

PLAN REFERENCES

1. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SHELL OIL COMPANY DATED OCTOBER 2, 1978 BY H.I. & E.C. JORDAN SURVEYORS.
2. PLOT PLAN SHOWING PROPERTY OF WALTER A. GERRY AT 93 & 97 CUMBERLAND AVENUE, PORTLAND, MAINE DATED OCTOBER 8, 1946 BY VARNEY ENGINEERING CO. RECORDED IN C.C.R.D. PLAN BOOK 32 PAGE 28.
3. BOUNDARY AND TOPOGRAPHIC SURVEY ON 43 & 45 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD STEPHANIE DUNN DATED JULY 7, 2009 BY OWEN HASKELL, INC.
4. PLAN AND PROFILE OF WASHINGTON AVE AND CUMBERLAND AVE, PORTLAND MAINE FOR THE CITY OF PORTLAND DATED JULY 2000 BY OWEN HASKELL, INC.
5. CITY OF PORTLAND - CUMBERLAND AVENUE, SHEET NO. 1
6. PLAN OF PROPERTY MADE FOR A & M PARTNERS, LLC REV. 5 06/29/11 TITCOMB ASSOCIATES RECORDED IN PLAN BOOK 211 PAGE 211.
7. CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, CUMBERLAND AVENUE SEWER WASHINGTON AVE. TO NORTH ST. DATED AUG. 21, 1953 CITY FILE NO. 649/13

