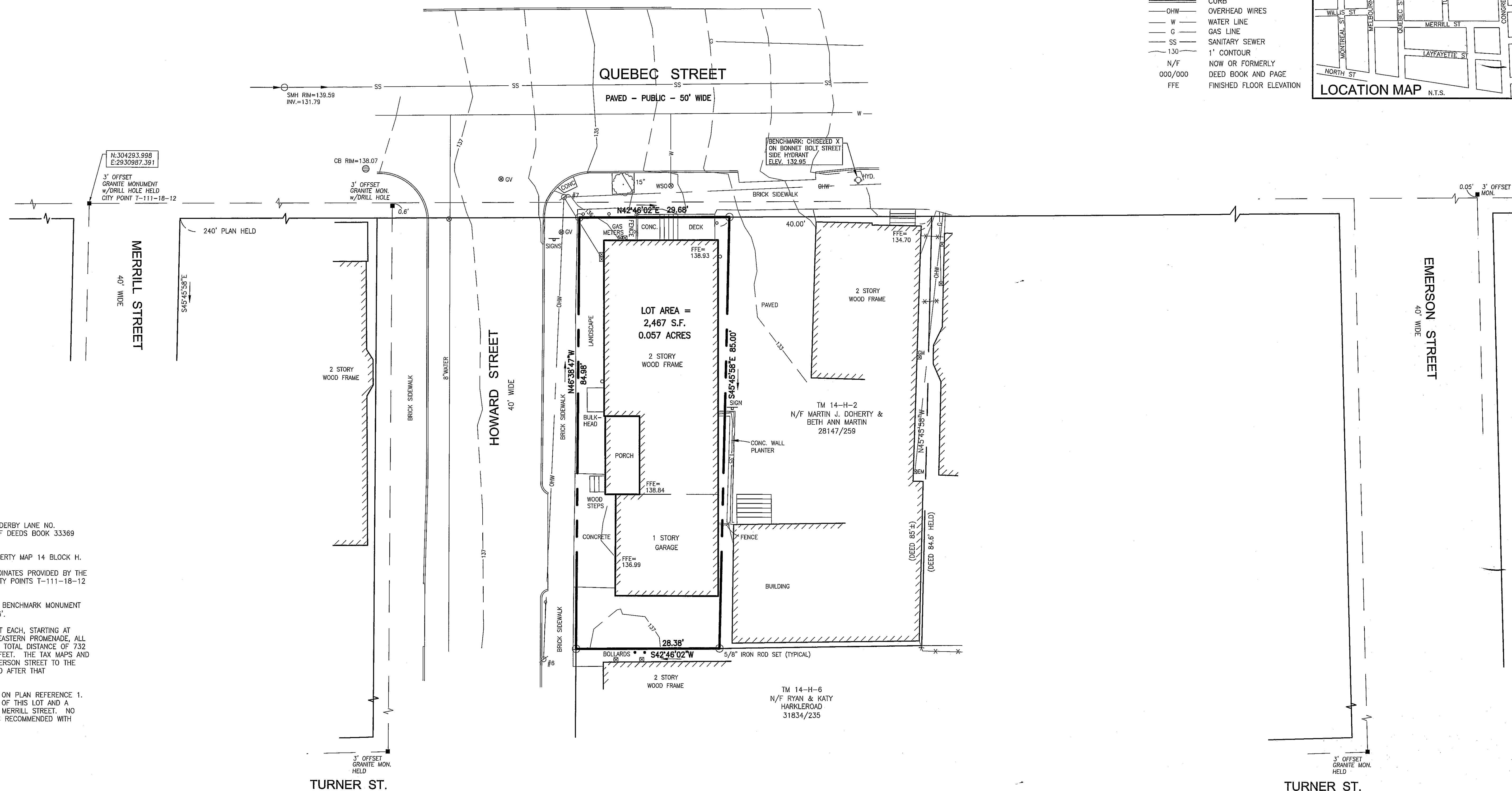
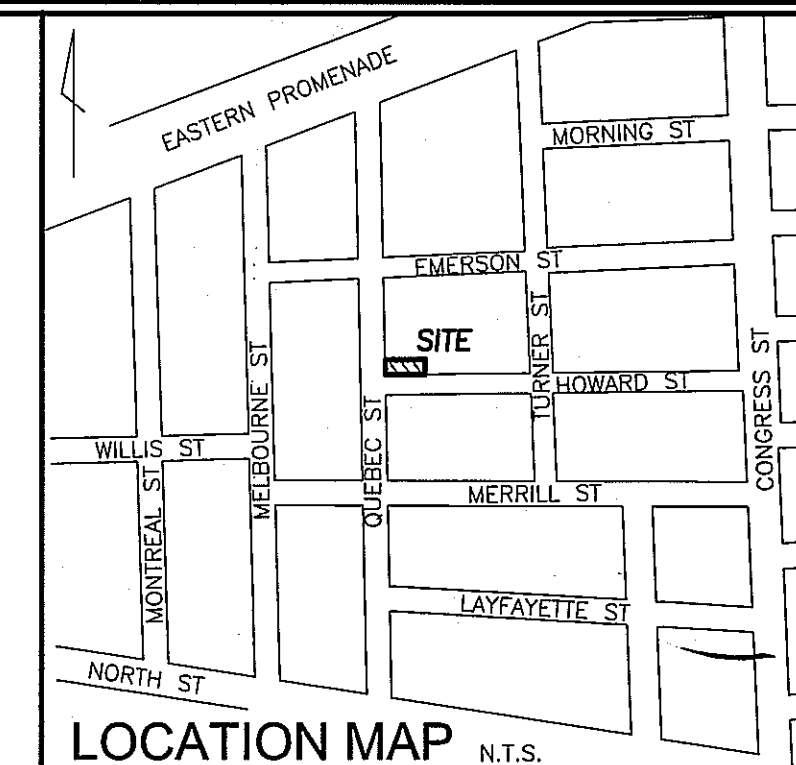


