

BACK BAY BOUNDARY, INC.
LAND SURVEYING
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PORTLAND, ME 04101
207.774.2855
fax: 761.2010
backbayboundary@cs.com

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PARK SPRING CONDOMINIUM ASSOCIATION
137 SPRING STREET
PORTLAND, MAINE 04101

DATE: 2004024

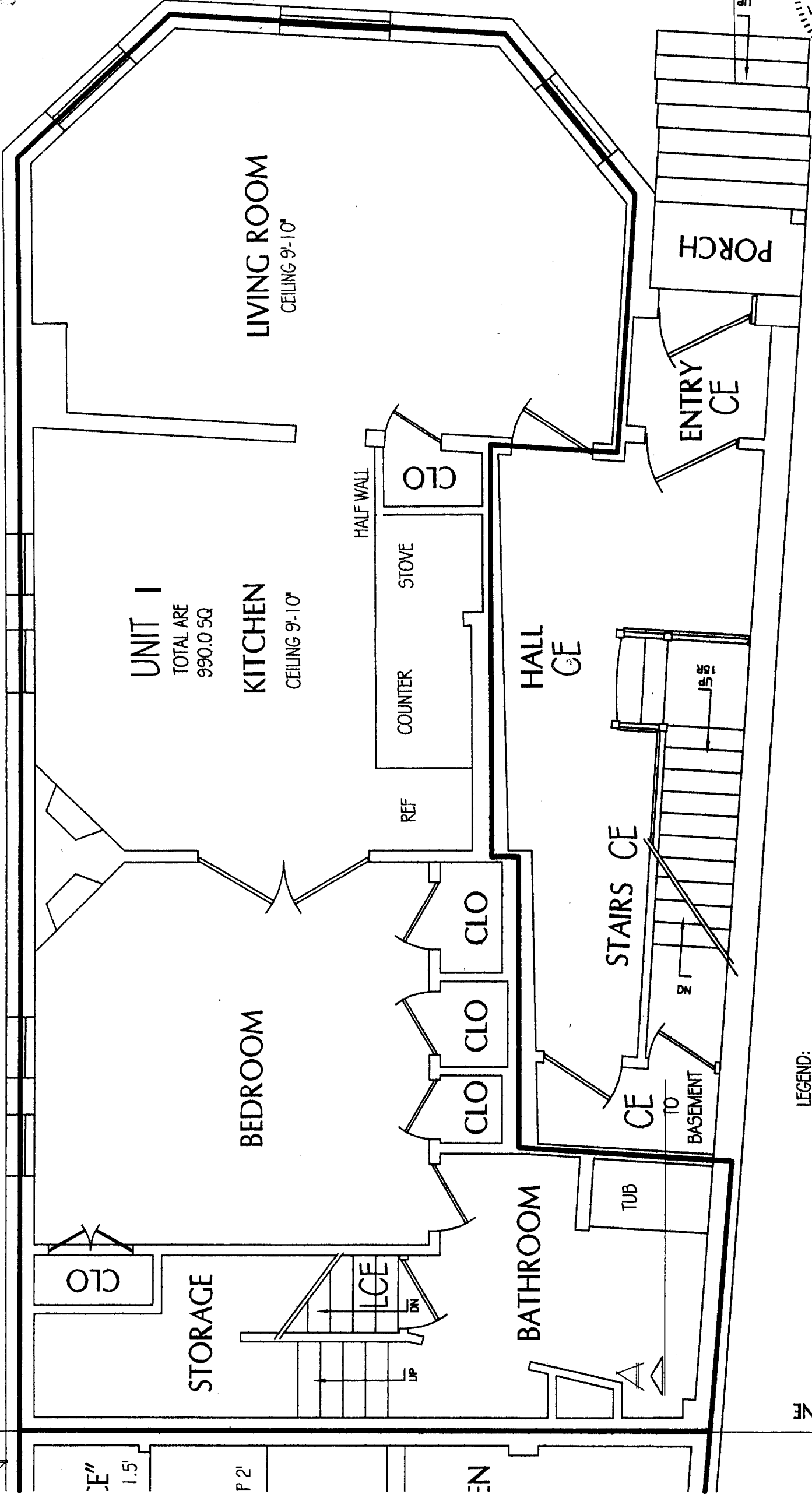
ISSUE DATE: 02/15/04

PARK STREET

SPRING STREET

JUL 15 2004

YS A 11



UNIT I
TOTAL ARE
990.0 SQ

KITCHEN
CEILING 9'-10"

