

NO.	DATE	REVISION

DESIGNED
R. Libby, Jr.

DRAWN
R. Libby, Jr.

CHECKED
W. Thompson

DATE
June 2016

SCALE
1" = 10'

JOB. NO.
16080

BH2M

Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors

28 State Street
Cortland, Maine 04038
Tel: (207) 839-8250 Fax: (207) 839-8250

Christoph Gelfand
33 Atlantic Street
Portland, Maine 04101

STANDARD BOUNDARY SURVEY PLAN
LAND OF
KATHLEEN RILEY
CHRISTOPH GELFAND &
33 ATLANTIC STREET
PORTLAND, MAINE

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SHEET
1

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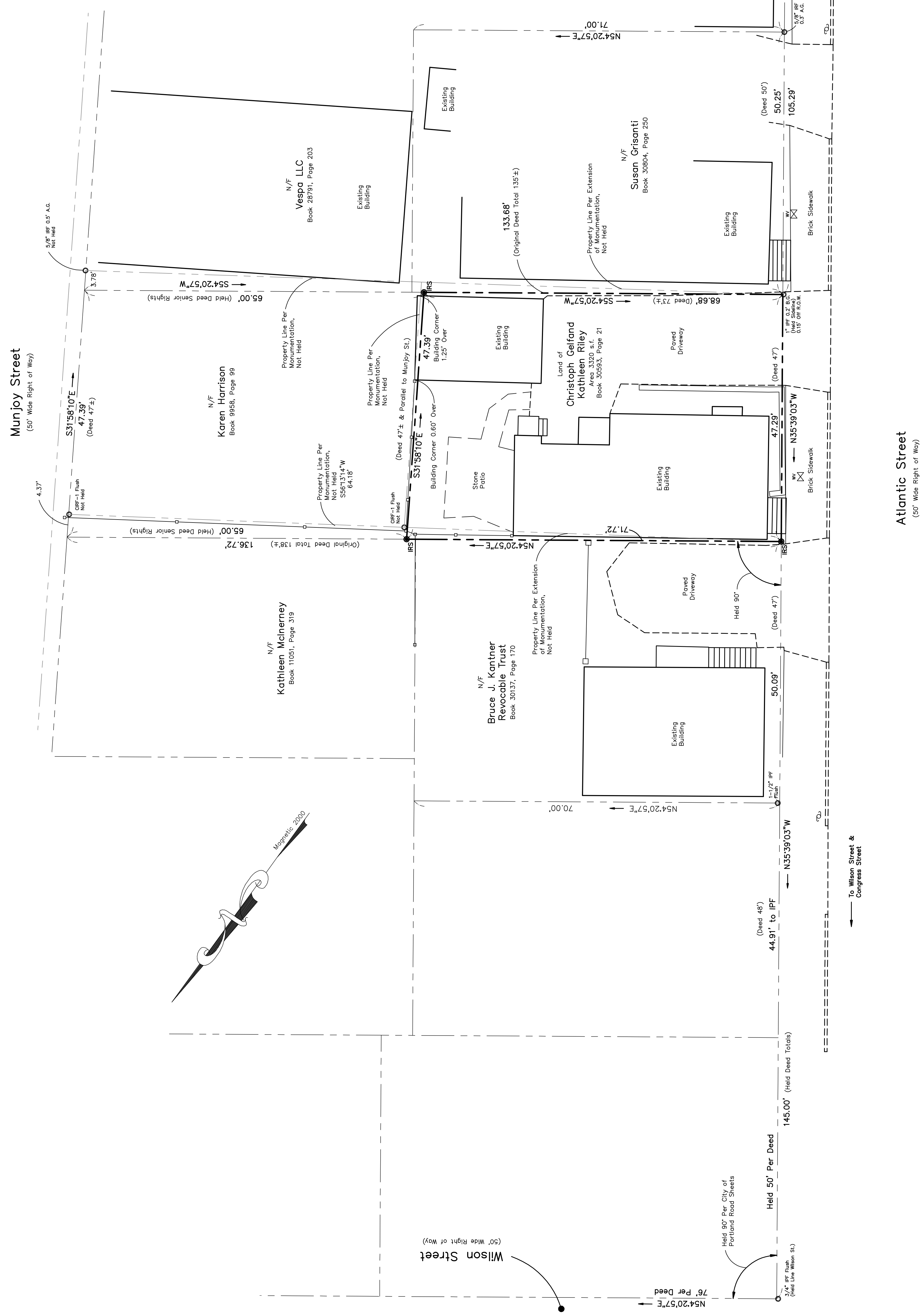
- NOTES:**
- OWNERS:**
CHRISTOPH GELFAND &
KATHLEEN RILEY
33 ATLANTIC STREET
PORTLAND, MAINE
 - SURVEYOR:**
ROBERT C. LIBBY, JR.
28 STATE STREET
GORHAM, MAINE 04038
 - DEED REFERENCE:** BOOK 30137, PAGE 21
 - TAX MAP REFERENCE:** MAP 16, BLOCK C, LOT 16
 - ZONING:** RESIDENTIAL (R6)
 - AREA:** 3320 S.F.
 - PLAN REFERENCES:**
 - STANDARD BOUNDARY SURVEY AND CONDO CONVERSION OF ISABELLE CONDOMINIUMS, EASTERN PROMENADE IN PORTLAND, MAINE, DATED 10/12/2000, BY DES LAURIERS & ASSOCIATES, INC. AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200, PAGE 428.
 - PLAN NO. 16 OF EASTERN PROMENADE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5, PAGE 16.
 - VARIOUS PLANS "BLUE SHEETS" OF ATLANTIC STREET, WILSON STREET & MUNJOY STREET PROVIDED BY THE CITY ENGINEERING DEPARTMENT.
 - SURVEY NOTES:**
 - NO SURVEY PLAN OF THE HARRISON PROPERTY WAS FOUND. CAPPED IRON RODS FOUND WERE SET BY JOHN ROBERTS, PLS#1155, WHEN HE WORKED FOR LAND USE CONSULTANTS. LAND USE CONSULTANTS IS NO LONGER IN BUSINESS AND EXISTING RECORDS COULD NOT BE FOUND.
 - THE HARRISON PROPERTY AND THE SUBJECT PARCEL WERE ORIGINALLY ONE PARCEL (SEE DEED BOOK 409, PAGE 476). THE HARRISON PARCEL WAS CONVEYED OUT IN 1887 (SEE DEED BOOK 535, PAGE 500). THE HARRISON PARCEL HAS SENIOR RIGHTS AND THE 65' X 47' PARCEL DIMENSIONS WERE HELD.
 - PLAN REFERENCE #7B SHOWS THE PARCELS IN THIS AREA WITH BUILDINGS AND OWNERS IN 1882. THE SUBJECT PARCEL AND HARRISON PARCEL ARE SHOWN TO BE OWNED BY B. ROLFE. THE PROPERTY LINES ARE SHOWN TO BE ABOUT 90' WITH NO BUILDING BEING OVER THE PROPERTY LINES.

1. NO SURVEYORS REPORT

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:



ROBERT C. LIBBY, JR. PLS #2190



SYMBOL	DESCRIPTION
□ GRF	GRANITE MONUMENT FOUND
○ IRP/IRF	IRON PIPE/IRON ROD FOUND
○ CRP-1	5/8" IRON ROD FOUND
○ CRP-2	5/8" IRON ROD W/ CAP TO BE SET
○ CRP-3	UTILITY POLE
⊗	WATER VALVE
—	EDGE OF PAVEMENT
—	PROPERTY LINE
—	WOOD STOCK/ADF FENCE
—	ABOVE GROUND/BELOW GROUND
—	NOW OR FORMERLY
□	A.G./B.G.
□	N/F