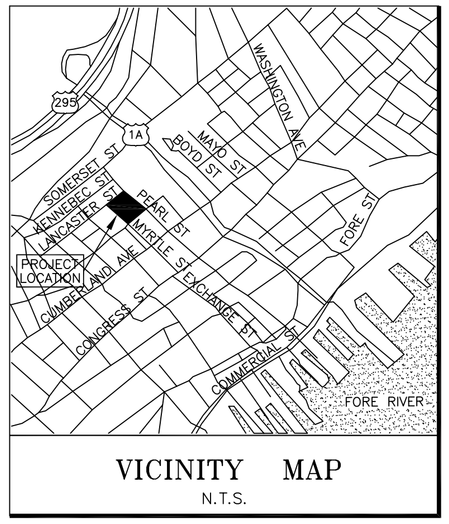
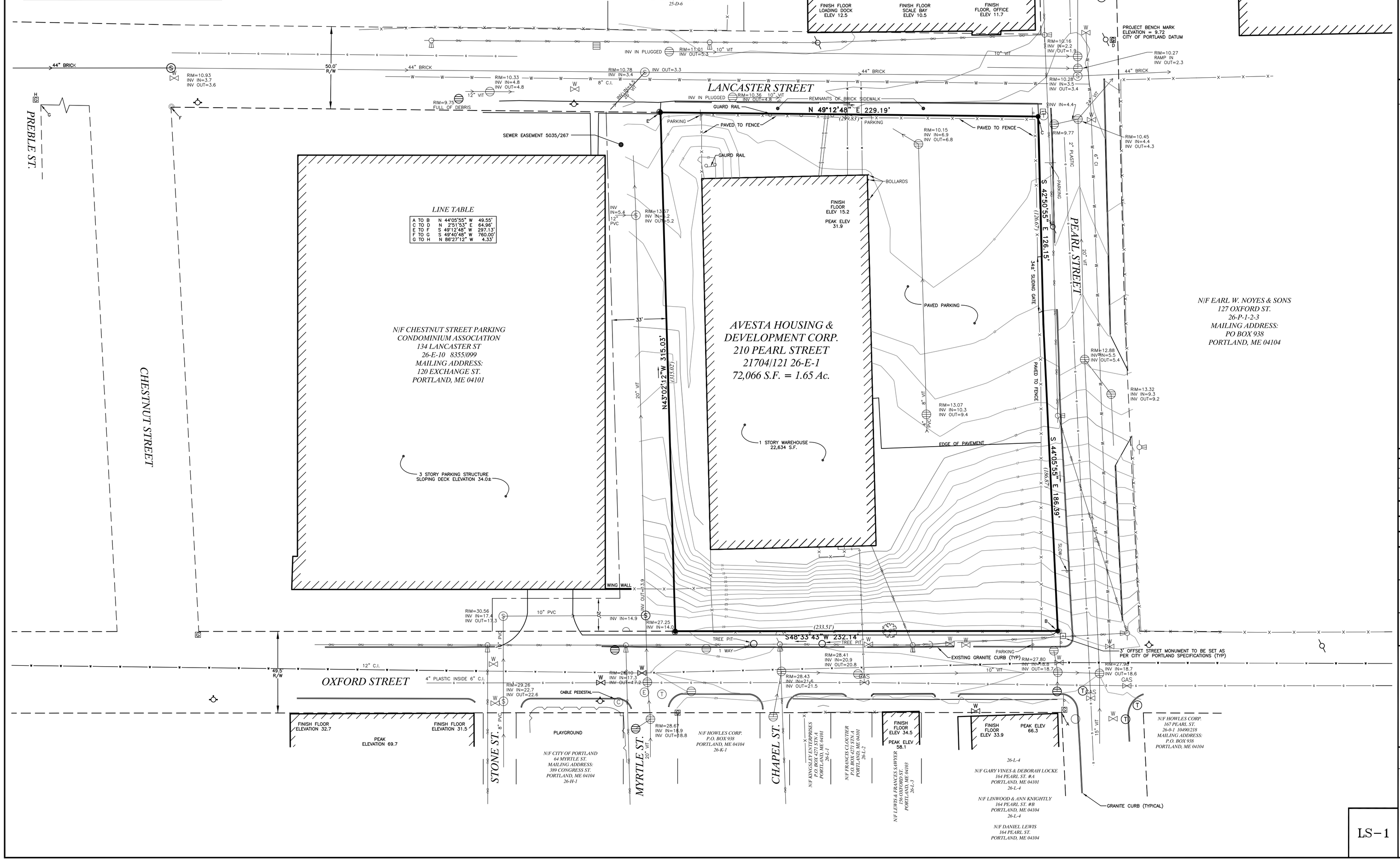


VICINITY MAP
N.T.S.