BEDROOM

HALL
CE

STAIRS
CE

ENTRY
CE

PORCH

BATHROOM

STORAGE

CLO

CLO CLO CLO

CLO

HALF WALL

REF COUNTER STOVE

CE TO BASEMENT

TUB

UP

DN

REF

COUNTER

STOVE

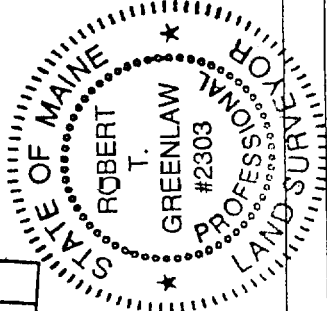
CLO

CE

CE

CE

A



UNIT 1 FLOOR PLAN

Sheet 1 of 12

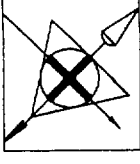
SCALE: 1/4" = 1'-0"

- LEGEND:
- CLO = Closet
 - LCE = Limited Common Element
 - CE = Common Element
 - = Unit Delimiter Line

MATCH LINE

REVISED:

Handwritten signature



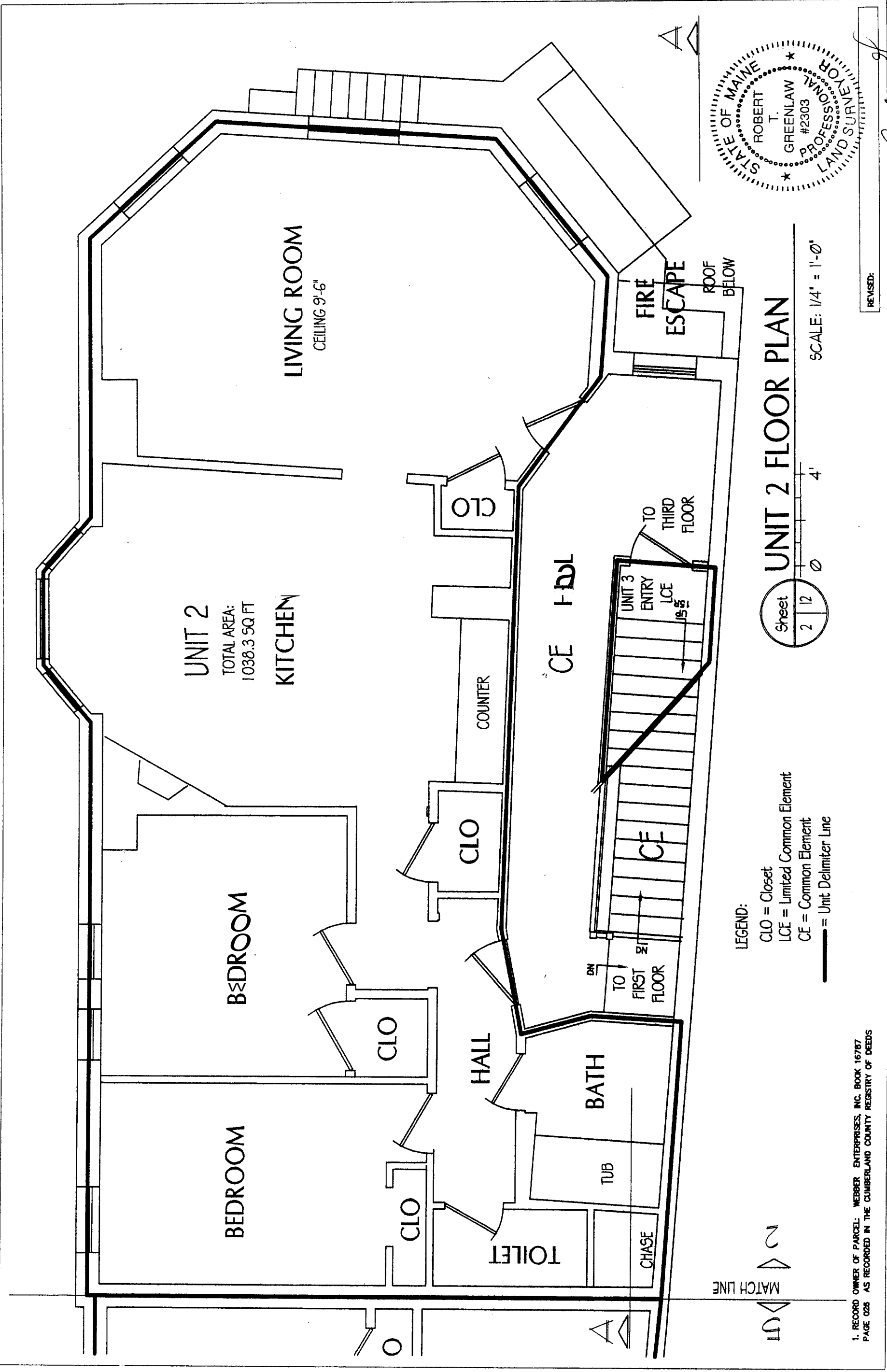
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PORTLAND, MAINE

