NOTES:

1. OWNERS: CHRISTOPH GELFAND & KATHLEEN RILEY, 33 ATLANTIC STREET, PORTLAND, MAINE
2. SURVEYOR: ROBERT C. LIBBY, JR., BH2M, 28 STATE STREET, GORHAM, MAINE 04038
3. DEED REFERENCE: BOOK 30137, PAGE 21
4. TAX MAP REFERENCE: MAP 16, BLOCK C, LOT 16
5. ZONING: RESIDENTIAL (R6)
6 AREA: 3320 S.F.
7. PLAN REFERENCES:
   A. 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.
   B. PLAN NO. 16 OF EASTERN PROMENADE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 5, PAGE 16.
   C. VARIOUS PLANS "BLUE SHEETS" OF ATLANTIC STREET, WILSON STREET & MUNJOY STREET PROVIDED BY THE CITY ENGINEERING DEPARTMENT.
8. SURVEY NOTES:
   A. 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.
   B. 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 DIMENTIONS WERE HELD.
   C. 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.

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:

1. NO SURVEYORS REPORT

STATE OF MAINE
ROBERT C. LIBBY
No. 2190
PROFESSIONAL LAND SURVEYOR

ROBERT C. LIBBY JR. PLS #2190

LEGEND

SYMBOL	DESCRIPTION
GMF	GRANITE MONUMENT FOUND
IPF/IRF	IRON PIPE/IRON ROD FOUND
CIRF-1	CAPPED IRON ROD FOUND
IRS	5/8" IRON ROD W/ CAP TO BE SET
	UTILITY POLE
WV	WATER VALVE
	EDGE OF PAVEMENT
	PROPERTY LINE
	WOOD STOCKADE FENCE
A.G./B.G.	ABOVE GROUND/BELOW GROUND
N/F	NOW OR FORMERLY

Scale: 1" = 10'
10' 0 5' 10' 20'

NO.	DATE	REVISION DESCRIPTION

BH2M
Berry, Huff, McDonald, Milligan Inc.
Engineers, Surveyors
28 State Street
Gorham, Maine 04038
Tel (207) 839-2771
Fax (207) 839-8250

FOR:
Christoph Gelfand
33 Atlantic Street
Portland, Maine 04101

STANDARD BOUNDARY SURVEY PLAN

LAND OF
CHRISTOPH GELFAND &
KATHLEEN RILEY
33 ATLANTIC STREET
PORTLAND, MAINE

DESIGNED	DATE
R. Libby, Jr.	June 2016
DRAWN	SCALE
R. Libby, Jr.	1" = 10'
CHECKED	JOB. NO.
W. Thompson	16080

SHEET
1

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