NOTES

1) Book and Page references are to the Cumberland County Registry of Deeds.

2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone based on a digital drawing file provided by the City of Portland.

3) Elevations are based the City of Portland datum, tied to City TBM #59, "Top of granite monument @ drill hole, below iron drip box, in concrete sidewalk ramp at southwest corner Alder/Kennebec. El.=10.145'.

4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

5) Properties lie within Zone C based on FIRM Community #230051 Panel #0013-B, dated July 17, 1988. They do not lie within a special flood hazard area.

6) Boundary and right of way information shown per plan references 1, 2, & 3.

7) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.

PLAN REFERENCES

1) Plan of Standard Boundary Survey, 82 Hanover Street, made for City of Portland by Titcomb Associates dated November 1, 2017.

2) Plan of Standard Boundary Survey, 52 Hanover Street, made for City of Portland by Titcomb Associates dated November 2, 2017.

3) Plan of Subdivision Plat made for City of Portland by Titcomb Associates, dated November 29, 2017.

OWNER OF RECORD

City of Portland
389 Congress Street
Portland, ME 04101

Book 3197, Page 20
Book 3197, Page 422
Book 3199, Page 832
Book 3200, Page 773
Book 3378, Page 214
Book 3419, Page 109
Book 3541, Page 11
Book 3771, Page 344
Book 4740, Page 210
Book 6246, Page 337
Book 6401, Page 196

LEGEND

- Monument – found
- Iron marker – found
- Nail w/washer – found
- Property line (locus)
- Property line (abutter)
- Right of way line
- Chain link fence
- Guard rail
- Edge of pavement
- Edge of gravel
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Water shutoff
- Fire hydrant
- Sewer manhole
- Telephone manhole
- Catch basin
- Catch basin w/ throat
- Drain manhole
- Manhole
- Bollard
- S — Sewer line
- D — Storm drain
- W — Underground water line
- G — Underground gas line
- E — Underground electric line
- TV — Underground communication line
- Contours (1ft)
- Contours (5ft)
- N/F — Now or formerly of
- 1234/567 — Deed reference (Book/Page)
- Existing building
- Concrete
- X 10.00' — Spot elevation
- X FFE: 10.00' — Finished floor elevation

SCALE IN FEET
20 0 20 40
1" = 20'

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston, P.L.S. #2518

STATE OF MAINE
NICHOLAS ELLISTON
#2518
PROFESSIONAL LAND SURVEYOR

PLAN OF
Existing Conditions

52 & 82 Hanover Street — Portland, Maine

MADE FOR

Acorn Engineering, Inc.

154 York Street, Suite 2 — Portland, Maine

JOB #217075	DATE: January 25, 2018	SCALE: 1" = 20'
BOOK #906		
217075_Topo.dwg		

Titcomb Associates
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