JOB
2004024

ISSUE DATE
PROJECT NO. 2004024



UNIT 2
TOTAL AREA:
1038.3 SQ FT

LIVING ROOM
CEILING 9'-6"

BEDROOM

BEDROOM

KITCHEN

COUNTER

CLO

HALL

BATH

TUB

TOILET

CHASE

UNIT 3
ENTRY
LCE

TO
THIRD
FLOOR

FIRE
ESCAPE

ROOF
BELOW

MATCH LINE

10 2

LEGEND:

CLO = Closet

LCE = Limited Common Element

CE = Common Element

— = Unit Delimiter Line

Sheet
2 | 2

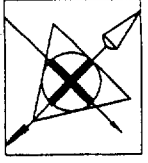
UNIT 2 FLOOR PLAN

SCALE: 1/4" = 1'-0"



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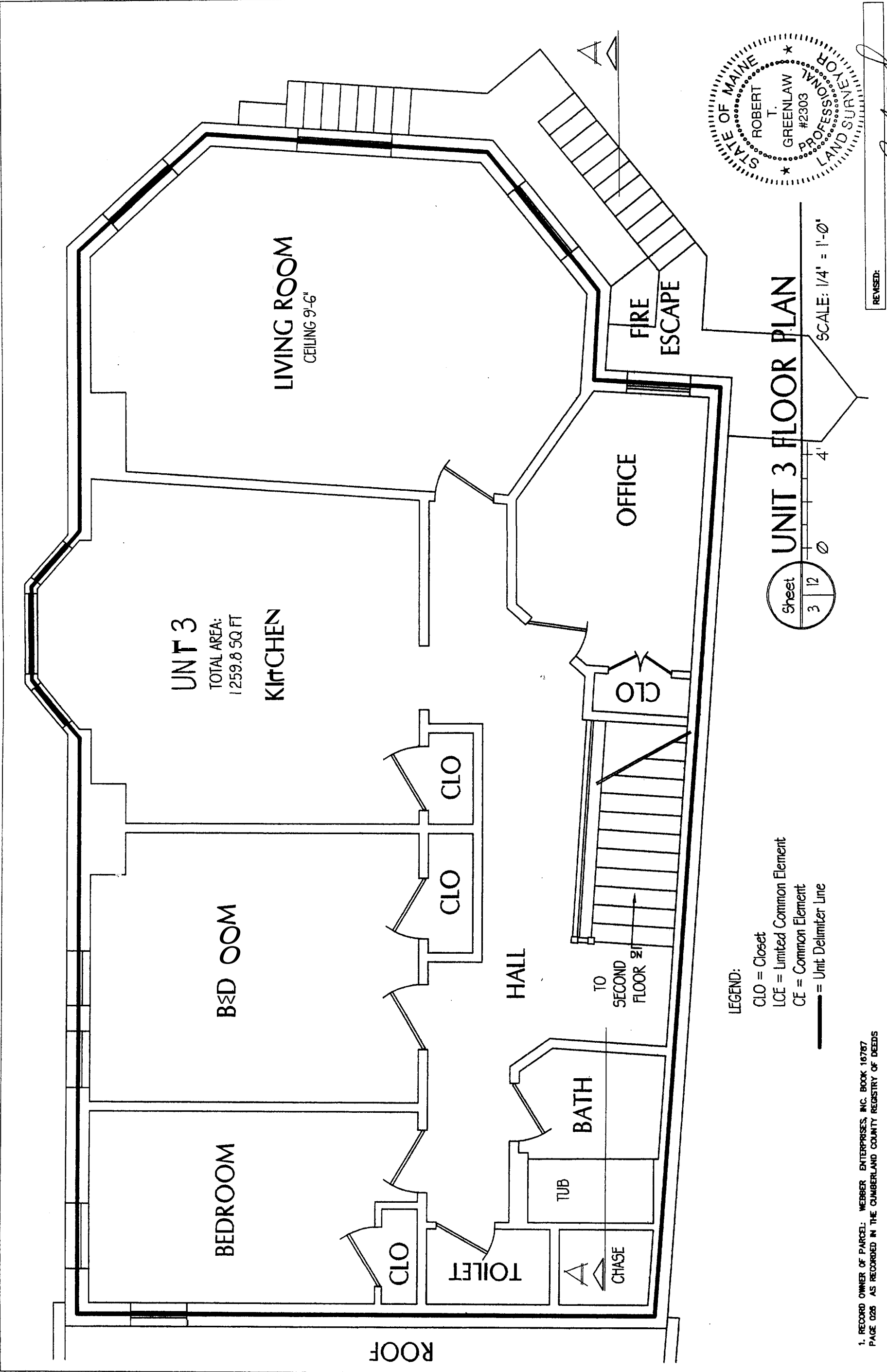
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PORTLAND, MAINE

