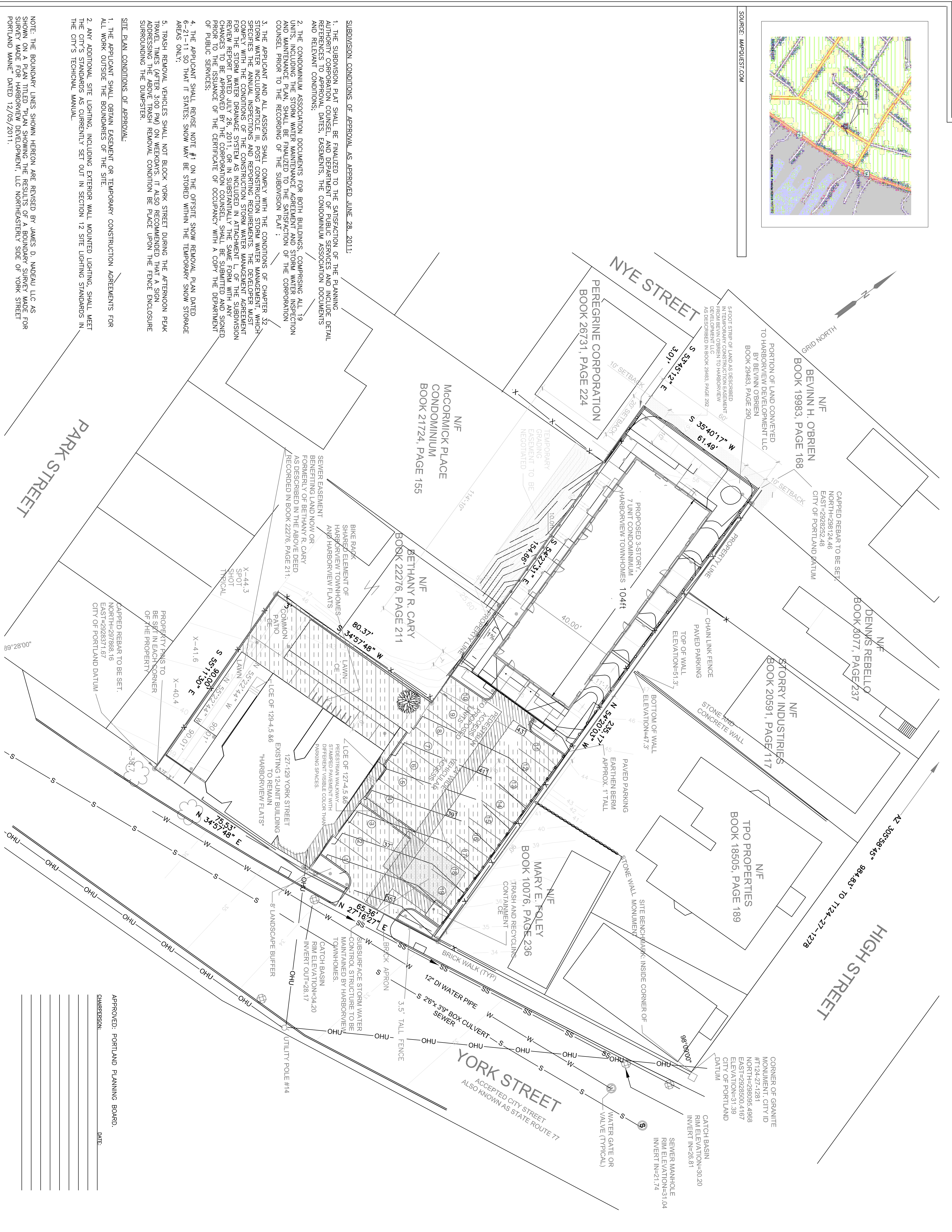


SOURCE: MAPQUEST.COM



NOTE: THE BOUNDARY LINES SHOWN HEREON ARE REVISED BY JAMES O. MADEAU LLC AS SHOWN ON A PLAN TITLED "PLAN SHOWING THE RESULTS OF A BOUNDARY SURVEY MADE FOR SURVEY MADE FOR HARBOURVIEW DEVELOPMENT, LLC NORTHEASTERLY SIDE OF YORK STREET PORTLAND MAINE" DATED 12/05/2011.

