VICINITY MAP
N.T.S.

LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED (NOT SET) "NCS, INC. PLS 1314" SET ON __/__/____
	FOUND IRON PIPE (SIZE AS NOTED)
	FOUND CAPPED IRON ROD
	UTILITY POLE WITH LIGHT
	GUY WIRE ANCHOR
	ROUND CATCH BASIN
	DRAINAGE MANHOLE
WSO	WATER SHUTOFF VALVE
	BOUNDARY LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
OHU	OVERHEAD UTILITY
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (CCRD)
12-3-45	TAX MAP-BLOCK-LOT
(123.45')	RECORD DISTANCE REFERENCED IN DEEDS
(123.45')	RECORD DISTANCE REFERENCED ON PLAN 4.d.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH STATE PLANE 2 ZONE 1802 WEST.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS.
   a. (28-I-12) DEED FROM HOLLY AND ISAAC MORRISON TO REBECO, LLC. DATED SEPTEMBER 22, 2008 AND RECORDED IN DEED BOOK 26365, PAGE 256.
   b. (28-I-9 & 10) DEED FROM THE ESTATE OF EUGENE N. CAIAZZO TO REBECO, LLC., DATED JANUARY 5, 2010 AND RECORDED IN DEED BOOK 27536, PAGE 290.
   c. (28-I-4) DEED FROM BROAD REACH INVESTMENTS, LLC., TO REBECO, LLC., DATED FEBRUARY 24, 2011 AND RECORDED IN DEED BOOK 28560, PAGE 326.
   d. (28-I-6) DEED FROM HAMPSHIRE 42, LLC., TO REBECO, LLC., DATED DECEMBER 18, 2009 AND RECORDED IN DEED BOOK 27521, PAGE 102.
   e. (28-I-5) DEED FROM TARO REALTY TRUST TO REBECO, LLC., DATED DECEMBER 22, 2010 AND RECORDED IN DEED BOOK 28427, PAGE 320.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. HAMPSHIRE STREET RECONSTRUCTION BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SHEET NUMBER 3 OF 16, DATED NOVEMBER 16, 2001.
   b. PLAN OF REVALUATION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 5, PAGE 28.
   c. VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND.
   d. PLAN OF C.W.DENSMORE HOMESTEAD, DATED OCTOBER 1909 AND RECORDED IN PLAN BOOK 11, PAGE 16.
5. THE PARCELS SURVEYED CAN BE IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28, BLOCK I, PARCELS 4-6, 9, 10 AND 12
6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE/DISTRICT.
7. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS
   a. HAMPSHIRE STREET IS 40' AND FROM MISCELLANEOUS CITY PLANS.
   b. NEWBURY STREET IS 50' AND FROM MISCELLANEOUS CITY PLANS.
   c. FEDERAL STREET IS 66' AND FROM MISCELLANEOUS CITY PLANS.
8. ELEVATIONS ARE BASED ON CITY DATUM. SEE PLAN FOR TBM DESCRIPTION.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTERIAL.

    NOTE DECEMBER 2015
11. THE PURPOSE OF THIS PLAN REVISION IN DECEMBER 2015 IS THE RECONFIGURATION OF SOME OF THE INTERNAL BOUNDARY LINES. NO RESEARCH OR OTHER SURVEY WORK WAS PERFORMED.

Revision:	By:	Date:	Change:
1)	MJB	12/28/2015	RECONFIGURED BOUNDARY

PROJECT: 32662.02	DRAWING NAME: 32662 RECONFIGURED BOUNDARY LINES.DWG
DATE: MAY 5, 2011	SCALE: 1"=10'
FIELDED BY: ADA, JAP, JM	DRAWN BY: ADA, MODIFIED MJB

Drawing Name and Location:

RECONFIGURED BOUNDARY SURVEY
HAMPSHIRE, NEWBURY AND FEDERAL STREETS, PORTLAND, MAINE

Owner:

REBECO, LLC.
217 COMMERCIAL STREET, PORTLAND, MAINE

Prepared For:

TOM FEDERLE
254 COMMERICAL STREET, PORTLAND MAINE 04101

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 info@northeastcivilsolutions.com

0 10' 20' 40'

STAMP AND SIGNATURE

M. JOHANN BUSMAN
MAINE P.L.S. No. 1314

12/28/2015
DATE

STATE OF MAINE
M. JOHANN BUSMAN
1314
PROFESSIONAL LAND SURVEYOR

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

EMBOSSED SEAL ABOVE

E:\Land Projects\32000\32662 Arcadis\dwg\32662.dwg