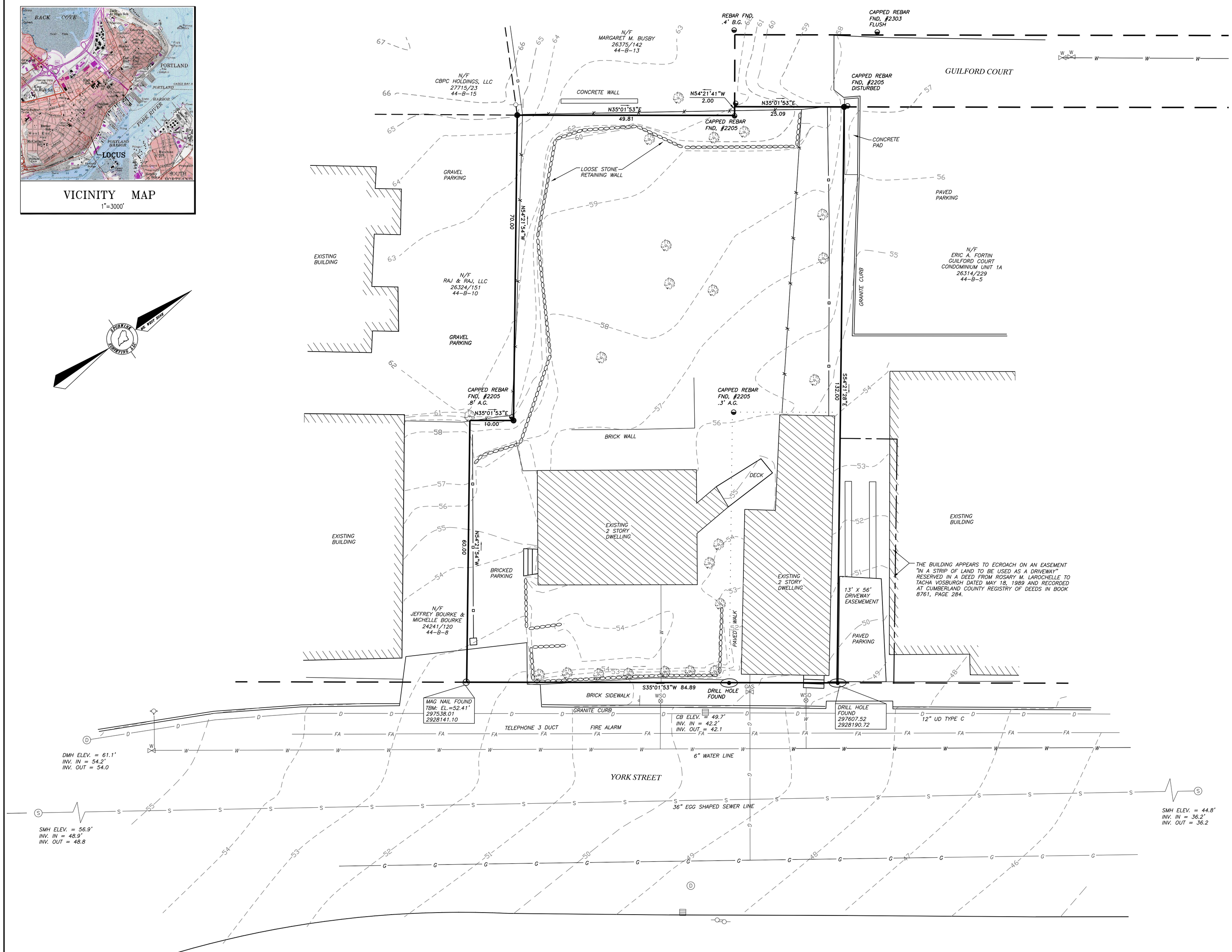
VICINITY MAP
1"=3000'



LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED P.L.S. #2028
	FOUND IRON PIPE (SIZE & TYPE AS NOTED)
	FOUND IRON ROD
	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	FOUND DRILL HOLE
	CHAIN LINK FENCE
	STOCKADE FENCE
	FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
	FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
OHU	OVERHEAD UTILITY
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (????CRD)
12-3-45	TAX MAP-BLOCK-LOT
(123.45')	PARENTHESIS DENOTE RECORD DATA
WSO	WATER SHUT OFF
	FIRE HYDRANT

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM, WEST ZONE. ELEVATIONS AND CONTOURS ARE REFERENCED TO NAVD 1929.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
3. RECORD OWNERSHIP OF 161 YORK STREET CAN BE FOUND IN A DEED FROM REBECCA A. LAKE AND ROXANNE A. LAROCHELLE TO YORK STREET REDEVELOPMENT, LLC DATED SEPTEMBER 9, 2015 AND RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS (YCRD) IN DEED BOOK 32580, PAGE 186. RECORD OWNERSHIP OF 163 YORK STREET CAN BE FOUND IN A DEED FROM ROSARY M. LAROCHELLE TO YORK STREET REDEVELOPMENT, LLC DATED SEPTEMBER 9, 2015 AND RECORDED AT YCRD IN DEED BOOK 32580, PAGE 183.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "STANDARD BOUNDARY SURVEY, LOTS AT 161 & 163 (A.K.A.165) YORK STREET FOR ROSARY M. LAROCHELLE & RALPH A. LAROCHELLE, PORTLAND, MAINE" BY ROSSBOUNDARY SURVEYS DATED OCTOBER 2004. RECORDED AT YCRD IN PLAN BOOK 214, PAGE 119.
   b. "SUBDIVISION RECORDING PLAT OF GUILFORD COURT AT 157 YORK STREET" FOR WAYNE BARKER AND TACHA VOSBURGH BY BACK BAY BOUNDARIES, INC." DATED NOVEMBER 11, 2002. RECORDED AT YCRD IN PLAN BOOK 204, PAGE 447.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 44, BLOCK B, PARCELS 6 &7.
6. THE PARCEL SURVEYED IS LOCATED IN THE R6 ZONE/DISTRICT*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

   FRONT SETBACK: 5 FEET
   SIDE SETBACK: 5 FEET
   REAR SETBACK: 10 FEET

   *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
7. YORK STREET IS AN ACCEPTED CITY STREET 4 RODS (66') WIDE. GUILFORD COURT IS A PRIVATE STREET ONE ROD (16.5 FEET) WIDE.
12. THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIG SAFE ON 10/8/2015 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revision:	By:	Date:	Change:

PROJECT: 201563	DRAWING NAME: YORKSTREETREDEVELOPMENT,LLC.DWG	
DATE: SEPTEMBER 29, 2015	SCALE: 1"=10'	FB # 12 E. FB Y
FIELDED BY: J.A.M. & K.P.	FIELD DATE: 9-23-2015	DRAWN BY: J.A.M.

Drawing Name and Location:
EXISTING CONDITIONS/SITE PLAN
161 & 163 YORK STREET, PORTLAND, MAINE

Owner:
YORK STREET REDEVELOPMENT, LLC
42 MARKET STREET, PORTLAND, MAINE 04101

Prepared For:
YORK STREET REDEVELOPMENT, LLC
42 MARKET STREET, PORTLAND, MAINE 04101

SURVEYING LAND PLANNING
Spurwink Surveying LLC
INCORPORATED
182 SPURWINK ROAD, SCARBOROUGH, MAINE
tel 207.799.2654 cell 207.321.8966 e-mail spurwinksurveying@gmail.com

0 10' 20' 40'

STAMP AND SIGNATURE

JAMES A. MULLEN DATE
MAINE P.L.S. No. 2028

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE