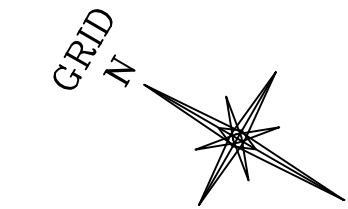


**LEGEND**

○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
- - -	Property line (abutler)
—x—x—	Wire fence
—	Curb
- - -	Edge of pavement
○	Utility pole
○	Water valve
○	Sewer manhole
○	Catch basin (round)
○	Drain manhole
OH	Overhead utility line
SS	Sewer line
SD	Storm drain
UW	Underground water line
T	Underground telephone line
- - -	Contours (1ft)
- - -	Contours (5ft)
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
▨	Existing building
⊙	Boring



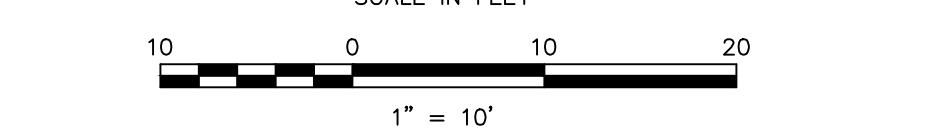
- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
  - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
  - 3) Elevations are based on City of Portland datum.
  - 4) Utility information on this plan is approximate, based 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.

- PLAN REFERENCES**
- 1) City of Portland, Maine Standard Boundary Survey of Proposed Property Line Between Land of James M. McCartney, et al. and Land of City of Portland at Fort Sumner Park dated September, 1995.
  - 2) Plan showing old and new lines of Poplar Street by Charles R. Goodell, C.E., undated (1864?), on file in the City of Portland Archives Plan 370/42.
  - 3) Plan Showing Division Between the Fort Sumner Lot and Lot owned by Messrs. Jose, Gould, and Clark by C. R. Goodell, dated January 12, 1865, recorded in Plan Book 2, Page 45.
  - 4) Untitled working plan by E. C. Jordan showing boundary between Fort Sumner Park and Lands formerly of Shanahan and Pierce, as Surveyed 1886-1927, on file at Owen Haskell, Inc., Portland, Maine.
  - 5) Plan Showing Division Line Between Lands of Hiram Pierce and City of Portland (surveyor unknown) dated May 31, 1892, on file in the City Engineer's Archives, Plan 371/1.
  - 6) City of Portland Tax Assessor's Map of 1882, recorded in Plan Book 5, Page 12.
  - 7) Plan Showing Little, Weeks, and Moody Lot, Munjoy Hill (surveyor and date unknown) on file in the City Engineer's Archives, Plan 86/1.
  - 8) Untitled plan showing subdivision of land of Elijah Kellogg, dated April 10, 1802, recorded in Book 51, Page 297.
  - 9) Untitled plan showing division of land on Mount Jay Neck by the proprietors, dated November 14, 1793 recorded in Book 39, Page 552.
  - 10) Plan of Land (Standard Boundary Survey) on North Street, Portland, Maine for Anthony Mancini by Owen Haskell, Inc., dated April 5, 1988, on file at Owen Haskell, Inc., Portland, Maine.
  - 11) Plan No. 6 in Book 169 page 478, dated November 1839.
  - 12) City Street records, and working plans on file in the city engineer's archives.
  - 13) Boundary Survey made for Anthony Mancini by Owen Haskell, Inc. dated December 6, 2012.

- EASEMENTS / ENCUMBRANCES**
- 1) Grading restrictions set forth in the conveyance of George F. Hitchings to Charles Bailey in Book 314, Page 544.

**AREA**  
18,140 square feet

- OWNERS OF RECORD**
- McCartney Family, LLC: Book 32471, Page 220  
 Book 32471, Page 222  
 Book 32471, Page 224  
 Book 32471, Page 226  
 Book 32471, Page 228




Rev. 1 7/14/17 correct intermediate distance RJC

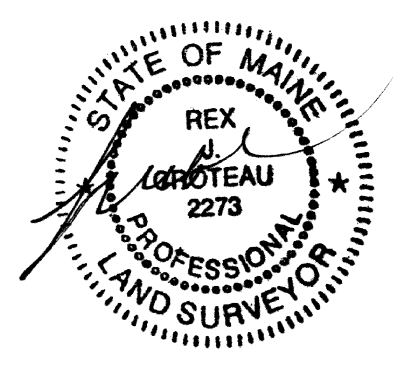
**PLAN OF**  
**Existing Conditions Survey**  
 153-165 Sheridan Street Portland, Maine

**MADE FOR**  
**Vazza Real Estate Group**  
**BD Sheridan, LLC**  
 1266 Furnace Brook Parkway, Suite 300 Quincy, Massachusetts

JOB #216013	DATE: March 4, 2016	SCALE: 1" = 10'
BOOK #891		
216013C_R1.dwg		
FILE #8919		

  
**Titcomb Associates**  
 133 Gray Road, Falmouth, Maine 04105  
 (207)797-9199 www.titcombsurvey.com

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



Rex J. Croteau, P.L.S. #2273