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.

LEGEND

■	MONUMENT FOUND
⌀	UTILITY POLE
○	MANHOLE
⊠ EM/GM	ELECTRIC/GAS METER
	DECIDUOUS TREE
	BUSH
—x—x—	FENCE
	CURB
—OHW—	OVERHEAD WIRES
—W—	WATER LINE
—G—	GAS LINE
—SS—	SANITARY SEWER
—130—	1' CONTOUR
N/F	NOW OR FORMERLY
000/000	DEED BOOK AND PAGE
FFE	FINISHED FLOOR ELEVATION

LOCATION MAP N.T.S.

GRAPHIC SCALE

0 5' 10' 20' 40'

GENERAL NOTES

1. OWNERS OF RECORD: KATHERINE HOWE AND MATTHEW B. MURRELL, 4 TANNER STREET, SOUTH PORTLAND, MAINE; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32095 PAGE 124

2. LOCUS IS SHOWN AS LOT 3 ON PORTLAND PROPERTY MAP 14 BLOCK H.

3. 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.

4. ELEVATIONS ARE ON CITY DATUM BASED ON CITY BENCHMARK MONUMENT AT MORNING AND WILSON STREETS, ELEVATION 114.63'.

5. 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.

6. 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 THE ADJACENT LOTS AND HAS NO DEPTH ON THE LOTS. SUBJECT DEED SAYS SIDELINES ARE 84.6 FEET MORE OR LESS. A BOUNDARY AGREEMENT IS RECOMMENDED WITH THE ABUTTERS TO THE REAR. NO STONE WALL WAS OBSERVED.

7. SURVEY WAS PERFORMED UNDER CONDITION OF SNOW COVER AND PILES OF SNOW AND SHOULD BE FIELD CHECKED IN SPRING.

PLAN REFERENCE

1. PLAN RECORDED IN PLAN BOOK 1 PAGE 41 BY A.P. MARSHALL MAY 20, 1856.

2. CITY OF PORTLAND ENGINEERING DEPARTMENT STREET WORKING PLANS 161, 181, 33, AND 97.

3. "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"

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.

DATE

JOHN C. SCHWANDA, PLS #1252

BOUNDARY & TOPOGRAPHIC SURVEY

AT

40 QUEBEC STREET, PORTLAND, MAINE

MADE FOR OWNERS OF RECORD

KATHERINE HOWE & MATTHEW B. MURRELL

2 TURNER STREET, SOUTH PORTLAND, MAINE

OWEN HASKELL, INC.

390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

PROFESSIONAL LAND SURVEYORS

Drwn By	JCS	Date	Job No.
Trace By	JLW	MARCH 9, 2015	2015-023P
Check By	JCS	Scale	Drwg. No.
Book No.	FILE	1" = 10'	1

Reviewed for Code Compliance Inspections Division Approved as Noted

Date: 12/22/15