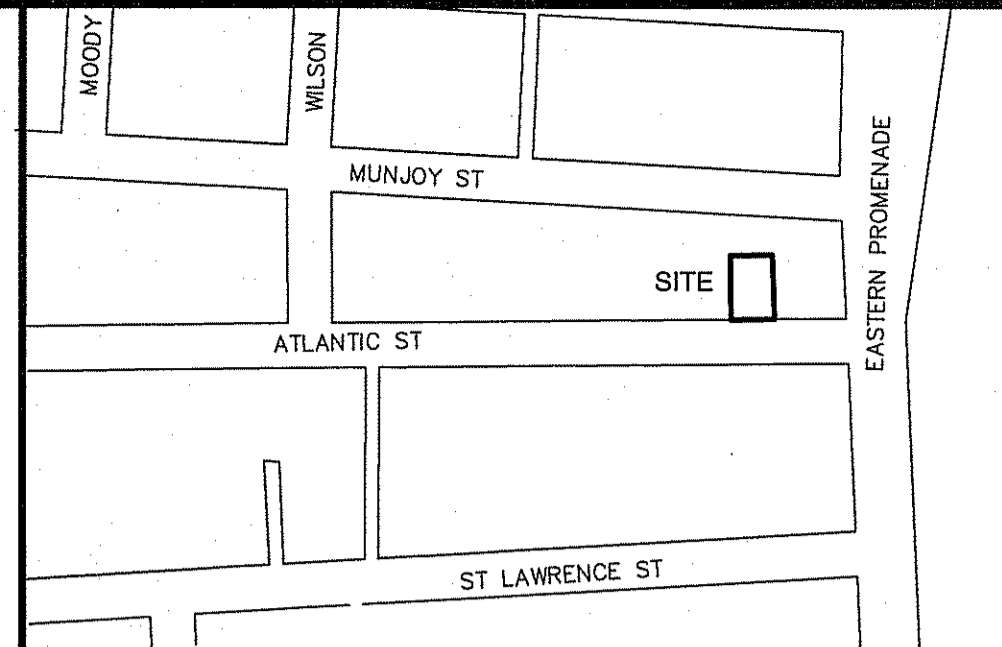


UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT 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.



LOCATION MAP N.T.S.

LEGEND

●	IRON PIPE OR ROD FOUND	-X-X-	FENCE
■	MONUMENT FOUND	—	CURB
⊗	UTILITY POLE	—OHW—	OVERHEAD WIRES
○	MANHOLE	—W—	WATER LINE
⊙	WATER VALVE OR SHUTOFF	—G—	GAS LINE
IPF/IRF	IRON PIPE OR ROD FOUND	—SS—	SANITARY SEWER
N/F	NOW OR FORMERLY	—100—	1' CONTOUR
000/000	DEED BOOK / PAGE		

- PLAN REFERENCES**
- WORKING PLAN OF H.I. & E.C. JORDAN SURVEY FOR EDMUND THOMES ON JULY 23, 1935
 - "STANDARD BOUNDARY SURVEY AND CONDO CONVERSION OF ISABELLE CONDOMINIUMS ON EASTERN PROMENADE IN CITY OF PORTLAND CUMBERLAND COUNTY MAINE OCTOBER 12, 2000 DESLAURIERS & ASSOCIATES, INC." RECORDED IN PLAN BOOK 200, PAGE 428
 - "CONDOMINIUM PLAT SIXTY-FIVE MUNJOY CONDOMINIUM 65 MUNJOY STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD ADAM'S APPLE, LLC APRIL 26, 2017 OWEN HASKELL, INC. JOB NO. 2015-234P" RECORDED IN PLAN BOOK 217, PAGE 132.
 - CITY OF PORTLAND ENGINEERING DEPARTMENT STREET WORKING PLANS FOR ALL STREETS AROUND THIS BLOCK

- GENERAL NOTES**
- OWNERS OF RECORD: PAUL AND JENNIFER FLAXMAN, 186 RANGE ROAD, CUMBERLAND, ME. CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 34306, PAGE 257.
 - LOCUS IS SHOWN AS LOT 22 BLOCK C ON PORTLAND PROPERTY MAP 16.
 - BEARINGS ARE BASED ON MAINE STATE COORDINATE SYSTEM MAINE WEST NAD83. CITY MONUMENTS USED T102-68-5, AT MUNJOY STREET AND WILSON STREET, AND T102-69-7, AT MUNJOY STREET AND MOODY STREET.
 - ELEVATIONS ARE CITY DATUM AS BASED ON CITY MONUMENT T102-69-7 ELEVATION 131.02.
 - IN RUNNING BACK THE DEEDS IN THIS AREA, MOST OF THE DIMENSIONS ARE VAGUE. THE SUBJECT PREMISES WAS SURVEYED IN 1935, WHEN THIS PARCEL AND LOT 13 WERE ONE. PLAN REFERENCE 1 AND THE DEEDS ESTABLISH THE LINE BETWEEN THIS LOT AND LOT 13. THE LINE ALONG LOTS 21 AND 12 IS HELD AS 0.17 FEET OFF THE CORNER OF THE HOUSE ON LOT 13 AS SHOWN ON PLAN REFERENCE 1. THE DIMENSION OF 43 FEET ON LOT 13 IS AS SHOWN ON PLAN REFERENCE 1 AND THE OLD DEEDS. THE OLD DEEDS CALL FOR 48 FEET ON ATLANTIC STREET. THE 49 FEET SHOWN ON PLAN REFERENCE 1 IS HELD FOR OTHERWISE BUILDINGS WOULD ENCROACH. THE DEEDS FOR LOT 21 HAVE ONLY MORE OR LESS DIMENSIONS AND CAN NOT BE ACCURATELY ESTABLISHED.
 - AT THE TIME OF THIS SURVEY, PREMISES WAS COVERED IN ICE AND SNOW. SOME FEATURES MAY NEED TO BE CONFIRMED IN SPRING.

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.

John C. Schwanda
 JOHN C. SCHWANDA, PLS #1252
 DATE: 1-11-2018

BOUNDARY & TOPOGRAPHIC SURVEY
 AT
 7 ATLANTIC STREET, PORTLAND, MAINE
 MADE FOR OWNER OF RECORD
 PAUL & JENNIFER FLAXMAN
 186 RANGE ROAD, CUMBERLAND, MAINE

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

DRAWN BY: TMK/JLW DATE: JANUARY 11, 2018 JOB NO. 2017-357 P
 CHECKED BY: JCS SCALE: 1" = 10' DRWG. NO. 1

