONS IN THE ABUTTING DEED TO THE WEST. THE NORTH LINE IS HELD PARALLEL TO THE WESTERLY PORTION OF THE SOUTH LINE AND WITH A FRONTAGE OF 60 FEET ON WASHINGTON AVENUE.
7. DUE TO THE LACK OF DIMENSIONS ON PLAN REFERENCE 1 AND THE DISCREPANCY WITH THE LINE SHOWN ON PLAN REFERENCE 2, A BOUNDARY AGREEMENT IS RECOMMENDED WITH GEORGE M. YORK. IRONS WILL BE SET AFTER AN AGREEMENT IS MADE.
8. THE OWNERSHIP OF THE FENCES IS NOT KNOWN. THE PROPERTY LINES SHOWN HEREON ARE BASED ON DEED DIMENSIONS. FENCE LINES OF LONG STANDING OCCUPATION MAY HAVE BECOME THE LINES OF OWNERSHIP. A REAL ESTATE ATTORNEY SHOULD BE CONSULTED ABOUT THIS.

LEGEND

- IRON PIPE OR ROD FOUND
- GRANITE MONUMENT FOUND
- ◐ CAPPED IRON ROD SET
- △ MAG NAIL SET
- ⊕ GAS VALVE
- ⊖ WATER VALVE
- ⊙ HYDRANT
- ⊕ UTILITY POLE
- ⊙ MANHOLE
- ⊕ CATCH BASIN
- ⊙ SIGN
- ⊕ DECIDUOUS TREE
- ⊙ CONIFEROUS TREE
- FENCE
- CURB
- OHW
- W OVERHEAD WIRES
- WATER LINE
- G GAS LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- T TELEPHONE LINE
- FA FIRE ALARM
- 70 1' CONTOUR

UTILITY NOTE

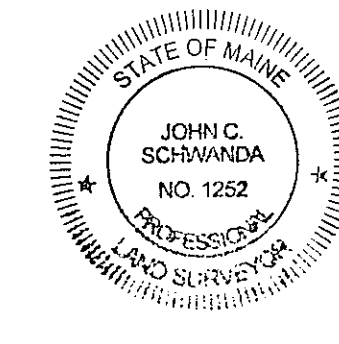
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND 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.

CERTIFICATE

OWEN HASKELL, INC. 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.

2/13/14
DATE

John C. Schwanda
JOHN C. SCHWANDA, PLS #1252



BOUNDARY & TOPOGRAPHIC SURVEY
AT
134 WASHINGTON AVENUE, PORTLAND, MAINE
MADE FOR
AVESTA HOUSING DEVELOPMENT CORP.
307 CUMBERLAND AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
300 U.S. ROUTE ONE, PALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	SDG	Date	FEB. 13, 2014	Job No.	2014-008P
Trace By	JLW	Scale	1" = 20'	Drwg. No.	1
Check By	JCS	Book No.	1124		