NOTES

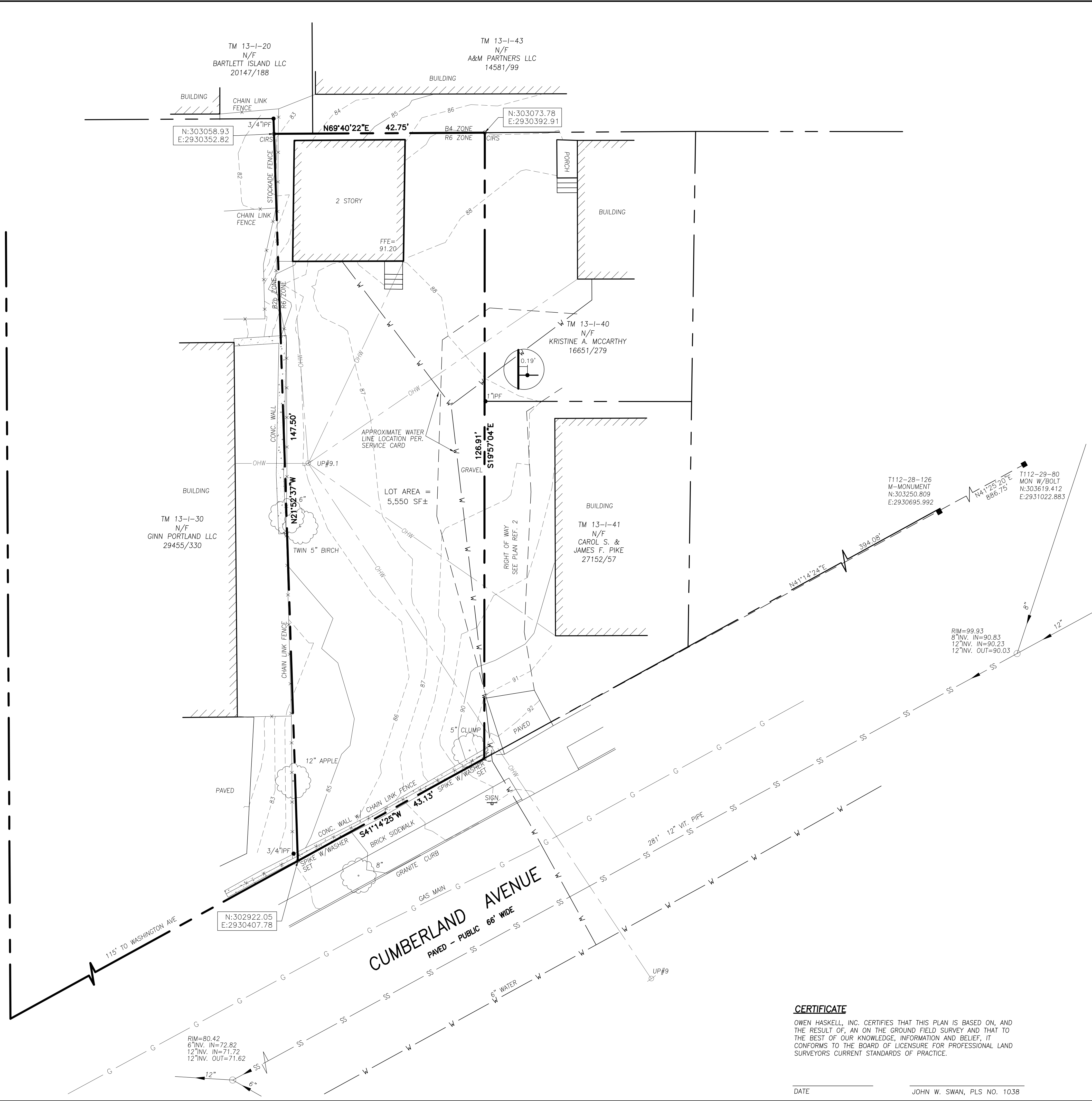
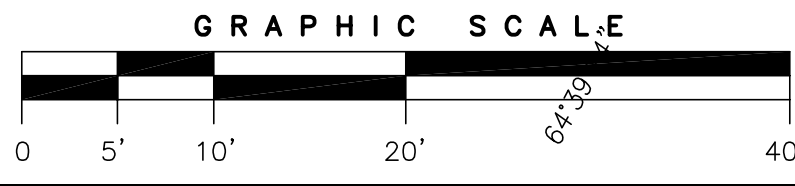
1. OWNERS OF RECORD: PETER C. DUGAS AND ANASTASIA ANTONACOS, 243 STATE STREET, PORTLAND, MAINE, C.C.R.D. BOOK 30478 PAGE 113.
2. PARCEL IS SHOWN AS LOT 25 BLOCK C ON CITY OF PORTLAND'S ASSESSORS MAP 13.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES NAD83. CITY CONTROL POINTS T112-29-30 & T112-28-126 USED.
4. ELEVATIONS BASED ON CITY DATUM. BENCHMARK: STREET SIDE BONNET BOLT ON HYDRANT AT THE SOUTHWEST CORNER OF CUMBERLAND AVE AND WASHINGTON AVE ELEVATION 81.26. (SEE PLAN REFERENCE 4)
5. THE MONUMENT AT THE CORNER OF WASHINGTON AND CUMBERLAND AVENUES, AS SHOWN ON PLAN REF. 1 IS GONE. IT'S LOCATION WAS REESTABLISHED BASED ON THE IRON PIPE FOUND AND THE MONUMENT AT OXFORD AND WASHINGTON AS SHOWN ON PLAN REF. 1. THE LINE ALONG THE EASTERLY SIDE OF GINN PORTLAND, LLC WAS HELD AS PER PLAN REF. 1 AS IT MATCHES THE DIMENSIONS IN DEED BOOK 1831 PAGE 423.
6. THE REAR LINE WAS HELD PERPENDICULAR TO WASHINGTON AVENUE, AS THE BACK DEEDS FOR THE LOTS TO THE NORTH CALL FOR THAT.
7. THE REAR LINE DISTANCE AND THE ANGLE OFF CUMBERLAND AVENUE ON THE EAST LINE WERE HELD AS IN THE LOCUS DEED BOOK 1831 PAGE 423.
8. THE 1946 PLAN WHICH DIVIDED THIS LOT AND THE TWO LOTS TO THE EAST IS RIDDLED WITH ERRORS AND APPEARS TO NOT HAVE BEEN BASED ON A FIELD SURVEY OR DEED RESEARCH. THE FRONT AND BACK DIMENSIONS WERE PRORATED.
9. PLAN REFERENCE 4 SHOWS NO MARKERS FOUND OR SET AND CAN NOT BE RE-CREATED.
10. NO STORM DRAIN FOUND IN CUMBERLAND AVE IN VICINITY OF SITE. NEAREST CB FOUND ON NE CORNER OF WASHINGTON AND CUMBERLAND AVE.
11. NO SERVICE CARDS AVAILABLE FOR GAS OR SEWER.
12. THE PROPERTY IS LOCATED IN CITY OF PORTLAND RESIDENTIAL ZONE R6.
 MINIMUM LOT SIZE: 4,500 SF
 LOT FRONTAGE: 40 FEET
 FRONT SETBACK: 10 FEET
 SIDE SETBACK: 10 FEET
 REAR SETBACK: 20 FEET

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 SURVEY 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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-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.

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- UTILITY POLE
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- W WATER LINE
- G GAS LINE



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.

DATE _____ JOHN W. SWAN, PLS NO. 1038

REV.1 2/27/14 ADD UTILITY INFORMATION		
BOUNDARY & TOPOGRAPHIC SURVEY		
AT 97 CUMBERLAND AVENUE, PORTLAND, MAINE MADE FOR PETER DUGAS 97 CUMBERLAND AVENUE, PORTLAND, MAINE		
OWEN HASKELL, INC. 390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424 PROFESSIONAL LAND SURVEYORS		
Drwn By	RS	Date
Trace By	JLW	AUGUST 9, 2013
Check By	JWS	Scale
Book No.	FILE	1" = 10'
Job No.	2013-108P	Drwg. No.
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