



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED (NOT SET)
- #6S, #8, #10 IRON PIPE (SIZE AS NOTED)
- FOUND CAPPED IRON ROD
- UTILITY POLE WITH LIGHT
- GUY WIRE ANCHOR
- ROUND CATCH BASIN
- DRAINAGE MANHOLE
- WATER SHUTOFF VALVE
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CRD)
- TAX MAP-BLOCK-LOT
- RECORD DISTANCE REFERENCED IN DEEDS
- RECORD DISTANCE REFERENCED ON PLAN 4.4.

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. 28-1-12) DEED FROM HOLLY AND ISAC WARRISON TO REBERCO, LLC DATED 05/28/2010 AND RECORDED IN DEED BOOK 27536, PAGE 290.
 - b. (28-1-9 & 10) DEED FROM THE ESTATE OF EUGENE N. GOZZO TO REBERCO, LLC, DATED JANUARY 5, 2010 AND RECORDED IN DEED BOOK 27536, PAGE 290.
 - c. (28-1-4) DEED FROM BROAD REACH INVESTMENTS, LLC TO REBERCO, LLC, DATED 02/02/2010 AND RECORDED IN DEED BOOK 28421, PAGE 320.
 - d. (28-1-6) DEED FROM HAMPSHIRE 42, LLC TO REBERCO, LLC, DATED DECEMBER 18, 2009 AND RECORDED IN DEED BOOK 27521, PAGE 102.
 - e. (28-1-5) DEED FROM TARO REALTY TRUST TO REBERCO, LLC, DATED DECEMBER 22, 2010 AND RECORDED IN DEED BOOK 28421, PAGE 320.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. DEPARTMENT'S SHEET NUMBER 3 OF 8, DATED NOVEMBER 18, 2001 AND RECORDED IN PLAN BOOK 5, PAGE 28, BY THE CITY OF PORTLAND.
 - b. PLAN OF REVALUATION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN PLAN BOOK 11, PAGE 16.
 - c. PLAN OF CUMBERSHORE 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 1, PARCELS 4-6, 9, 10 AND 12.
6. THE PARCEL SURVEYED IS LOCATED IN THE URBAN TRANSITIONAL ZONE OF THE FORM BASED CODE.
7. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
 - a. HAMPSHIRE STREET IS 60' WIDE.
 - b. NEWBURY STREET IS 50' WIDE AND FROM MISCELLANEOUS CITY PLANS.
 - c. FEDERAL STREET IS 66' WIDE 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. SAFETY (889)305 SAFE PRIOR TO ANY EXCAVATION WORK. CONTACT DIG-STOP FOR SAFETY PRIOR TO ANY EXCAVATION WORK.
10. THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN ARTS CENTER.
11. THE PURPOSE OF THIS PLAN REVISION IN JANUARY, 2016 IS THE CONSOLIDATION OF THE LOTS INTO THE NEW CONDOMINIUM CONDOMINIUM, LLC.

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

Client: **LUMINATO CONDOMINIUM LLC c/o CHIP NEWELL**
 118 CONGRESS STREET UNIT 401, PORTLAND, MAINE 04101

Prepared for: **LUMINATO CONDOMINIUM LLC c/o CHIP NEWELL**
 118 CONGRESS STREET UNIT 401, PORTLAND, MAINE 04101

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 web: www.northeastcivilsolutions.com

STAMP AND SIGNATURE

J. P. Bisman
 Professional Engineer
 No. 1314

DATE: _____

THIS PLAN DOES NOT CONVEY AN INTEREST IN REAL ESTATE. IT IS NOT AN OFFICIAL MAP AND MAY BE VOID.