Reviewed for Code Compliance
Inspection Division
Date: 06/30/16

LEGEND

- Monument – found
- Iron marker – found
- Iron marker – set (#5 rebar)
- Property line (locus)
- Property line (abutter)
- Right of way line
- Easement line
- Chain link fence
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Water shutoff
- Fire hydrant
- Sewer manhole
- Drain manhole
- Catch basin
- Telephone manhole
- Bollard
- Overhead utility line
- Sewer line
- Storm drain
- Underground water line
- Underground gas line
- Underground telephone line
- Contours (1ft)
- Contours (5ft)
- N/F — Now or formerly of
- 1234/567 — Deed reference (Book/Page)
- Tree line
- Deciduous tree
- Coniferous tree
- Existing building

NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds.

2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.

3) Elevations are based on City of Portland datum. Benchmark is a spike set in a utility pole in front of 26 Marion Street. Elevation: 77.19'.

4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

5) Property lies within Zone C based on FIRM Community #230051 Panel #0014–B, dated July 17, 1986. It does not lie within a special flood hazard area.

PLAN REFERENCES

1) Nissen Building Condominium Plat made for A&M Partners LLC by Titcomb Associates dated June 19, 2002 and revised through March 6, 2014. Recorded in Plan Book 214, Page 88.

2) Plan of Boundary Survey made for A&M Partners LLC by Titcomb Associates dated February 26, 2013.

3) Plan of Boundary Survey of Land Located at 13 & 15 Marion Street by R.W. Eaton Associates dated October 21, 2014.

4) Street plans for Washington Avenue and Marion Street obtained from the City of Portland Department of Engineering.

5) Plan of existing conditions of Washington Avenue & Walnut Street made for the City of Portland by Titcomb Associates dated February 2016.

EASEMENTS / ENCUMBRANCES

1) 26 Marion Street benefits from an access easement conveyed in a declaration of condominium recorded in Book 31399, Page 54. Also as shown on plan reference #1.

2) 26 Marion Street is subject to and benefits from a boundary line and fence agreement as described in a deed recorded in Book 24750, Page 236.

AREA

93 Washington Avenue:	4,303 Sq. Ft. / 0.10 Acres
19 Marion Street:	2,351 Sq. Ft. / 0.05 Acres
26 Marion Street:	1,781 Sq. Ft. / 0.04 Acres

OWNERS OF RECORD

93 Washington Avenue: Cotton Street Holdings LLC – Book 31815, Page 233
80 Exchange Street, Suite 30 – Portland, ME 04101

19 Marion Street: Bay Cove LLC – Book 31505, Page 202
80 Exchange Street, Suite 30 – Portland, ME 04101

26 Marion Street: Cotton Street Holdings LLC – Book 31430, Page 212
80 Exchange Street, Suite 30 – Portland, ME 04101

SCALE IN FEET
10 0 10 20
1" = 10'

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston, P.L.S. #2518

STATE OF MAINE
NICHOLAS S. ELLISTON
#2518
PROFESSIONAL LAND SURVEYOR

PLAN OF
Boundary Survey & Existing Conditions
93 Washington Avenue – 19 & 26 Marion Street
Portland, Maine

MADE FOR
Jed Harris
75 Washington Avenue — Portland, Maine

JOB #216030	DATE: April 12, 2016	SCALE: 1" = 10'
BOOK #892	Titcomb Associates	
216030.dwg	133 Gray Road, Falmouth, Maine 04105	
FILE #8500	(207)797-9199 www.titcombsurvey.com	