LAYOUT TABLE

A TO B	N 44°05'55" W	49.55'
C TO D	N 2°51'53" E	64.96'
E TO F	S 49°12'48" W	297.13'
F TO G	S 49°40'48" W	760.00'
G TO H	N 86°27'12" W	4.33'

LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314"
- FOUND IRON PIN
- FOUND GRANITE MONUMENT
- UTILITY POLE
- UTILITY POLE WITH STREET LIGHT
- GUY WIRE ANCHOR
- SEWER MANHOLE
- TELEPHONE MANHHOLE
- ROUND CATCH BASIN
- FIRE HYDRANT
- WATER VALVE
- GAS VALVE
- STOP SIGN
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- RETAINING WALL
- BOUNDARY LINE
- EASEMENT LINE
- BUILDING LINE
- EDGE OF PAVEMENT
- CHAIN LINK FENCE
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- UTILITY LINE
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (CCRD)
- 12-3-45 — TAX MAP-BLOCK-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS TRUE NORTH FROM PLAN REFERENCE 4.b. BELOW.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM CAPITAL LLC TO AVESTA HOUSING AND DEVELOPMENT CORP. DATED AUGUST 24, 2004 AND RECORDED IN DEED BOOK 21704, PAGE 121 (CCRD)..
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "PORTLAND RENEWAL AUTHORITY NEIGHBORHOOD DEVELOPMENT PROJECT ME A-2 NDP CONDEMNATION AREA VIII SECTION A" BY E. C. JORDAN CO. DATED APRIL 25, 1973 AND RECORDED IN PLAN BOOK 94, ON PAGE 93.
   b. "PORTLAND RENEWAL AUTHORITY NEIGHBORHOOD DEVELOPMENT PROJECT ME A-2 DISPOSITION PARCEL #10" BY E.C. JORDAN CO. DATED MAY 22, FOUND IN THE RECORDS VAULT OF THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 26 BLOCK E LOT 1.
6. THE PARCEL SURVEYED IS LOCATED IN THE B7 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   MINIMUM STREET FRONTAGE: NONE
   MINIMUM FRONT, SIDE, AND REAR SETBACKS: NONE
   MAXIMUM FRONT SETBACK: 10 FEET (WITH EXCEPTIONS)
   MAXIMUM BUILDING HEIGHT: 105 FEET
   MAXIMUM LOT COVERAGE: 100%
   MAXIMUM RESIDENTIAL DENSITY: NONE
7. THE WIDTH AND LAYOUT OF OXFORD, PEARL, AND LANCASTER STREETS WAS OBTAINED FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RECORDS AND MONUMENTATION FOUND IN THE FIELD. SAID WIDTHS ARE AS SHOWN ON THE PLAN.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. A SEWER EASEMENT ON LOT 10, 33 FEET WIDE ALONG THE PROPERTY LINE BETWEEN LOTS 10 AND 1 AND 20 FEET WIDE ALONG A PORTION OF OXFORD STREET, RECORDED IN DEED BOOK 5035, PAGE 267 (CCRD) DATED SEPTEMBER 21, 1982.
9. THE LOCATIONS OF UNDERGROUND UTILITIES ARE APPROXIMATE AND NEED TO BE LOCATED IN THE FIELD BEFORE EXCAVATION OR CONSTRUCTION. CALL DIG SAFE AT 1-888-344-7233.
9. THIS SURVEY EXCEPTS CHAPTER 90, PART 2, SECTION 6 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES. NO WRITTEN SURVEYORS BOUNDARY REPORT HAS BEEN PROVIDED.
10. INITIAL FIELDWORK FOR THIS SURVEY WAS PERFORMED IN JANUARY, 2005 WHILE THE SITE WAS UNDER SIGNIFICANT SNOW COVER.
11. PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL #230051-0013B EFFECTIVE JULY 17,1986 THE SUBJECT PARCEL IS WITHIN ZONE C-AREA OF MINIMAL FLOODING AND DOES NOT FALL WITHIN A 100 YEAR FLOOD ZONE.
12. EXISTING MONUMENTATION WAS FOUND AT THREE OF THE FOUR CORNERS OF THE PARCEL SURVEYED, AND IN THE CASE OF THE SOUTHERLY CORNER 2 EXISTING MONUMENTS WERE FOUND. HOWEVER, DUE TO CONFLICTS WITH THE FOUND STREET MONUMENTATION IT WAS NOT POSSIBLE TO HOLD THE FOUND PROPERTY CORNER MONUMENTS.

Revision:	By:	Date:	Change:
2	JR	5/1/2006	Edited Curb & Contours on Pearl, Curb & Sidewalk on Oxford & Lanc., Added Tree Pits, Signs, Guard Rail, Gate, Bollards, Mons., Water Valves, Zone Change

PROJECT: 27571	DRAWING NAME: 27571.2.DWG
DATE: APRIL 22, 2005	SCALE: 1"=30'
REVISED DATE: MAY 26, 2006	COMMENTS: TITLE CHANGE

Project Name and Location:

BOUNDARY & TOPOGRAPHIC SURVEY
210 PEARL STREET, PORTLAND, MAINE

Owner:

AVESTA HOUSING & DEVELOPMENT CORP.
307 CUMBERLAND AVE, PORTLAND, MAINE 04101

Prepared For:

AVESTA HOUSING & DEVELOPMENT CORP.
307 CUMBERLAND AVE, PORTLAND, MAINE 04104

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail ncs@maine.rr.com

0 30' 60' 120'

STAMP AND SIGNATURE

STATE OF MAINE M. JOHANN BUISMAN 1314 PROFESSIONAL LAND SURVEYOR

EMBOSSED SEAL ABOVE

M. JOHANN BUISMAN DATE
MAINE P.L.S. No. 1314

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

LS-1

ALTA/ACSM \ PROJECT 27571\ NORTHEAST CIVIL SOLUTIONS, INC