

LANDS OF HYMAN KROOT
 BOOK 3001, PAGE 132-134
 AREA = 25,600 SQ. FT.
 NOW (39 FOREST AVENUE ASSOCIATES)
 GROUND FLOOR AREA OF STRUCTURE = 19,700 SQ. FT.

- SYMBOLS:**
- SET DRILL HOLE
 - SET 3/8" REBAR WITH ALUMINUM CAP MARKED SMRT R.L.S. #1303
 - FOUND DRILL HOLE
 - FOUND 3/8" REBAR
 - FOUND RAIL ROAD SPIKE
 - FOUND 6"x6" GRANITE MONUMENT
 - SEWER MANHOLE
 - WATER VALVE
 - GAS VALVE
 - UTILITY POLE
 - FIRE HYDRANT
 - OIL FILL MANHOLE
 - BOUNDARY LINE
 - BUILDING LINE
 - ABUTTER LINE
 - CURBING
 - SIGN, HANGING FROM BUILDING

- NOTES:**
- 1) THE BASIS OF BEARING FOR THIS SURVEY IS THE SOUTHEASTERLY BUILDING LINE OF THE NEW ENGLAND TELEPHONE AND TELEGRAPH CO. BUILDING, SAID BUILDING LYING ON THE NORTHERLY SIDE OF A FIFTEEN FOOT PASSAGEWAY. SAID BEARING IS N 53°20'45"E AS SHOWN ON THE PLAN ENTITLED "PLAN OF PROPERTY, SHEET 1 OF 16, SITE SURVEY OF PROPERTY AT FOREST AND CUMBERLAND AVENUE, PORTLAND, MAINE, DATED DEC. 1983, REVISED 4-3-1984, BY H.I. & E.C. JORDAN. THE ORIGINAL OF THIS PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 55.
 - 2) RECORD OWNERSHIP OF PARCEL SURVEYED IS FOUND IN THE DEED OF PORTLAND MOTOR SALES, INC. TO HYMAN KROOT, DATED JUNE 21, 1967, AND RECORDED IN SAID CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3001, AT PAGES 132 THRU 134.
 - 3) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF PROPERTY, SHEET 1 OF 16, SITE SURVEY OF PROPERTY AT FOREST AND CUMBERLAND AVENUES, PORTLAND, MAINE, DATED DEC. 1983, REVISED 4-3-1984, BY H.I. & E.C. JORDAN. THE ORIGINAL OF THIS PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 55.
 - 4) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CHARLIN MOTOR COMPANY, DATED JAN. 1950, BY H.I. & E.C. JORDAN.
 - 5) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN MADE FOR ODDFELLOWS HALL ASSOC.", DATED JUNE 1912, BY E.C. JORDAN & CO.
 - 6) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR ROYAL REALTY COMPANY, DATED FEB. 1951, BY H.I. & E.C. JORDAN.
 - 7) REFERENCE IS MADE TO THE PLAN DATED APRIL 29, 1924, BY E.C. JORDAN & CO. RECORDED IN SAID CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15, PAGE 611.

- 8) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF LAND ON FOREST AVENUE, PORTLAND, MAINE, FOR ROMCO, INC., DATED 6-11-1982, REVISED 3-25-1983, BY OWEN HASKELL, INC., RECORDED IN SAID CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 140, PAGE 55.
- 9) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN MADE FOR R. HIGHT RINES" DATED FEB. 1928, BY E.C. JORDAN & CO.
- 10) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF PROPERTY ON EAST SIDE OF GREEN ST., IN THE CITY OF PORTLAND, SURVEYED FOR D.L. DELAND" DATED FEB. 27, 1897, BY C.H. HOWE & CO., RECORDED IN SAID CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2, PAGE 55.
- 11) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF LAND ON SHEPLEY STREET, PORTLAND, MAINE, FOR HAMPSTEAD OVERLOOK, INC., DATED AUG. 20, 1987, BY OWEN HASKELL, INC.
- 12) EXCEPTIONS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS ARE AS FOLLOWS:
 a. MONUMENTS WERE NOT SET AT ALL PROPERTY CORNERS.
 b. REFERENCE IS MADE TO THE SURVEY REPORT PREPARED FOR TURNSTONE PROPERTIES DATED 1/28/88. SAID REPORT MAY CONTAIN PERTINENT INFORMATION REGARDING OUR SURVEY WHICH MAY NOT BE EVIDENT ON THIS PLAN.
- 13) REFERENCE IS MADE TO THE PLAN ENTITLED "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR ROYAL REALTY COMPANY, DATED FEB. 1951, BY H.I. & E.C. JORDAN.
- 14) STREET ADDRESS IS 35-39 FOREST AVE.
- 15) SITE LIGHTING BROADLUMEN "UNITIZED BRACKET" 150 WATT HPS

