

**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

William Clark, PLS  
Senior Project Engineer  
Engineering  
Department of Public Services  
City of Portland  
55 Portland St.  
Portland, ME 04101  
207 874 8847

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

Hi

Could you pl sign off on this plat?

Legal have asked for more clarity re the YMCA easement - see attached.

thanks  
Jean

>>> Jean Fraser 10/15/2015 2:56 PM >>>  
Hello

This project is the conversion of offices into 10 residential units and requires a subdivision plat. The Plat will be reviewed and approved by the Planning Board on Nov 10th, but if I could get your signoffs on this within a week then the street tree note re a waiver/contribution could be added and the mylar could be signed at the PB meeting (not the end of the world if this can't happen). Its a relatively simple project and the attached plat reflects my input; I won't be recommending any subdivision conditions.

The plat needs Legal, DPS (including surveying), and Fire sign off- either via an e-mail to me or by comment into UI.

Many thanks  
Jean

(The revised plat and the original submitted version are in e-plan too)