LOCATION MAP

N.T.S.

PLAN REFERENCES

1. "LAND TITLE SURVEY ON SHERIDAN STREET, PORTLAND, MAINE MADE FOR ANTHONY MANCINI NOV. 2, 1995 OWEN HASKELL, INC."

2. "BOUNDARY SURVEY AT 110 SHERIDAN STREET, PORTLAND, MAINE MADE FOR THOMAS & MEGAN HAMBRICK" FEBRUARY 10, 2015 REV. 1 07/01/15 BY OWEN HASKELL, INC.

3. "BOUNDARY & TOPOGRAPHIC SURVEY AT 134 WASHINGTON AVENUE, PORTLAND, MAINE MADE FOR AVESTA HOUSING DEVELOPMENT CORP. FEB. 13, 2014 OWEN HASKELL, INC. JOB NO. 2014-008P" REVISED 05-12-14

4. PLAN OF LOTS BETWEEN WASHINGTON STREET (AVENUEO AND NORTH STREET, SOUTH OF MECHANIC (NOW WALNUT) STREET AND INCLUDING POPLAR (NOW SHERIDAN) STREET RECORDED JULY 18, 1809 IN DEED BOOK 51, PAGE 297.

5. "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR UNIVERSAL WATKINS 10-10-69 H.I. & E.C. JORDAN - SURVEYORS"

6. "PLAN AND PROFILE OF WASHINTON AVE. AND FOX ST. PORTLAND, MAINE MADE FOR THE CITY OF PORTLAND" BY OWEN HASKELL, INC. DATED JULY 2000.

GENERAL NOTES

1. OWNER OF RECORD: TAX MAP 12 BLOCK P LOT 4 - FOX STREET, LLC, P.O. BOX 715, SOUTH FREEPORT, ME, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32142, PAGE 229; TAX MAP 12 BLOCK P LOT 6 - JP SHERIDAN, LLC, P.O. BOX 715, SOUTH FREEPORT, ME, BOOK 32142, PAGE 232

2. BEARINGS ARE MAGNETIC 1954 PER PLAN REFERENCE 1.

3. THE MAJORITY OF LOT 6 IS THE SOUTHERLY HALF OF LOT 7 AS SHOWN ON PLAN REFERENCE 4. THE LOTS ON THAT PLAN ARE VERY DIFFICULT TO REPRODUCE, PARTLY BECAUSE SHERIDAN STREET WAS MOVED AFTER THAT DIVISION WAS PREPARED. THE LINES SHOWN HEREON ARE A POSSIBLE LOCATION OF THE LOT LINES BASED ON A SURVEY OF SHERIDAN STREET FOUND IN THE RECORDS OF E.C. JORDAN SURVEYORS. THE DIMENSIONS ON LOT 3 GO BACK AT LEAST TO A 1904 DEED IN BOOK 755, PAGE 49. THAT DEED CAME AFTER THE CHANGE IN THE LOCATION OF SHERIDAN STREET. THIS SURVEYOR BELIEVES THOSE DIMENSIONS ARE PROBABLY THE BEST INFORMATION AS TO THE LOCATION OF THE CENTERLINE OF LOT 7. THE OLD DEEDS DESCRIBE THE SOUTHERLY HALF OF LOT 7 ON PLAN REFERENCE 4. LOT 7 IS SHOWN AS 63.5 FEET WIDE. THIS PLAN SHOWS THE LOT AS 31.75 FEET WIDE AND THE CURRENT DEED DIMENSIONS ARE SHOWN IN PARENTHESIS. THIS LINE NEEDS TO BE AGREED UPON WITH CREIGHTON.

4. THE LINES OF LOT 4 ARE TAKEN FROM PLAN REFERENCE 5. THAT PLAN SHOWS THE LOT WIDTH AS 29.25 FEET WHILE THE OLD DEEDS CALL FOR 26 FEET, MORE OR LESS. A BOUNDARY AGREEMENT IS RECOMMENDED WITH CREIGHTON FOR THE LINE FROM WASHINGTON AVENUE TO SHERIDAN STREET.

5. ELEVATIONS ARE BASED ON NGVD 1929 PER BENCHMARK SHOWN ON PLAN REFERENCE 6, PK IN POLE #11 CORNER OF ANDERSON AND EVERETT STREET ELEVATION 12.42 CITY LEVEL BOOK 737 PAGE 77.

6. BOUNDARY AGREEMENT RECOMMENDED WITH THE SAHARA CLUB, INC.

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- SIGN
- HYDRANT
- WATER VALVE OR SHUTOFF
- GAS VALVE
- ELECTRIC OR GAS METER
- STONE WALL
- CURB
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- TM — TAX MAP
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK AND PAGE

GRAPHIC SCALE

0 10' 20' 40' 80'

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. 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, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE

JOHN C. SCHWANDA, PLS NO. 1252

REV. 2	10/14/16	ADD LOT TM 12-P-3
REV. 1	07/25/16	ADDED TOPOGRAPHY

BOUNDARY SURVEY

ON

WASHINGTON AVENUE & SHERIDAN STREET
PORTLAND, MAINE

MADE FOR

JON EDWARDS

31 WASHINGTON AVENUE, PORTLAND, MAINE

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

Drwn By	JCS	Date	Job No.
Trace By	JLW	NOV. 12, 2015	2015-155P
Check By	JCS	Scale	Drwg. No.
Book No.	FILE	1" = 20'	1

Reviewed for Code Compliance
Inspections Division
Date: 10/03/17