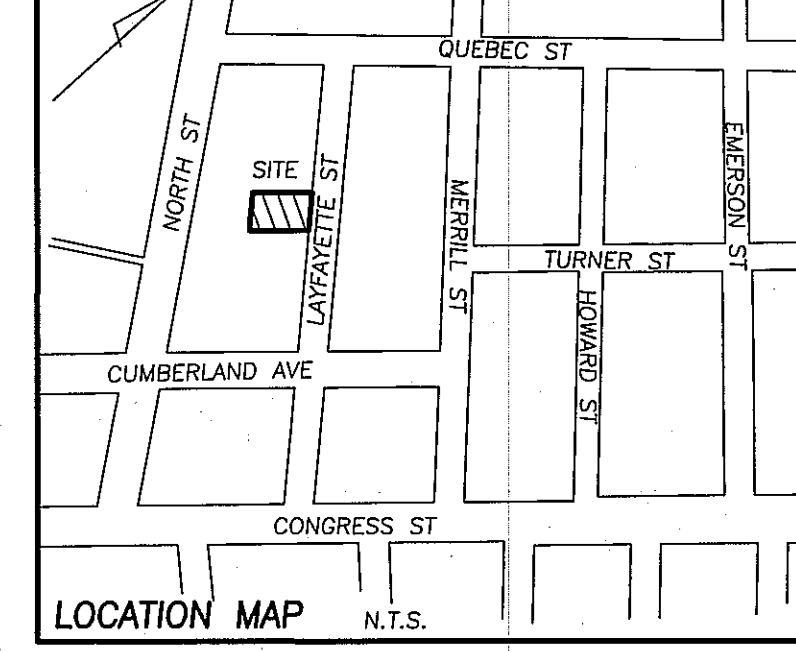


CITY POINT T112-29-80
N 303819.157
E 2931023.058

CUMBERLAND AVE.

NORTH ST.

NORTH STREET



NOTES

- 1) OWNER OF RECORD: JOHN F. BERGES AND ANN K. LEAMON, 26 PAWSO ROAD, BRANFORD, CT C.C.R.D. BOOK 29310 PAGE 239.
- 2) LOCUS IS SHOWN AS LOT 13 BLOCK A ON CITY OF PORTLANDS ASSESSORS MAP 14.
- 3) BEARING ARE MAGNETIC AS BASED ON PLAN REFERENCES 1 AND 4.
- 4) BENCH MARK: MONUMENT AT NORTHEAST CORNER OF NORTHSTREET AND CONGRESS STREET, CITY DATUM ELEVATION 148.69.
- 5) LINE ALONG 34 LAFAYETTE STREET CONDOMINIUM IS PER AGREEMENT IN BOOK 13816 PAGE 1.
- 6) THE DEED FRONTAGE DIMENSIONS ON LAFAYETTE STREET AND NORTH STREET DO NOT MATCH THE FIELD DIMENSIONS. THE DEED DIMENSIONS FROM QUEBEC STREET TO LOT 13 WERE HELD. THE LOTS NORTHERLY OF LOT 13 CALL FOR PARALLEL SIDELINES AND LOT 6 CALLS FOR PARALLEL TO QUEBEC STREET.
- 7) THE LOT DEPTHS FROM NORTH STREET TO LAFAYETTE STREET ARE INCONSISTENT AND CONFLICTING. BASED ON DEED RESEARCH, THE REAR LINE APPEARS TO BE A STRAIGHT LINE BEHIND LOTS 7 THROUGH 14. THE NORTHWEST CORNER OF LOT 8 AND THE NORTHEAST CORNER OF LOT 13, AS BASED ON THE APPARENT 1924 SURVEY OF LOT 17, WERE HELD. THIS REAR LINE FOLLOWS THE CHAIN LINK FENCE AT THE REAR OF LOT 13. HOWEVER, THE DEED TO THE SUBJECT PREMISES CALLS FOR A DEPTH OF 95 FEET AND NO CALL FOR THE ABUTTER TO THE REAR. A BOUNDARY AGREEMENT WOULD RESOLVE THIS QUESTION.
- 8) LOCUS IS IN ZONE C ON FLOOD INSURANCE RATE MAP.