2004024

ISSUE DATE
10/18/2004



UNIT 3
TOTAL AREA:
1259.8 SQ FT
KITCHEN

LIVING ROOM
CEILING 9'-6"

OFFICE

FIRE ESCAPE

BED ROOM

BED ROOM

BED ROOM

HALL

BATH

TUB

TOILET

CHASE

ROOF

TO SECOND FLOOR

UNIT 3 FLOOR PLAN

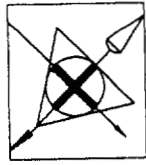
SCALE: 1/4" = 1'-0"

Sheet 3 | 12 | 3

LEGEND:
CLO = Closet
LCE = Limited Common Element
CE = Common Element
— = Unit Delimiter Line



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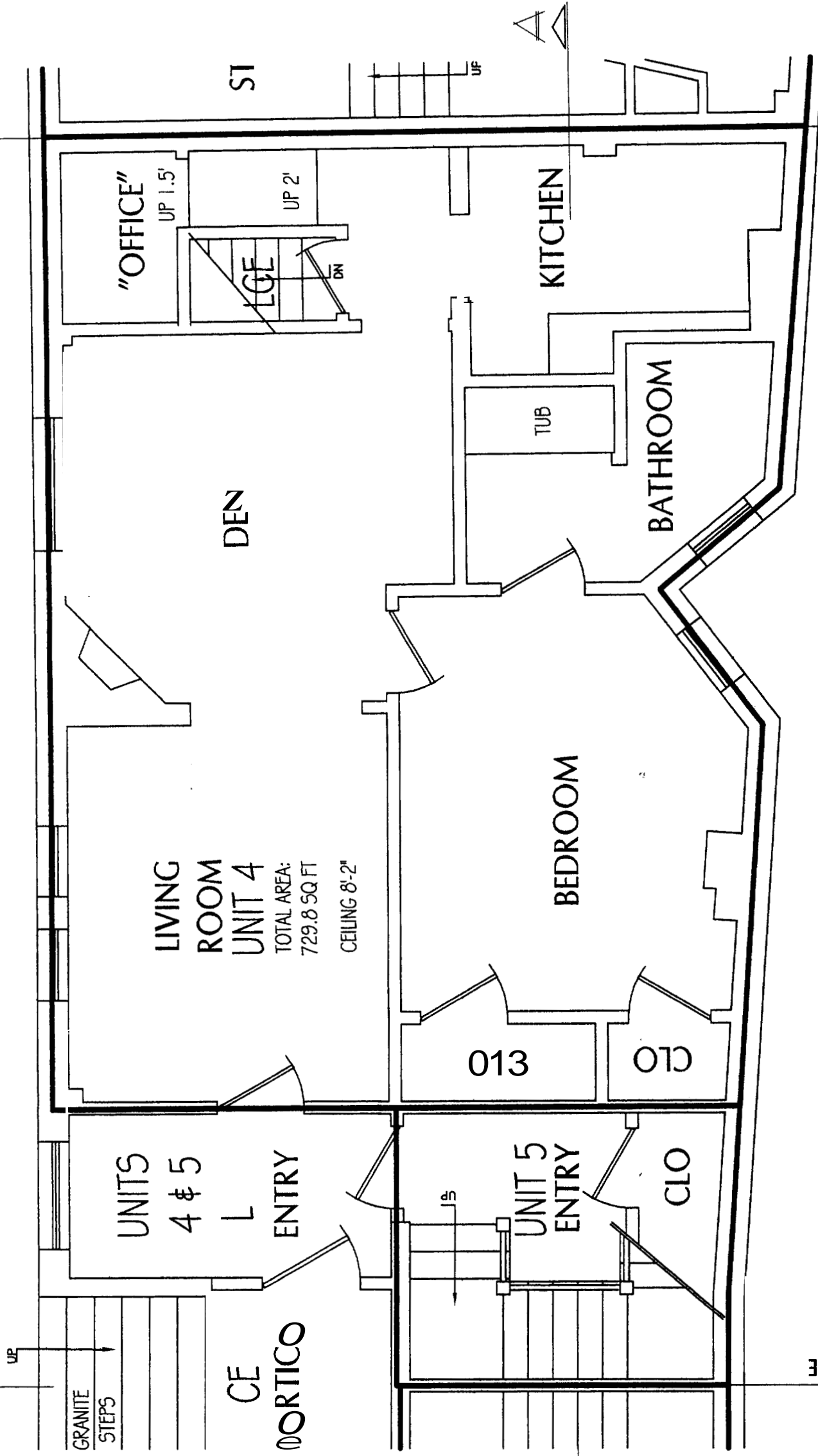
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137 SPRING STREET
PORTLAND, MAINE