REVISIONS

REVISION 11: 04-09-2012: REVISED TEXT PER CITY REVIEW AND ADDED EASEMENT	STATE OF MAINE, CUMBERLAND SS	RECEIVED	2012
REVISION 10: 03-23-2012: REVISED TEXT PER CITY REVIEW	REGISTRY OF DEEDS	AT :	H . M. AND RECORDED IN
REVISION 9: 03-19-2012: REVISED TEXT PER CITY REVIEW		PLAN BOOK	PAGE
REVISION 8: 03-08-2012: REVISED PROPERTY LINES, EASEMENTS & ANNOTATIONS.			
REVISION 7: 02-27-2012: ADDED CONDITIONS OF APPROVAL			

CERTIFICATE

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303

DATE: MARCH 08, 2012

LEGEND

(Symbol)	Capped 5/8" Rebar to Be Set	(Symbol)	(60.00') Distance from reference to Be Set
(Symbol)	Iron Pipe Found	(Symbol)	N/F Now or Formerly
(Symbol)	Concrete Foundation	(Symbol)	125x54/99 Deed Book/Page of Local Registry
(Symbol)	Contour Line Proposed	(Symbol)	Edge of Troweled Way/Concrete Curb
(Symbol)	Asphalt Line	(Symbol)	OHU Overhead Utility
(Symbol)	Property Line	(Symbol)	Utility Pole
(Symbol)	Street Line	(Symbol)	Light Pole
(Symbol)	Setback Line	(Symbol)	Utility Pole in Common
(Symbol)	Old Lot Line	(Symbol)	Catch Basin with Threat at Curb
(Symbol)	Willow Tree 24" Diameter	(Symbol)	Sewer Manhole
(Symbol)	Street Tree Maple 3" Diameter	(Symbol)	Designated Parking Space
(Symbol)	Common Element	(Symbol)	Common Element
(Symbol)	Proposed Light	(Symbol)	United Common Element
		(Symbol)	United Common Element- Harbourview Townhomes

FLOOD NOTE:

By GRAPHIC PLOTTING ONLY THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP. THE FLOOD ZONE IS SHOWN AS A SHADDED AREA. THE FLOOD ZONE IS EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES

1. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
3. AREA OF SUBJECT PARCELS: LOT 044-A-004+ 14,419 SQ. FT., LOT 044-A-005+7122 SQUARE FEET TOTAL AREA OF PARCELS=81541 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX MAP 44, SUBJECT LOTS SHOWN AS BLOCK A, LOTS 004 AND 005.
b.) SITE PLAN L1.0 BY SOREN DENROD DESIGN STUDIO FOR TREE AND PLANT SCHEDULE.
c.) LANDSCAPE PLAN L2.0 BY SOREN DENROD DESIGN STUDIO FOR SHED AND REMOVAL.
d.) OFF-SITE SNOW STORAGE PLAN "S" BY ACORN ENGINEERING FOR SNOW STORAGE AND REMOVAL.
e.) UTILITY DRAWING C1 BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
5. CONDOMINIUM FLOOR PLANS AND ELEVATIONS PREPARED FOR HARBOURVIEW FLATS SUBDIVISION BY JAMES O. MADEAU LLC AND DATED OCTOBER 23, 2011. TO BE RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
6. THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1937.
7. NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.
8. PROPOSED PARKING SPACES: 19 SPACES NUMBERED 2,3,4,5 ARE DESIGNATED AS COMPACT PARKING SPACES ONLY.
9. THE SUBJECT PARCEL SHOWN AS "HARBOURVIEW TOWNHOMES CONDOMINIUM" IS SUBJECT TO THE CITY OF PORTLAND TIER III SITE PLAN SUBDIVISION PERMIT APPLICATION #2011-001 WITH AN APPROVAL DATE OF _____.
10. REFER TO THE HARBOURVIEW TOWNHOMES AND HARBOURVIEW FLATS CONDOMINIUM DOCUMENTS FOR FURTHER INFORMATION REGARDING THE MAINTENANCE AND DESCRIPTION OF COMMON ELEMENTS AND SHARED COMMON ELEMENTS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 1254/99 PAGE 211.
PROJECT ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT:
JAMES O. MADEAU, ARCHITECT
KARLAN THOMPSON ARCHITECTS
PORTLAND, MAINE 04101
207-842-2898
WILL SHAGE, PE
ACORN ENGINEERING
154 YORK STREET #2
PORTLAND, MAINE 04101
207-775-2693
SOREN DENROD
SOREN DENROD ARCHITECT
43 WELLMOOD ROAD
PORTLAND, MAINE 04103
207-842-2898

APPROVED:

APPROVED: PORTLAND PLANNING BOARD.
DATE: _____
CHAIRPERSON: _____

PREPARED BY:

ROBERT T. GREENLAW P.L.S.
LAND SURVEYOR
134 PORTLAND AVE
OLD ORCHARD BEACH MAINE
BOBGREENLAW@YFAIRPOINT.NE
207-749-9471

SUBDIVISION PLAT

AT 127-129 YORK STREET, PORTLAND, MAINE
FOR: HARBOURVIEW FLATS CONDOMINIUMS & HARBOURVIEW TOWNHOMES CONDOMINIUMS

DRAWN BY:

RTG
CHECKED BY: MMB
SCALE: 1" = 20'
DATE OF SURVEY: 10/20/2010
JOB NUMBER: 121 YORK ST
SHEET: 2 OF 2
DRAWER: 2010 NO. 010