



LEGEND

- 4" S REBAR WITH ELASTIC CAP (PROPOSED)
- PROPOSED MONUMENTATION SHOWN ON THIS SURVEY PLAT MAY OR MAY NOT BE SET BY M.C.S. INC. AND IF SO WILL BE DONE UNDER CLIENT AUTHORIZATION
- FOUND IRON PIPE (SIZE AS NOTED)
- FOUND CAPPED IRON ROD
- UTILITY POLE WITH LIGHT
- CUP WIRE ANCHOR
- ROUND CATCH BASIN
- DRAINAGE MANHOLE
- W/SO WATER SHUTOFF VALVE
- BOUNDARY LINE
- EDGE OF PARCELS
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (C/P/D)
- TAX MAP—BLOCK—LOT
- RECORD DISTANCE REFERENCED IN DEEDS (12345) (12345) (12345)
- 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 REBECO, LLC TO LUMINATO CONDOMINIUM, LLC DATED DECEMBER 29, 2016 AND RECORDED IN DEED BOOK 32835, PAGE 23 AND IN THE DEED FROM MAO FEDERAL, LLC TO LUMINATO CONDOMINIUM, LLC TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. CITY OF PORTLAND PUBLIC WORKS DEPARTMENT SHEET NUMBER 3 OF 16, DATED NOVEMBER 16, 2001
 - b. PLAN OF REVOLUTION IN PORTLAND, DATED JANUARY 2, 1882 AND RECORDED IN DEED BOOK 11, PAGE 16.
 - c. PLAN OF C.W. DENSMORE HOMESTEAD, DATED OCTOBER 1909 AND RECORDED IN THE PARCELS SURVEYED CAN BE OBTAINED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 28, BLOCK 1, PARCELS 4-6, 9, 10 AND 12.
5. THE PARCEL SURVEYED IS LOCATED IN THE URBAN TRANSITIONAL ZONE OF THE FORM BASED CODE.
6. 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.
7. ELEVATIONS ARE BASED ON CITY DATUM. SEE PLAN FOR TBM DESCRIPTION.
8. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. SHEET (88B)ING-SAFE PRIOR TO ANY EXCAVATION WORK.
9. THE LOTS ACQUIRED BY THE CITY OF PORTLAND WERE FOR THE CREATION OF THE FRANKLIN AVENUE.
10. THE PURPOSE OF THIS PLAN REVISION IN JANUARY, 2016, IS THE CONSOLIDATION OF NO RESEARCH OR OTHER SURVEY WORK WAS PERFORMED.

Number	By	Date	Change
PROJECT: 32662.02			
DRAWING NAME: 32662 LUMINATO WITH NEW BUILDING			
DATE: JUNE 23, 2016			
SCALE: 1"=10'			
FILED BY: ADA, JMB, JM			
DRAWN BY: ADA, MODIFIED MJB			
<p>RECONFIGURED BOUNDARY SURVEY</p> <p>LUMINATO CONDOMINIUM LLC c/o CHIP NEWELL 118 CONGRESS STREET, UNIT 401, PORTLAND, MAINE 04101</p> <p>LUMINATO CONDOMINIUM LLC c/o CHIP NEWELL 118 CONGRESS STREET, UNIT 401, PORTLAND, MAINE 04101</p>			
<p>381 PAVNE ROAD, SCARBOROUGH, MAINE 04074 Tel: 207.883.1000 Fax: 207.883.1001 207.883.2227 info@northeastcivilsolutions.com</p>			
<p>STAMP AND SIGNATURE</p> <p>DATE _____</p> <p>NAME P.L.S. NO. 1314 _____</p> <p>EMBERSSED SEAL, SIGNATURE</p>			