

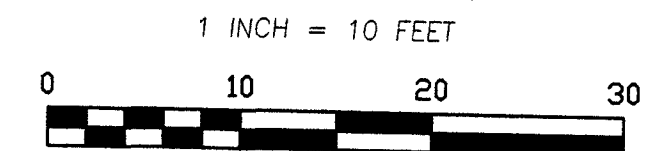
**PLAN REFERENCES**

1. 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.
2. PLAN AND PROFILE OF WASHINGTON AVE AND CUMBERLAND AVE, PORTLAND MAINE FOR THE CITY OF PORTLAND DATED JULY 2000 BY OWEN HASKELL, INC.
3. CITY OF PORTLAND - CUMBERLAND AVENUE, SHEET NO. 1
4. PLAN OF PROPERTY MADE FOR A & M PARTNERS, LLC REV. 5 06/29#11 TITCOMB ASSOCIATES RECORDED IN PLAN BOOK 211 PAGE 211.
5. 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
6. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR SHELL OIL COMPANY DATED OCTOBER 2, 1978 BY H.I. & E.C. JORDAN SURVEYORS.
7. PLAN OF BOUNDARY AND TOPOGRAPHIC SURVEY MADE FOR PETER DUGAS BY OWEN HASKELL, INC. DATED 8-9-2013.

**NOTES**

1. OWNER OF RECORD: KRISTINE A. MCCARTHY 93 CUMBERLAND AVE, PORTLAND, MAINE, C.C.R.D. BOOK 16651 PAGE 279.
2. PARCEL IS SHOWN AS LOT 40 BLOCK 1 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 2)
5. THE MONUMENT AT THE CORNER OF WASHINGTON AND CUMBERLAND AVENUES, AS SHOWN ON PLAN REF. 6 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. 6. THE LINE ALONG THE EASTERLY SIDE OF GINN PORTLAND, LLC WAS HELD AS PER PLAN REF. 6 AS IT MATCHES THE DIMENSIONS IN DEED BOOK 1831 PAGE 423.
6. 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. EFFORT WAS MADE TO RESPECT AS MANY DIMENSION SHOWN THEREON AS POSSIBLE.
7. NO STORM DRAIN FOUND IN CUMBERLAND AVE IN VICINITY OF SITE. NEAREST CB FOUND ON NE CORNER OF WASHINGTON AND CUMBERLAND AVE.
8. NO SERVICE CARDS AVAILABLE FOR GAS OR SEWER.
9. 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

**GRAPHIC SCALE**

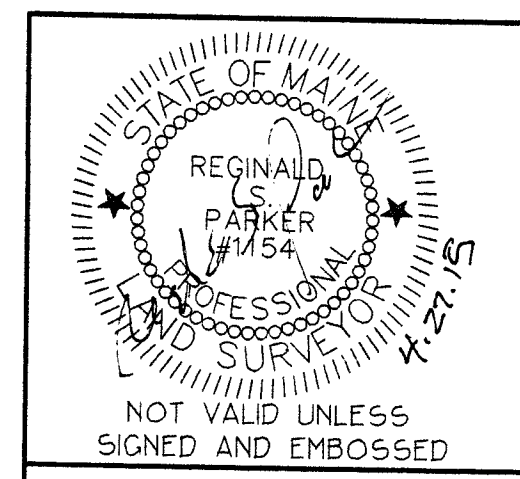


**LEGEND**

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

**UTILITY NOTE:**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE 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.



SHEET 1 of 1

DATE	REVISION

PLAN OF  
PROPERTY AT 93 CUMBERLAND AVENUE, PORTLAND, MAINE  
MADE FOR  
MS. NANCY BELANGER 105 MILL STREET, BRUNSWICK, MAINE

**ROYAL RIVER SURVEY CO.**  
107 GRAY ROAD · NORTH YARMOUTH, MAINE · 04097  
Tel: 207-829-8829 Fax: 207-829-2777 Email: rrs@royalriversurvey.com

SURVEY DATE:	PLAN DATE:	CADFILE:	COLLECTION:	JOB NO.:
3-24 THRU 4-22-15	4-23-15	BELANGER3	LEICA TCRA	2015-08
ORIENTATION:	HEATUM:	VDATUM:	CONTOUR INT.:	SCALE:
SEE NOTES	NAD83	CITY	1 FOOT	1" = 10'

OWNER OF RECORD: KRISTINE A. MCCARTHY book 16651 page 279