DATE: 2004024

ISSUE DATE: 02/19/2004

PARK STREET



LIVING ROOM UNIT 4
TOTAL AREA: 729.8 SQ FT
CEILING 8'-2"

UNIT 4 FLOOR PLAN

Sheet 4 of 12

SCALE: 1/4" = 1'-0"

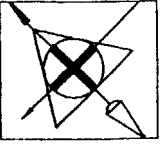
LEGEND:
CLO = Closet
STO = Storage
LCE = Limited Common Element
CE = Common Element
— = Unit Delimiter Line



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PAGE 028 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

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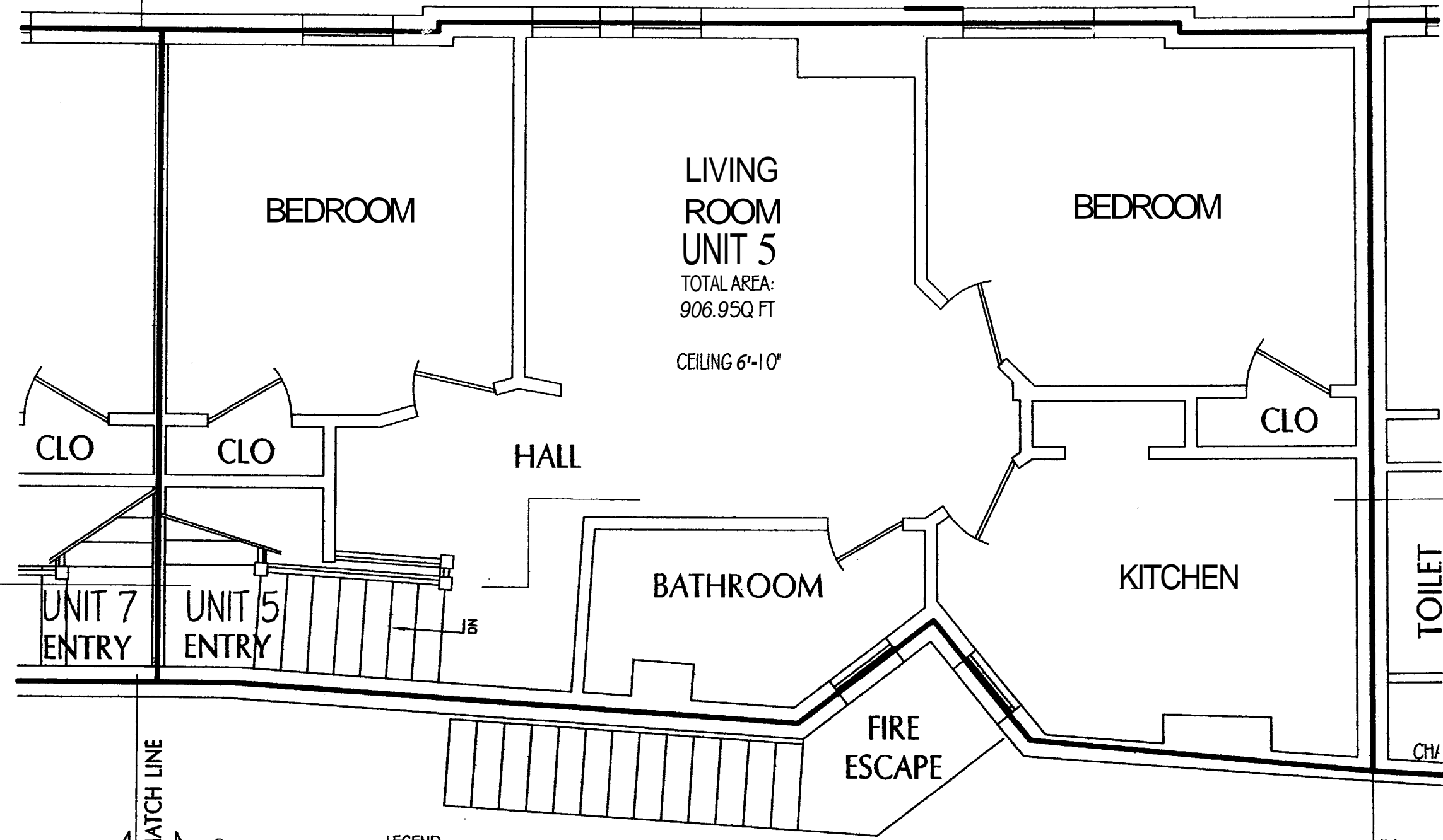
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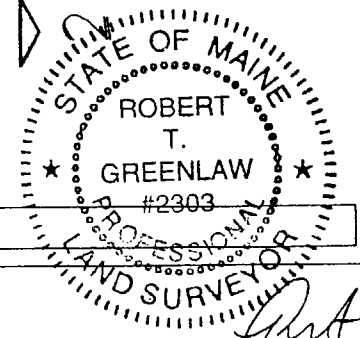
2004024

