



LEGEND

- #5 REBAR WITH PLASTIC CAP (PROPOSED)
 - (PROPOSED MONUMENTATION SHOWN ON THIS SURVEY PLAT MAY OR MAY NOT BE SET BY NOS, INC. AND IF SO WILL BE DONE UNDER ANOTHER SURVEY CONTRACT.)
 - FOUND IRON PIPE (SIZE AS NOTED)
 - FOUND CAPPED IRON ROD
 - GUY WIRE ANCHOR
 - ROUND CATCH BASIN
 - DRAINAGE MANHOLE
 - WATER SHUTOFF VALVE
 - ⊞ CHU
 - ⊞ N/F
 - ⊞ 12/24/667
 - ⊞ 12/3-46
 - ⊞ (12/24)
 - ⊞ (12/23)
- BOUNDARY LINE
EDGE OF PAVEMENT
RIGHT-OF-WAY LINE
ARBITER LINE
OVERHEAD UTILITY
NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CPOD)
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 PARCEL SURVEYED CAN BE FOUND IN THE DEED FROM REBECCO LLC TO LUMINATO CONDOMINIUM, LLC DATED DECEMBER 28, 2018 AND RECORDED IN DEED BOOK 32655, PAGE 23 AND IN THE DEED FROM LUMINATO CONDOMINIUM, LLC TO REBECCO LLC DATED JANUARY 2, 1882 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
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 BOOK RECONSTRUCTION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND.
 - c. PLAN OF C.M. DENSMORE HOMESTEAD, DATED OCTOBER 1909 AND RECORDED IN PLAN BOOK 11, PAGE 18.
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 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.
11. THE PURPOSE OF THIS PLAN, REVISION, IN JANUARY, 2018, IS THE CONSOLIDATION OF SOME OF THE LOTS INTO THE NEW OWNERSHIP OF LUMINATO CONDOMINIUM, LLC. NO RESEARCH OR OTHER SURVEY WORK WAS PERFORMED.

Symbol	Date	Change
1	4/10/2011	ADDED REBAR MONUMENTATION-BLOCK AND SET AND STAKE ADDRESS
2	4/11/2011	ADDED REBAR MONUMENTATION-BLOCK AND SET AND STAKE ADDRESS
3	4/11/2011	ADDED REBAR MONUMENTATION-BLOCK AND SET AND STAKE ADDRESS

PROJECT: 32662-02
 DATE: MAY 5, 2011
 SCALE: 1"=10'
 FIELD BY: ADA, JAP, JM
 DRAWN BY: ADA, MODIFIED WJB

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

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

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

Northeast Civil Solutions
 INCORPORATED
 381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel: 207.883.1000
 fax: 207.883.1001
 e-mail: info@northeastcivilsolutions.com
 web: www.northeastcivilsolutions.com

STAMP AND SIGNATURE

THIS PLAN DOES NOT CONVAIN AN EXPRESS OR IMPLIED WARRANTY AND MAY BE VOID

PROJECT: 32662-02
 DATE: 4-04-2016