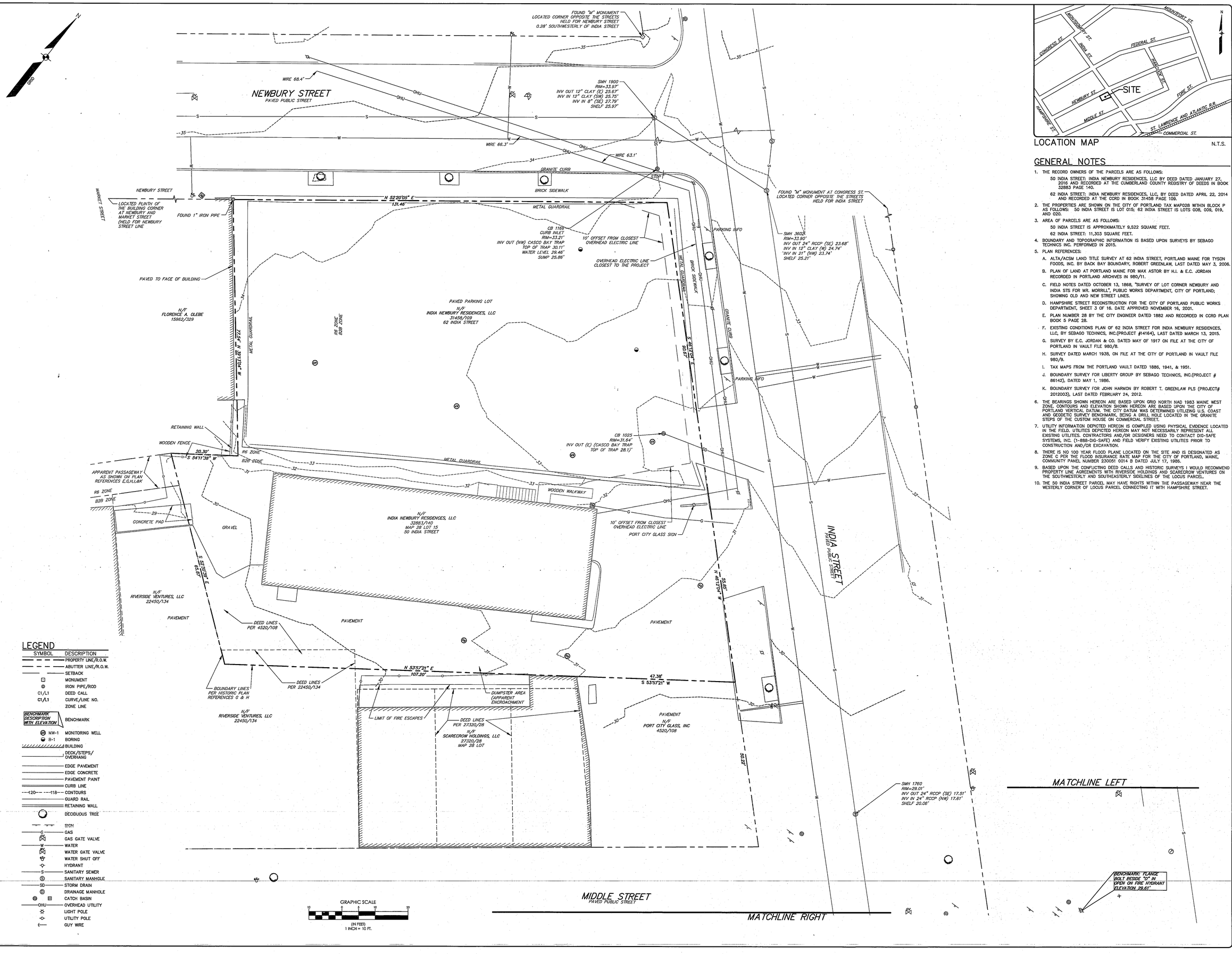

LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE RECORD OWNERS OF THE PARCELS ARE AS FOLLOWS:
   50 INDIA STREET: INDIA NEWBURY RESIDENCES, LLC BY DEED DATED JANUARY 27, 2016 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32883 PAGE 140.
   62 INDIA STREET: INDIA NEWBURY RESIDENCES, LLC, BY DEED DATED APRIL 22, 2014 AND RECORDED AT THE CCRD IN BOOK 31458 PAGE 109.
2. THE PROPERTIES ARE SHOWN ON THE CITY OF PORTLAND TAX MAP028 WITHIN BLOCK P AS FOLLOWS: 50 INDIA STREET IS LOT 015; 62 INDIA STREET IS LOTS 008, 009, 019, AND 020.
3. AREA OF PARCELS ARE AS FOLLOWS:
   50 INDIA STREET IS APPROXIMATELY 9,522 SQUARE FEET.
   62 INDIA STREET: 11,303 SQUARE FEET.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION IS BASED UPON SURVEYS BY SEBAGO TECHNICS INC. PERFORMED IN 2015.
5. PLAN REFERENCES:
   A. ALTA/ACSM LAND TITLE SURVEY AT 62 INDIA STREET, PORTLAND MAINE FOR TYSON FOODS, INC. BY BACK BAY BOUNDARY, ROBERT GREENLAW, LAST DATED MAY 3, 2006.
   B. PLAN OF LAND AT PORTLAND MAINE FOR MAX ASTOR BY H.I. & E.C. JORDAN RECORDED IN PORTLAND ARCHIVES IN 980/11.
   C. FIELD NOTES DATED OCTOBER 13, 1868, "SURVEY OF LOT CORNER NEWBURY AND INDIA STS FOR MR. MORRILL", PUBLIC WORKS DEPARTMENT, CITY OF PORTLAND; SHOWING OLD AND NEW STREET LINES.
   D. HAMPSHIRE STREET RECONSTRUCTION FOR THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT, SHEET 3 OF 16. DATE APPROVED NOVEMBER 16, 2001.
   E. PLAN NUMBER 28 BY THE CITY ENGINEER DATED 1882 AND RECORDED IN CCRD PLAN BOOK 5 PAGE 28.
   F. EXISTING CONDITIONS PLAN OF 62 INDIA STREET FOR INDIA NEWBURY RESIDENCES, LLC, BY SEBAGO TECHNICS, INC.(PROJECT #14164), LAST DATED MARCH 13, 2015.
   G. SURVEY BY E.C. JORDAN & CO. DATED MAY OF 1917 ON FILE AT THE CITY OF PORTLAND IN VAULT FILE 980/8.
   H. SURVEY DATED MARCH 1938, ON FILE AT THE CITY OF PORTLAND IN VAULT FILE 980/9.
   I. TAX MAPS FROM THE PORTLAND VAULT DATED 1886, 1941, & 1951.
   J. BOUNDARY SURVEY FOR LIBERTY GROUP BY SEBAGO TECHNICS, INC.(PROJECT # 86142), DATED MAY 1, 1986.
   K. BOUNDARY SURVEY FOR JOHN HARMON BY ROBERT T. GREENLAW PLS (PROJECT# 2012003), LAST DATED FEBRUARY 24, 2012.
