Department of Public Services
Inspection Services Division
Approved with Conditions
Date: 08/14/14

LOCATION MAP N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- WATER VALVE OR SHUTOFF
- HYDRANT
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- G — GAS LINE
- W — WATER LINE
- SS — SANITARY SEWER
- 135 — 1' CONTOUR

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 SURVEY 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 THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

GRAPHIC SCALE

0 5' 10' 20' 40'

PLAN REFERENCES

1. "STANDARD BOUNDARY SURVEY OF ST. LAWRENCE STREET, CONDOMINIUMS AT 94-96 ST. LAWRENCE STREET, PORTLAND, ME. MADE FOR BASSMAN REDEVELOPMENT, LLC DECEMBER 06, 1999" REVISED JAN. 10, 2000 BY OWEN HASKELL, INC.

2. PLAN "SURVEYED BY E. C. JORDAN & CO. CIVIL ENGINEERS PORTLAND, MAINE DECEMBER 1927" FILE NO. P-66.

3. CITY OF PORTLAND ENGINEERING DEPARTMENT RIGHT OF WAY PLANS 140 AND 188.

4. "STANDARD BOUNDARY SURVEY ON MONUMENT ST. & WATERVILLE ST. PORTLAND, MAINE MADE FOR ANNE E. BALZANO" FEBRUARY 27, 2003 BY OWEN HASKELL, INC.

NOTES

1. OWNER OF RECORD: ANNE E. BALZANO, 52 MONUMENT STREET, PORTLAND, MAINE C.C.R.D. BOOK 2085 PAGE 496.

2. LOCUS IS SHOWN AS LOT 16-H-3 ON THE CITY OF PORTLAND'S ASSESSORS MAPS.

3. BEARINGS ARE BASED ON CITY DATUM, MAINE STATE PLANE WEST, NAD 83..

4. THE THREE LOTS BETWEEN WATERVILLE STREET AND ST. LAWRENCE STREETS, AND THE STREETS THEMSELVES, WERE CREATED BETWEEN 1845 AND 1849. THE DEEDS INDICATE THAT THERE SHOULD BE 141 FEET BETWEEN SAID STREETS AND THE STREETS SHOULD BE PARALLEL. THE LOT NOW OF LOTHROP WAS CREATED FIRST WITHOUT ANY MARKERS. THIS SURVEYOR HAS BEEN UNABLE TO DETERMINE IF THE LOTS OR STREETS WERE INACCURATELY CREATED. THEREFORE, THE FRONTAGE ON MONUMENT STREET AND THE ANGLE OF THE SIDELINE OFF MONUMENT STREET WERE PRORATED. THIS DOES MATCH PLAN REFERENCE 2. ANY QUESTION, ABOUT THIS LINE OR ANY ENCROACHMENT, SHOULD BE ADDRESSED BY AN ATTORNEY. A BOUNDARY AGREEMENT BETWEEN ABUTTERS WOULD RESOLVE ANY QUESTIONS.

5. ELEVATIONS ARE BASED ON CITY DATUM. THE CITY CONTROL POINT USED WAS T-104-35-3 (GRANITE MONUMENT WITH PLUG AT THE NORTHEASTERLY CORNER OF CONGRESS ST. AND NORTH ST. ELEVATION = 146.69').

CERTIFICATE

OWEN HASKELL, INC. 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.

10/29/13
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
JOHN W. SWAN
1038
PROFESSIONAL LAND SURVEYOR

BOUNDARY & TOPOGRAPHIC SURVEY
AT
52 MONUMENT STREET, PORTLAND, MAINE
MADE FOR
DIANNE BALZANO
1833 KILBOURNE PI NW, WASHINGTON, DC

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	RS	Date	Job No.
Trace By	JLW	OCTOBER 29, 2013	2013-182P
Check By	JWS	Scale	Drwg. No.
Book No.	936,1123	1" = 10'	1