TM 14-A-14
N/F
MATTHEW K. LIBBY
25664/22

TM 14-A-12
N/F
GREGORY P. LANOU
11252/119

N:303965.00
E:2930966.41

OWNERSHIP IN QUESTION

5' EASEMENT ALONG BUILDING FOR CONDOMINIUM 13816/1

LOT AREA =
5,954 SQ. FT.
42
WOOD FRAME

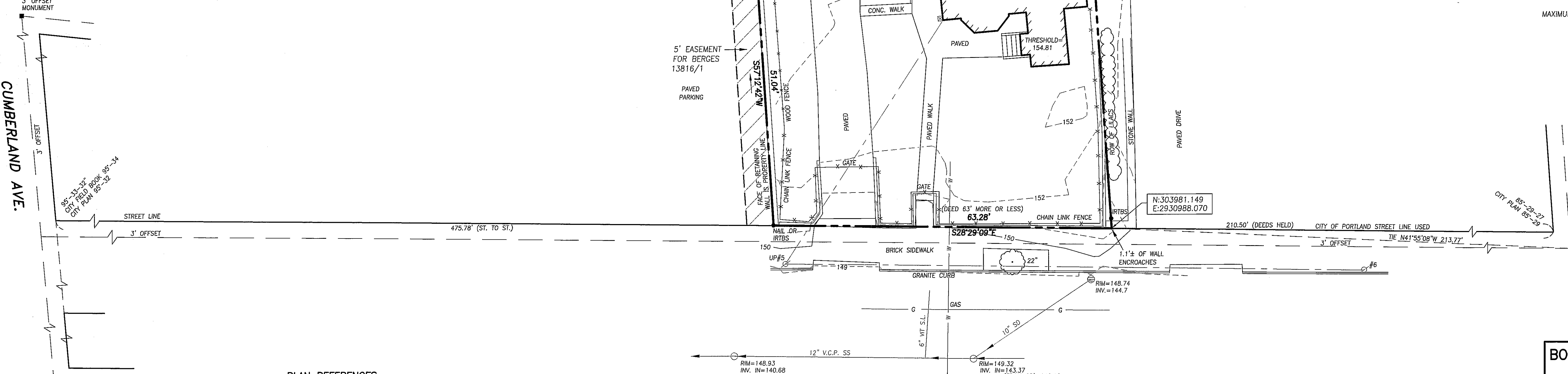
TM 14-A-17
34 LAFAYETTE STREET CONDOMINIUM

TM 14-A-11
N/F
RACHEL M. HOULIHAN
28556/160

NORTH ST.

CUMBERLAND AVE.

QUEBEC ST.



- LEGEND**
- GRANITE MONUMENT FOUND
 - IRON PIPE OR ROD FOUND
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE
 - FENCE
 - STONE WALL
 - CURB
 - OHW OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN
 - 100 1' CONTOUR

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.

ZONING:
ZONING DISTRICT R-6
SETBACKS:
FRONT 10 FT.
SIDE 1-3 STORIES 10 FT., 4 STORIES 12 FT.
REAR 20 FT.
MAXIMUM BUILDING HEIGHT: 45 FT.

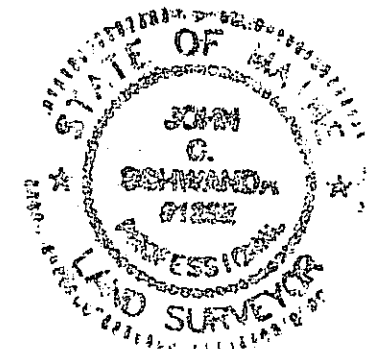
PLAN REFERENCES

- 1) 34 LAFAYETTE STREET SUBDIVISION PLAN - STANDARD BOUNDARY SURVEY ON LAFAYETTE STREET, PORTLAND, MAINE MADE FOR LOUIS MACK CO., INC. DATED JULY 24, 1995 BY OWEN HASKELL, INC. RECORDED IN C.C.R.D. PLAN BOOK 195 PAGE 278.
- 2) CITY ENGINEERING DEPARTMENT STREET PLAN AND FIELD NOTES.
- 3) PLAN OF PROPERTY 31 NORTH STREET, PORTLAND, MAINE FOR: ELIZABETH R. AND ROBIN A. RICHMOND SURVEY BY: SURVEY, INC. JAN. 12, 1983 RECORDED IN C.C.R.D. PLAN BOOK 136 PAGE 67.
- 4) STANDARD BOUNDARY SURVEY ON LAFAYETTE STREET, PORTLAND, MAINE MADE FOR 34 LAFAYETTE STREET CONDOMINIUM, LOUIS MACK CO., INC. DECLARANT DATED MAY 14, 1997 BY OWEN HASKELL, INC. RECORDED IN C.C.R.D. PLAN BOOK 198 PAGE 32.

LAFAYETTE STREET
PAVED - PUBLIC 49.5' WIDE

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 2-29-2012
JOHN C. SCHWANDA, PLS #1252

BOUNDARY & TOPOGRAPHIC SURVEY

AT
42 LAFAYETTE STREET, PORTLAND, MAINE
MADE FOR OWNER OF RECORD
JOHN BERGES
26 PAWSO ROAD, BRANFORD, CT

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	Date	Job No.
Trace By	JLW	FEB. 29, 2012	2012-013P
Check By	JCS	Scale	Drwg. No.
Book No.	1108	1" = 10'	1