6. THE BEARINGS SHOWN HEREON ARE BASED UPON GRID NORTH NAD 1983 MAINE WEST ZONE. CONTOURS AND ELEVATION SHOWN HEREON ARE BASED UPON THE CITY OF PORTLAND VERTICAL DATUM. THE CITY DATUM WAS DETERMINED UTILIZING U.S. COAST AND GEODETIC SURVEY BENCHMARK, BEING A DRILL HOLE LOCATED IN THE GRANITE STEPS OF THE CUSTOM HOUSE ON COMMERCIAL STREET.
7. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
8. THERE IS NO 100 YEAR FLOOD PLANE LOCATED ON THE SITE AND IS DESIGNATED AS ZONE C PER THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, COMMUNITY PANEL NUMBER 230051 0014 B DATED JULY 17, 1986.
9. BASED UPON THE CONFLICTING DEED CALLS AND HISTORIC SURVEYS I WOULD RECOMMEND PROPERTY LINE AGREEMENTS WITH RIVERSIDE HOLDINGS AND SCARECROW VENTURES ON THE SOUTHWESTERLY AND SOUTHEASTERLY SIDELINES OF THE LOCUS PARCEL.
10. THE 50 INDIA STREET PARCEL MAY HAVE RIGHTS WITHIN THE PASSAGEWAY NEAR THE WESTERLY CORNER OF LOCUS PARCEL CONNECTING IT WITH HAMPSHIRE STREET.

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	SETBACK
⊡	MONUMENT
⊙	IRON PIPE/ROD
C1/L1	DEED CALL
C1/L1	CURVE/LINE NO.
	ZONE LINE
BENCHMARK DESCRIPTION WITH ELEVATION	BENCHMARK
⊛ MW-1	MONITORING WELL
⊛ B-1	BORING
	BUILDING
	DECK/STEPS/ OVERHANG
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	CURB LINE
120 118	CONTOURS
	GUARD RAIL
	RETAINING WALL
	DECIDUOUS TREE
	SIGN
G	GAS
	GAS GATE VALVE
W	WATER
	WATER GATE VALVE
	WATER SHUT OFF
	HYDRANT
S	SANITARY SEWER
S	SANITARY MANHOLE
SD	STORM DRAIN
D	DRAINAGE MANHOLE
	CATCH BASIN
OHU	OVERHEAD UTILITY
	LIGHT POLE
	UTILITY POLE
	GUY WIRE

MATTHEW W. EK, PLS2117

DESIGNED	CHECKED
WTC	MWE

REV:	BY:	DATE:	STATUS:
B	MWE	3/4/16	SUBMIT FOR CITY REVIEW
A	MWE	12/2/15	RELEASED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

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Tel. 207-200-2100
250 Goddard Rd. Suite B
Lewiston, ME 04240
Tel. 207-783-3535

EXISTING CONDITIONS PLAN
OF:
50-62 INDIA STREET
50-62 INDIA STREET
PORTLAND, MAINE
FOR:
INDIA NEWBURY RESIDENCES, LLC
35 FAY ST., STE. 1078
ROXBURY, MA 02118

PROJECT NO.	SCALE
14164	1" = 10'

SHEET 2 OF 11

14164EC-50-62.dwg, TAB:EC