



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED P.L.S. #2028
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- ⊙ FOUND IRON ROD
- ⊕ FOUND CAPRED 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
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (7772980)
- TAX MAP—BLOCK—LOT (10249)
- PARCHEMENS DENOTE RECORD DATA
- 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 FROM REBECCA A. LAKE AND ROXANNE A. LAROCHELLE AT YORK STREET REDEVELOPMENT, LLC DATED SEPTEMBER 9, 2015 AND RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 32980, PAGE 163.
4. RECORD OWNERSHIP OF 163 YORK STREET CAN BE FOUND FROM ROSARY M. LAROCHELLE AT YORK STREET REDEVELOPMENT, LLC DATED SEPTEMBER 9, 2015 AND RECORDED AT CVD RECORDING PLAT OF GUILDFORD COURT AT 157 YORK STREET FOR ROSSBOUNDARY SURVEY DATED OCTOBER 2004, RECORDED AT CVD IN PLAN BOOK NUMBER 11, 2002, RECORDED IN CVD IN PLAN BOOK 204, PAGE 44.
5. THE PARCELS 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 R4 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
FRONT SETBACK: 5 FEET
REAR SETBACK: 10 FEET
OTHER NONCONFORMAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY BEFORE PORTLAND ZONING ORDINANCES AND SPACE REQUIREMENTS WITH THE APPROPRIATE AGENCIES / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
7. YORK STREET IS AN ACCEPTED CITY STREET 4 ROOS (66') WIDE. GUILDFORD COURT IS A PARKING STREET ONE ROD (163 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 FOR THE PURPOSES OF THIS SURVEY. THE CLIENT IS RESPONSIBLE FOR CONTACTING THE APPROPRIATE AGENCIES TO CONTACT "DIG-SAFE" (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Number	Re	Date	Change
1	J.A.M.	10-14-15	ISSUE FOR PERMITTING
2	J.A.M.	10-14-2015	ISSUE 3 - SUPPLEMENTAL DEED COMMITMENT W/ GUILDFORD CONCERNING

PROJECT: 2015653
 DRAWING NAME: YORKSTREETREDEVELOPMENT.LLC.DWG
 DATE: SEPTEMBER 29, 2015
 SCALE: 1"=10'
 FILED BY: J.A.M. & K.P.
 FIELD DATE: 9-23-2015
 DRAWN BY: J.A.M.

Drawings Name and Location:
 YORK STREET REDEVELOPMENT, LLC
 161 & 163 YORK STREET, PORTLAND, MAINE 04101
 YORK STREET REDEVELOPMENT, LLC
 42 MARKET STREET, PORTLAND, MAINE 04101
 42 MARKET STREET, PORTLAND, MAINE 04101

Spurwink Surveying LLC
 SURVEYING LAND PLANNING
 INCORPORATED
 182 SPURWINK ROAD, SCARBOROUGH, MAINE
 Tel: 207.799.2654 Cell: 207.321.8966
 Email: spurwinksurveying@gmail.com
 Website: www.spurwinksurveying.com

STAMP AND SIGNATURE

James A. Miller
 LICENSED SURVEYOR
 MAINE P.L.S. No. 2028
 DATE: NOVEMBER 2, 2016

