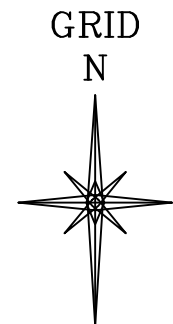


- LEGEND**
- Monument - found
  - Iron marker - found
  - Property line (locus)
  - - - Property line (abutter)
  - - - Right of way line
  - - - Fence
  - - - Board fence
  - - - Edge of pavement
  - - - Curb
  - Sign
  - Utility pole
  - Guy wire
  - Water valve
  - Water shutoff
  - Sewer manhole
  - Manhole
  - Catch basin
  - Overhead utility line
  - Sewer line
  - Storm drain
  - Underground water line
  - Contours (1ft)
  - Contours (5ft)
  - FFE Finished floor elevation
  - N/F Now or formerly of
  - 1234/567 Deed reference (Book/Page)
  - Coniferous tree
  - Existing building
  - Concrete

Temporary Benchmark (TBM)  
Spike set in utility pole CMP #9  
Elevation: 17.34'



**VICINITY MAP**  
No Scale

**NOTES**

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone. Coordinate information based on City of Portland Existing Conditions Survey for Anderson Street, Fox Street, and Gould Street dated April 1, 2014 provided by the City of Portland Engineering Department.
- 3) Elevations are based on City of Portland Datum derived from a benchmark located at the intersection of Fox Street & Anderson Street. Elevation data provided by City of Portland Engineering Department.
- 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) The fee interest in Anderson Lane apparently lies with the heirs of Moses Gould as described in a deed recorded in Book 290, Page 310.
- 6) Property lies within Zone C based on FIRM Community #230051 Panel #2013-B, dated July 17, 1986. It does not lie within a special flood hazard area.
- 7) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.

**PLAN REFERENCES**

- 1) Plan of Property made for Bayside Park Urban Renewal Project ME R-1 (Condemnation Area IV) by H.I. & E.C. Jordan dated March 26, 1964. Recorded in Plan Book 67, Page 12.
- 2) Plan of Property made for Bayside Park Urban Renewal Project ME R-1 (Condemnation Area III) by H.I. & E.C. Jordan dated September 13, 1962. Recorded in Plan Book 61, Page 65.
- 3) Street right of way locations obtained from the City of Portland Engineering Department.
- 4) Plan of Boundary Survey made for Redfern Properties by Titcomb Associates dated October 2, 2015.
- 5) Plan of Anderson Street Reconstruction by City of Portland, Maine Parks and Public Works Department dated October 13, 1994, Sheets 2 and 3 of 30. On file at the City of Portland Engineering Department.
- 6) Plan of Madison Street & Greenleaf Street Reconstruction by Gorrill-Palmer dated May 2009. On file at the City of Portland Engineering Department.
- 7) Sewer Connection Card for #70 Anderson Street by Portland Sewer Division dated January 4, 1962.

**EASEMENTS / ENCUMBRANCES**

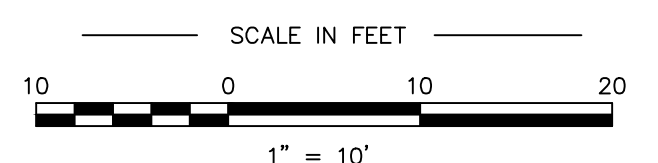
- 1) Subject to covenants and restrictions as set forth in a deed from Portland Renewal Authority recorded in Book 3129, Page 374; as affected by Quitclaim Deed from Portland Renewal Authority to Cecelia M. Bickford recorded in Book 32559, Page 280.
- 2) Rights to Anderson Lane exist as described in a deed between Moses Gould and Thomas McEwan recorded in Book 293, Page 128.

**AREA**

8,400 Square Feet

**OWNERS OF RECORD**

Redfern Properties LLC  
PO Box 8816  
Portland, ME 04104  
Book 32559, Page 282



**PLAN OF**  
**Existing Conditions**

70 Anderson Street Portland, Maine

**MADE FOR**  
**Redfern Properties**

PO Box 8816 Portland, Maine

JOB #215064	DATE: January 14, 2016	SCALE: 1" = 10'
BOOK #890	 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	
215064_R1.dwg		
FILE #9804		

**CERTIFICATION**

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

*Nicholas S. Elliston*

Nicholas S. Elliston, P.L.S. #2518