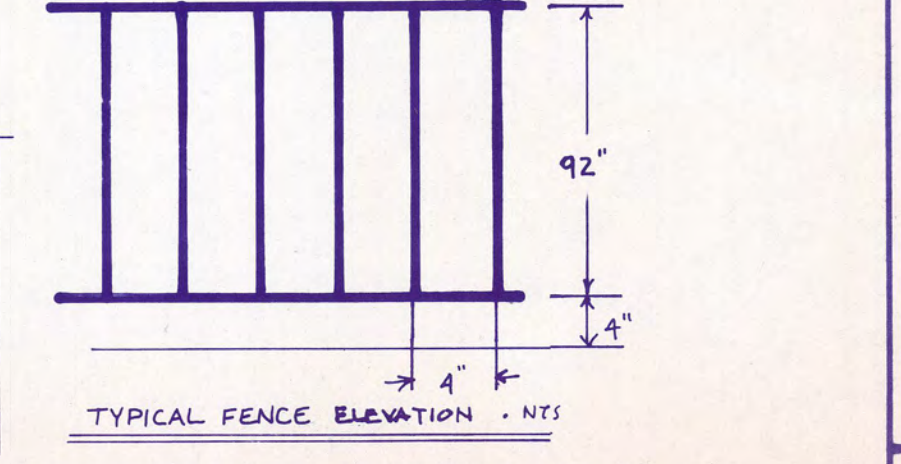
- 16) BASE OF ELEVATION IS TOP OF BASE OF COLUMN NEAREST CONGRESS STREET AT RESUMOUNT ENTRANCE AT CORNER OF OAK & FOREST STREETS. SAID ELEV. = 105.27 MSL.
- 17) DEVELOPER SHALL REMOVE SNOW FROM SITE AS NEEDED.

PLANT LIST

QT.	BOTANICAL NAME	COMMON NAME	SIZE
14	EUONYMUS FORTUNEI	SILVER QUEEN WINTERCREEPER	15-18"
14	COTONEASTER DAMERI "SKOGSHOLMEN"	SKOGSHOLM COTONEASTER	2 1/2" - 5" (2pc)
14	HEDERA HELIX BALTICA	ENGLISH IVY	3" POT
14	ARISTOLOCHIA MACROPHYLLA	DUTCHMAN'S PIPE	2 YEAR
14	GLEDITSIA TRIACATHOS INERMIS	THORNLESS HONEY LOCUST	3-3 1/2" CHL. 25'oc.
14	SHADE MASTER		

NOTES:
 PLANT CLIMBING VINES 8" oc. IN ALTERNATE ARRANGEMENT

CITY OF PORTLAND
APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL CONDITIONS
 DATE OF APPROVAL 12/14/88



Robert A. Yankum II
 2/27/88
 ROBERT A. YANKUM II
 MAINE R.L.S. NO. 1303

SMT RTI

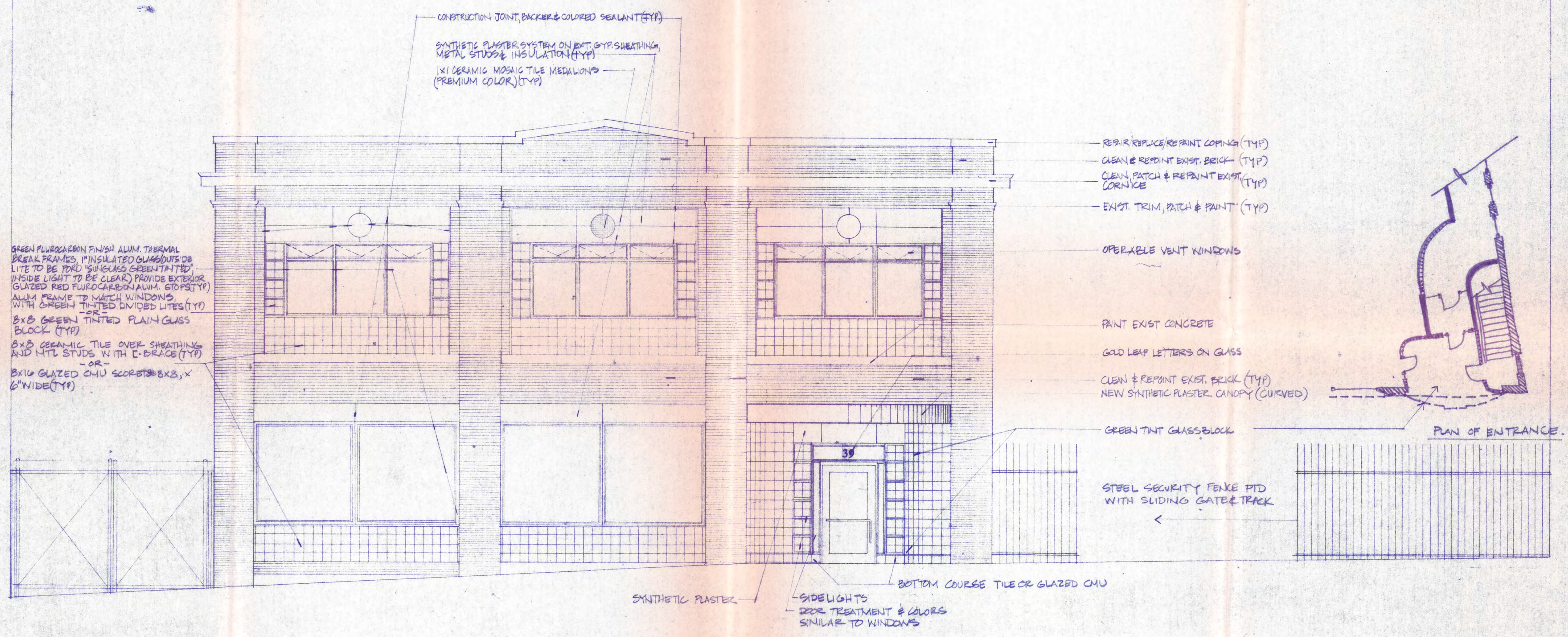
STEVENS MORTON ROSE & THOMPSON
 73 OAK STREET
 PORTLAND, ME 04101
 207-772-3846

Project Name: 35 TO 39 FOREST AVENUE FOR 39 FOREST AVENUE ASSOCIATES
 39 FOREST AVENUE ASSOCIATES
 73 OAK STREET
 PORTLAND, MAINE Job No. 870000

Rev.	Description	Date
1	PRELIMINARY	10/88
2	ADDITIONAL UTILITY LINES	5/89
3	HYDROLOGICAL	6/89
4	LANDSCAPE	7/89
5	LANDSCAPE	7/89
6	LANDSCAPE	8/89

Drawing Name: STANDARD BOUNDARY SURVEY AND SITE PLAN
 Scale: 1"=10'
 Drawn By: S.B. Checked By: R.A.Y.
 Date: 2/27/88

DATE OF APPROVAL 12/14/83
 SUBJECT TO DEPARTMENTAL CONDITIONS
 APPROVED SITE PLAN
 CITY OF PORTLAND



39 FOREST AVE ELEVATION
 5-17-83 1/4" = 1'-0"