ISSUE DATE
FINAL 06/15/2004



LEGEND:
CLO = Closet
LCE = Limited Common Element
CE = Common Element
— Unit Delimiter h e

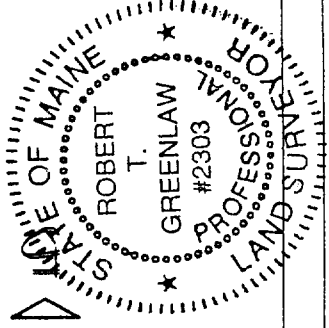
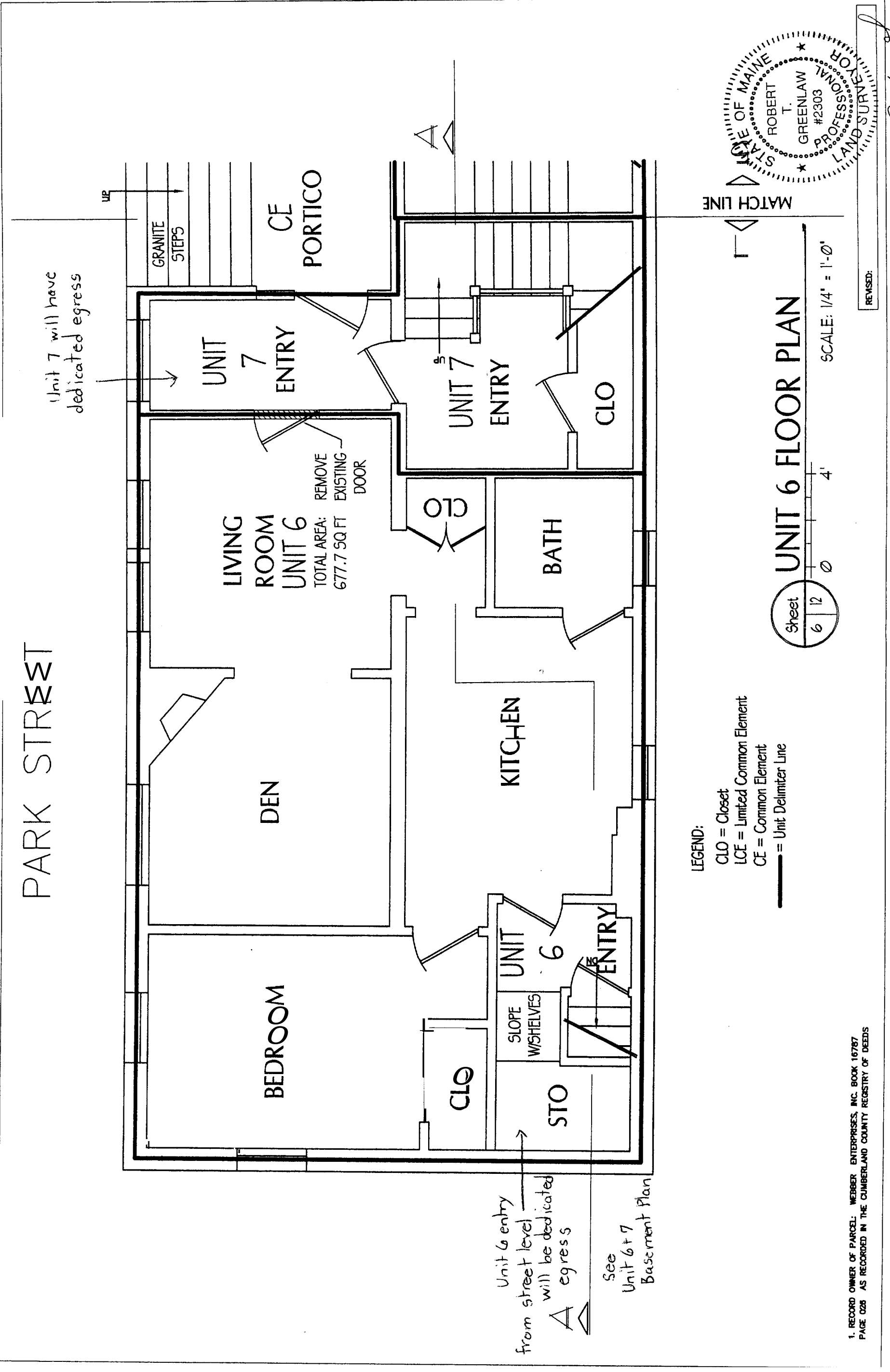
Sheet 5 | 12
UNIT 5 FLOOR PLAN
SCALE: 1/4" = 1'-0"



