



- NOTES**
- OWNER OF RECORD, TAX MAP AND LOT, DEED BOOK/PAGE:
 J.B. BROWN & SONS 40-C-3,4 4842/336
 P.O. BOX 207, 40-C-5,9 4156/65
 PORTLAND, ME 04112 40-C-18 24531/339
 40-C-25 27156/179
 40-C-33 24127/341
 40-C-21 31169/134
 40-C-22 31258/305
 - BEARINGS ARE GRID NORTH AND ELEVATIONS ARE CITY DATUM AS BASED ON MONUMENT AT INTERSECTION OF SOUTHWEST LINE OF HIGH STREET AND NORTHWEST SIDE OF YORK STREET AND MONUMENT AT INTERSECTION OF SOUTHWEST LINE OF STATE STREET AND NORTHWEST LINE OF YORK STREET.
 - STREET LINES OF HIGH STREET, DANFORTH STREET AND MAPLE STREET ARE BASED ON MONUMENTS FOUND AS SHOWN AND TIES OFF BUILDING AT MAPLE AND YORK AS SHOWN ON CITY ENGINEERING PLANS. STREET LINE OF YORK STREET BASED ON SURVEYS BY H.I. & E.C. JORDAN - SURVEYORS.
 - LINE OF LOTS 1 AND 2 AND HIGH STREET COURT BASED ON PLAN REFERENCE ONE.
 - THE REAR LINE OF LOTS 14, 15, AND 16 BASED ON PLAN REFERENCE ONE AND TWO.
 - THE LINES OF LOT 26 BASED ON FIELD NOTES FROM JORDAN SURVEY FOR FOX AND GINN IN JANUARY 1958.
 - SEE RELEASE DEED FROM GILLIS (32989/264), RELEASE DEED FROM SACRE (32989/260), AND MUTUAL EASEMENT AGREEMENT WITH WEST (32989/288) WHICH RELEASE RIGHTS OF OTHERS IN THE EXTENSION OF HIGH STREET COURT ONTO THE PROPERTY OF J.B. BROWN & SONS.
 - THE BUILDING ON LOT 38 ENCLOSES OVER THE PROPERTY LINES. PLAN REFERENCE 10 SHOWS LOTS DIFFERENTLY. THE DEED TO LOT 38 CALLS FOR THE LINE TO BE 36 FEET FROM THE ORIGINAL BUILDING AT THE CORNER OF STREETS. BUILDING ADDITION IS 36.2 LONG. PROPERTY LINE OF 85.6 FEET TAKEN FROM 1956 FIELD NOTES IN PLAN REFERENCE 2.
 - LOCUS FALLS IN FLOOD ZONE C, AREAS OF MINIMAL FLOODING, ON FLOOD INSURANCE RATE MAP 230051-0013B EFFECTIVE DATE JULY 17, 1986.
 - THIS SURVEY WAS PERFORMED WITHOUT BENEFIT OF A CURRENT TITLE COMMITMENT.
 - PLAN REFERENCE 4 SHOWS LINES THAT DO NOT MATCH DEED. REFERENCES AN AGREEMENT WITH J.B. BROWN & SONS, AND REFERENCES AN EXCHANGE OF DEEDS. NO AGREEMENT DEEDS WERE FOUND.

New Division of Lots
 on
High, Danforth, Maple & York Streets
 Portland, Cumberland County, Maine
 made for record owner
J.B. Brown & Sons
 Surveyor's Certification

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON DECEMBER 2, 2013.

John C. Schwanda
 JOHN C. SCHWANDA
 PROFESSIONAL LAND SURVEYOR NO. 1252
 IN THE STATE OF MAINE
 DATE OF PLAN: DECEMBER 3, 2013
 REVISION DATE: APRIL 25, 2016
 (RELEASE DEEDS, OWNER DEEDS, ABUTTER)

OHI JOB NO. 2013-194P/2015-125P

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. Route One, Unit #10
 Falmouth, Maine 04105
 Tel. (207)774-0424 Fax (207)774-0511
 www.owenhaskell.com

TOTAL LOT AREA =
 137,033 S.F.
 3.146 ACRES

State of Maine, Cumberland SS.
 Registry of Deeds
 Received APR 26 2016
 at 1:50 PM and recorded in
 Plan Book 216 Page 124
 Attest: *Angela J. Register*

- PLAN REFERENCES**
- H.I. & E.C. JORDAN - SURVEYORS WORKING PLAN OF MOST OF BLOCK INCLUDING DANFORTH, HIGH AND YORK STREETS.
 - H.I. & E.C. JORDAN - SURVEYORS FIELD NOTES: FOX AND GINN DANFORTH STREET JAN. 1958; CORNER MAPLE AND YORK STREETS AUG. 3, 1956; HIGH STREET SURVEYED FOR CHELLA KELLEY JUNE 19, 1939; AND H.H. HAYS & SONS SURVEYED APRIL 27, 1922.
 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR CITIES SERVICE OIL CO. FEB. 9, 1960 H.I. & E.C. JORDAN - SURVEYORS"
 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR FOX & GINN APRIL 1958 H.I. & E.C. JORDAN - SURVEYORS"
 - PLAN OF ALLIANCE ENERGY OWEN HASKELL, INC. JOB NO.
 - CITY OF PORTLAND ENGINEERING DEPARTMENT STREET WORKING PLANS FOR DANFORTH AND YORK STREETS.
 - "PLAN OF A LOT OF LAND SURVEYED AT THE REQUEST OF MR. J. MCLELLAN MARCH, 1857"
 - "PLAT 37 HIGH STREET CONDOMINIUMS AT 37 HIGH STREET, PORTLAND, MAINE FOR: CHARLES & SUE BALLARGEON PREPARED BY: BACK BAY BOUNDARY, INC." RECORDED IN PLAN BOOK 205 PAGE 427
 - "BOUNDARY SURVEY, 75 YORK STREET, PORTLAND, MAINE PREPARED FOR: 75 YORK STREET, LLC JULY 24, 2003 PREPARED BY: LAND SERVICES, INC."
 - "STANDARD BOUNDARY SURVEY, TOPOGRAPHIC SURVEY OF LANDS ON MAPLE STREET AND YORK STREET, CITY OF PORTLAND, PLAN FOR DANIEL REED 3/8/97 PREPARED BY LEWIS & WASINA, INC."

LEGEND

●	IRON PIPE OR ROD FOUND
○	GAS VALVE
○	WATER VALVE
○	HYDRANT
○	UTILITY POLE
○	LIGHT POLE
○	MANHOLE
○	CATCH BASIN
○	SIGN
○	DECIDUOUS TREE
○	BORING
○	FENCE
○	CURB
○	OVERHEAD WIRES
○	UNDERGROUND ELECTRIC
○	TELEPHONE
○	WATER LINE
○	GAS LINE
○	SANITARY SEWER
○	SS
○	STORM DRAIN
○	STONE WALL

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

SCALE : 1" = 30'

Invert depths at intersection taken from City records