LEGEND

■	MONUMENT FOUND
○	UTILITY POLE
○	MANHOLE
⊗	ELECTRIC/GAS METER
⊗	DECIDUOUS TREE
⊗	BUSH
— X —	FENCE
—	CURB
—	OHW
—	WATER LINE
—	GAS LINE
—	SANITARY SEWER
130	1' CONTOUR
N/F	NOW OR FORMERLY
000/000	DEED BOOK AND PAGE
FFE	FINISHED FLOOR ELEVATION



GENERAL NOTES

- OWNERS OF RECORD: THOMAS W. SEEKINS, 29 DERBY LANE NO. YARMOUTH, MAINE; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 33369 PAGE 35.
- LOCUS IS SHOWN AS LOT 1 ON PORTLAND PROPERTY MAP 14 BLOCK H.
- BEARINGS ARE GRID NORTH AS BASED ON COORDINATES PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT FOR CITY POINTS T-111-18-12 AND T-111-16-5.
- ELEVATIONS ARE ON CITY DATUM BASED ON CITY BENCHMARK MONUMENT AT MORNING AND WILSON STREETS, ELEVATION 114.63'.
- PLAN REFERENCE 1 SHOWS 16 LOTS OF 40 FEET EACH, STARTING AT MERRILL STREET AND ONE LOT OF 92 FEET AT THE EASTERN PROMENADE, ALL ON THE SOUTHERLY SIDE OF QUEBEC STREET, FOR A TOTAL DISTANCE OF 732 FEET. THE FIELD DIMENSION OF THE SAME IS 750.9 FEET. THE TAX MAPS AND DEEDS INDICATE THAT THE DISCREPANCY IS FROM EMERSON STREET TO THE EASTERN PROMENADE. HOWARD STREET WAS CREATED AFTER THAT SUBDIVISION.
- THE SUBJECT PROPERTY IS A PART OF LOT 168 ON PLAN REFERENCE 1. THAT PLAN SHOWS A STONEWALL ON THE REAR LINE OF THIS LOT AND A DIMENSION OF 85 FEET ON ONE LOT SOUTHWEST OF MERRILL STREET. NO STONE WALL OBSERVED. A BOUNDARY AGREEMENT IS RECOMMENDED WITH HARKLEROAD.

PLAN REFERENCE

- PLAN RECORDED IN PLAN BOOK 1 PAGE 41 BY A.P. MARSHALL MAY 20, 1856.
- CITY OF PORTLAND ENGINEERING DEPARTMENT STREET WORKING PLANS 161, 181, 33, AND 97.
- "BOUNDARY AND TOPOGRAPHIC SURVEY AT 67 MERRILL STREET, PORTLAND, MAINE MADE FOR MERRILL STREET RENOVATIONS, LLC OCTOBER 2, 2014 OWEN HASKELL, INC. JOB NO. 2014-170P"
- "CONDOMINIUM PLAT AT 44 QUEBEC STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD THOMAS SEEKINS NOVEMBER 14, 2016 OWEN HASKELL INC. JOB NO. 2016-340P"

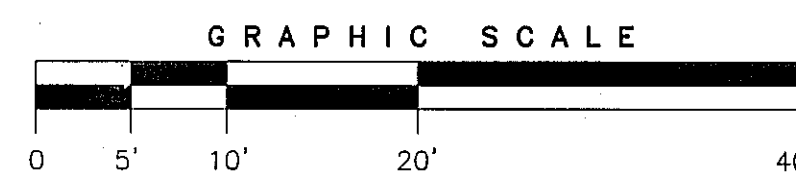
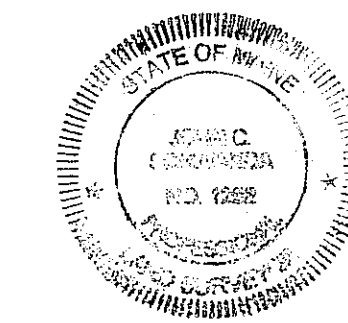
UTILITY NOTE

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 SURVEYOR 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 INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-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.

CERTIFICATE

OWEN HASKELL, INC. HEREBY 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, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

6-2-2017 DATE
John C. Schwanda
JOHN C. SCHWANDA, PLS NO. 1252



REV. 1	06-02-17	IRONS SET
CONDOMINIUM PLAT		
44 QUEBEC STREET CONDOMINIUM		
44 QUEBEC STREET, PORTLAND, MAINE		
MADE FOR OWNER OF RECORD		
THOMAS W. SEEKINS		
29 DERBY LANE, NORTH YARMOUTH, MAINE		
OWEN HASKELL, INC.		
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424		
PROFESSIONAL LAND SURVEYORS		
Drwn By	JCS	Date
Trace By	JLW	NOVEMBER 22, 2016
Check By	JCS	Scale
Book No.	FILE	1" = 10'
Job No.	2016-340P	Drwg. No.
		1