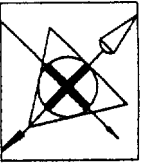
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REVISED:

Ant P. Ho



Robert T. Greenlaw



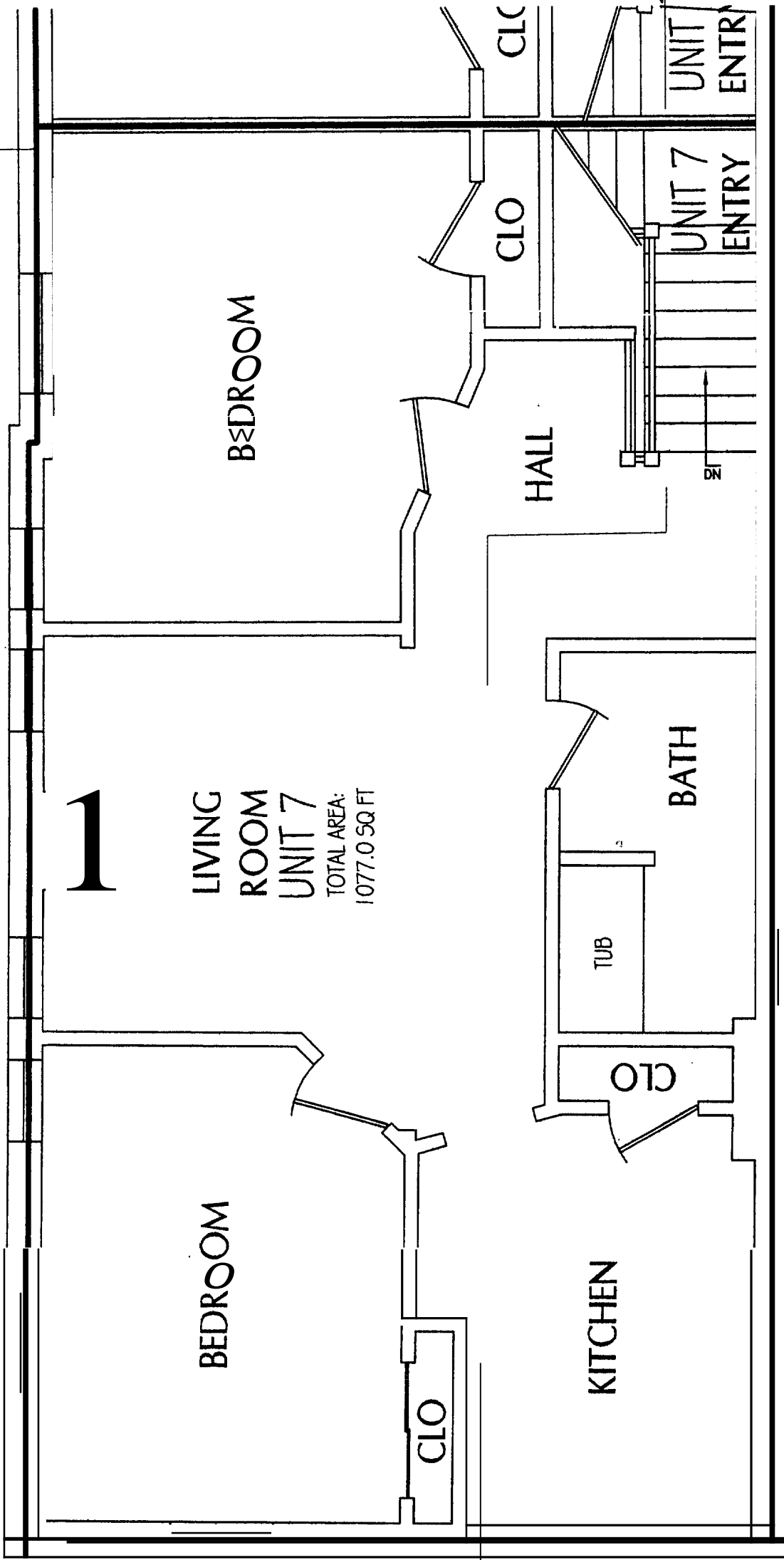
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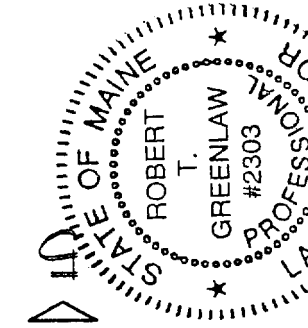
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137 SPRING STREET
PORTLAND, MAINE 04101

