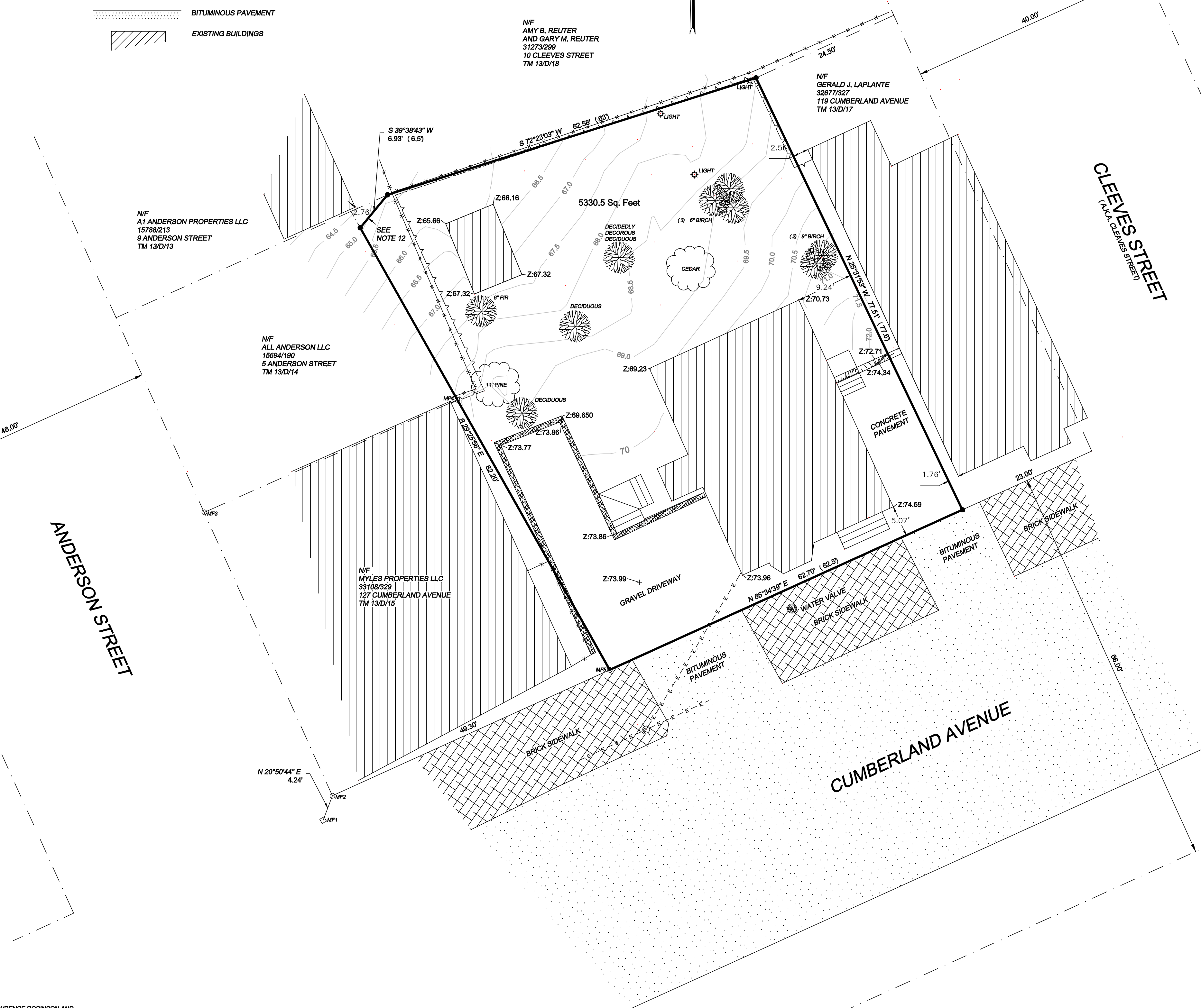


**LEGEND**

	STONE MONUMENT WITH PLUG (IN BOX)
	IRON PIPE/ROD FOUND
	IRON ROD SET WITH CAP (#2063)
	UTILITY POLE
NF	NOW OR FORMERLY OF
31273/299	CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
TM 13/D/18	TAX MAP/BLOCK/LOT NUMBER
	SURVEYED PROPERTY LINE
	APPROXIMATE PROPERTY LINE
	WOOD FENCE
	CHAINLINK FENCE
	OVERHEAD UTILITY LINE
	WOOD RETAINING WALL
	BITUMINOUS PAVEMENT
	EXISTING BUILDINGS

