

From: William Clark
To: Jean Fraser
CC: David Margolis-Pineo; Jennifer Thompson
Date: 10/22/2015 2:22 PM
Subject: Re: Fwd: 415 Subdivision Plat for PB - signoffs needed (2015-162) - Plan Needs Attention
Attachments: Cumberland Ave No 415 Draft Plat 10.14.15 Survey Review 10 22 2015.PDF

Hi Jean,

Examination of plan and deeds shows it needs attention and should not be approved. Plan review markup is attached. I am glad Jen made comments as to the easements.

1. Easements need to be correctly defined on the plan with bearings and distances. The easements were drafted in 1925 before the YMCA building was constructed, and need to reflect what is on the ground. The Condominium Association will need to have the easements defined and the nature of the easements stated.
2. Incorrect Easement Deed Reference. CCRD Deed Book 3019, Page 133 is for a Tax Lien Discharge in Cumberland , Maine.
3. Text "Existing Easement Area book 1212, Page 217" points to the easement area for easement in Deed Book 1212, Page 215.
4. Coordinates are not correct for the two points listed along Forest Ave.
5. Elevations are not correct for the two points listed along Forest Ave.
6. Need to set property corners.
7. Coordinate System. NAD83?
The City of Portland coordinate system is NAD83 HARN Maine State Plane: West Zone (FIPS 1802) US Survey Feet
8. Vertical Datum. Which City of Portland official benchmark was used?
9. "Lotus Map". I believe this should be "Locus Map".

Thanks,

Bill

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>>> Jean Fraser October 21, 2015 5:21 PM >>>

Hi