MAGNETIC NORTH PER PLAN REF. #2



**PLAN NOTES:**

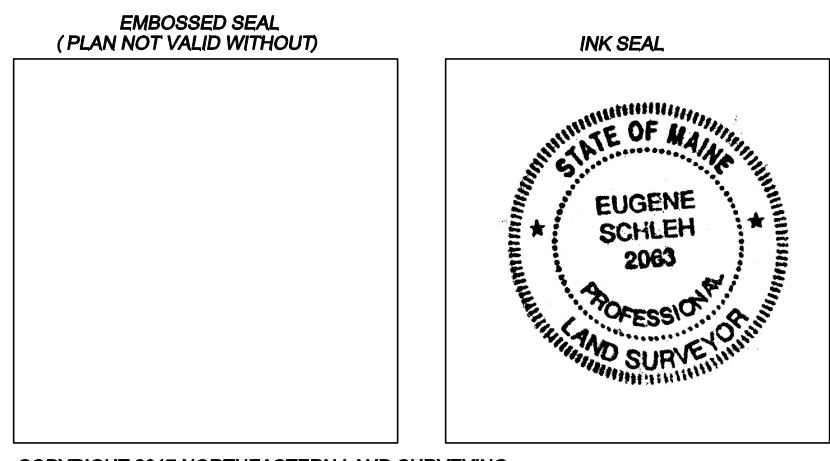
- 1) THE OWNER OF RECORD IS 123CUMBERLAND LLC.
- 2) DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 34129 PAGE 5.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 13 BLOCK D LOT 16.
- 4) THE RIGHT OF WAY WIDTH AND LOCATION OF CUMBERLAND AVENUE IS PER VARIOUS ROAD SURVEY PLANS FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT (ENGINEERING DIVISION).
- 5) THE DWELLING DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #0014B, EFFECTIVE DATE JULY 17, 1986.
- 6) ZONING: THE PARCEL IS IN THE "R-6". AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND THE "DIGSAFE" PROGRAM SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
- 10) THE VERTICAL DATUM IS NAVD 88. BENCHMARK IS A 3' OFFSET MONUMENT AT THE CORNER OF SMITH STREET AND CUMBERLAND AVENUE (69.91).
- 11) THE TREE DIMENSIONS SHOWN ARE DIAMETER AT 4.5' ABOVE GROUND. CIRCUMFERENCE WAS MEASURED AND DIVIDED BY 3.14 TO DETERMINE DIAMETER.
- 12) IT IS RECOMMENDED THAT THE ADVICE OF AN ATTORNEY BE SOUGHT REGARDING THE ENCRoACHMENT OF THE FENCE AND POSSIBLE PRESCRIPTION OF LAND.

**PLAN REFERENCES:**

- 1) "VALUATION MAP 13" DATED 1882 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5 PAGE 13.
- 2) "BOUNDARY SURVEY & CONDOMINIUM PLAT - DEVINE CONDOMINIUMS" DATED SEPTEMBER 21, 2016 BY R.W. EATON ASSOCIATES. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 216 PAGE 515.

**MONUMENTATION FOUND:  
(FIELD EVIDENCE)**

- MF1) 3' OFFSET STREET MONUMENT, GRANITE WITH PLUG
- MF2) IRON ROD WITH CAP "RW EATON 2075"
- MF3) IRON ROD WITH CAP "RW EATON 2075"
- MF4) IRON ROD WITH CAP "RW EATON 2075"
- MF5) IRON ROD WITH CAP "RW EATON 2075"



I HEREBY STATE TO LAWRENCE ROBINSON AND LYNNE ROBINSON ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

*E. Schleh*  
GENE SCHLEH PLS 2063

**BOUNDARY SURVEY OF LAND  
123 CUMBERLAND AVENUE  
PORTLAND, MAINE**

MADE FOR 123CUMBERLAND AVENUE LLC  
123 CUMBERLAND AVENUE, PORTLAND, MAINE 04101

MADE BY NORTHEASTERN LAND SURVEYING  
16 COLLEGE AVENUE, GORHAM, MAINE 04038

JULY 28, 2017 JOB #17-021 SHEET 1 OF 1

SCALE 1" = 10'