JOB: 2004024

SCALE DATE: 10/16/04



1
LIVING ROOM
UNIT 7
TOTAL AREA:
1077.0 SQ FT



MATCH LINE

UNIT 7 FLOOR PLAN

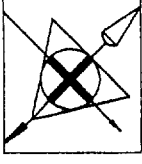
SCALE: 1/4" = 1'-0"

Sheet 7 | 12

- <GEND:
- CLO = Closet
 - LCE = Limited Common Element
 - CE = Common Element
 - = Unit Delimiter Line

REVISED:

Robert T. Greenlaw



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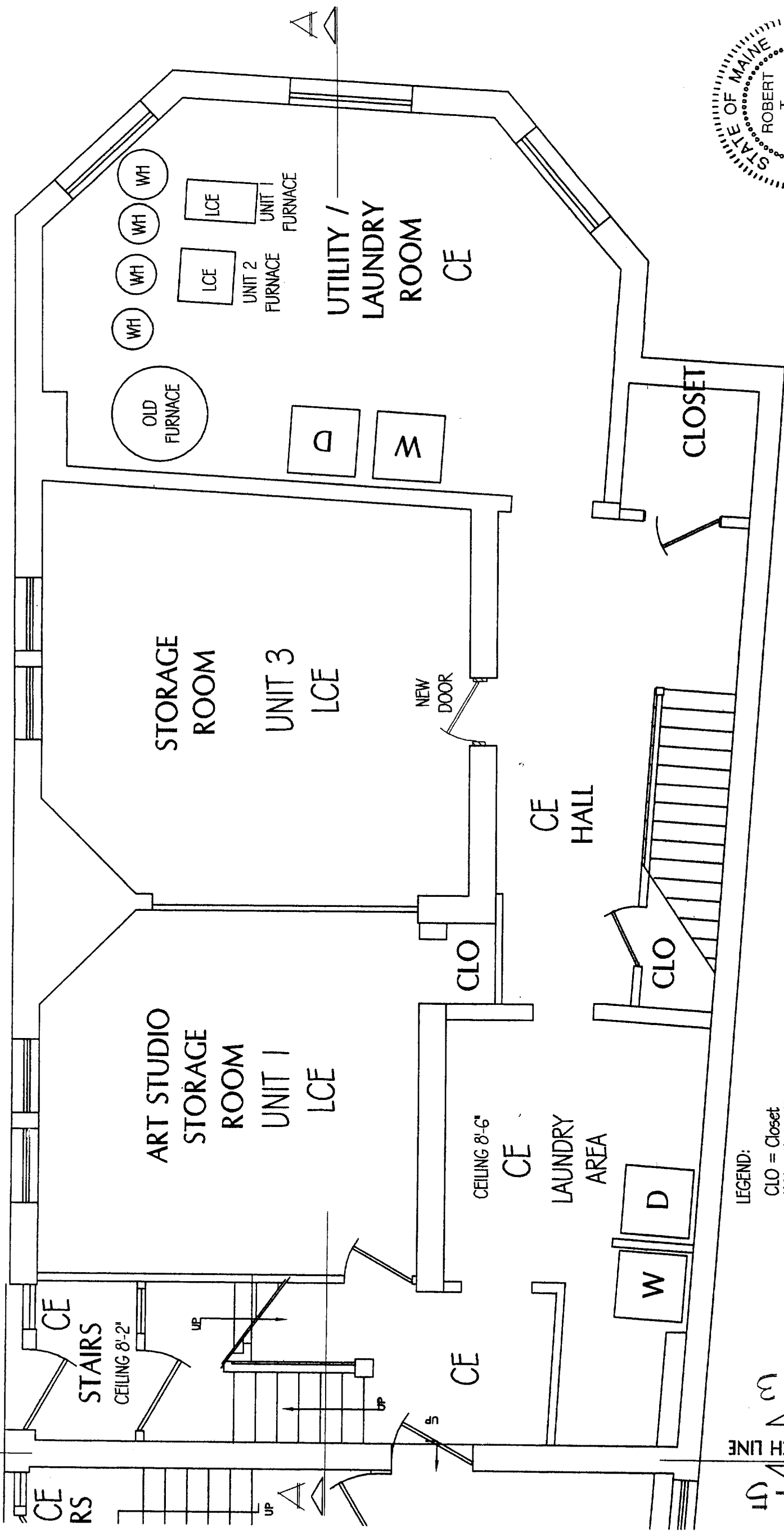
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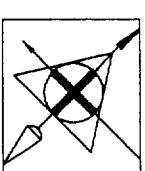
UNIT 1-3 BASEMENT PLAN

Sheet 8 12

SCALE: 1/4" = 1'-0"

- LEGEND:**
- CLO = Closet
 - WH = Water Heater
 - W = Washer
 - D = Dryer
 - LCE = Limited Common Element
 - CE = Common Element
 - = Unit Delimiter Line

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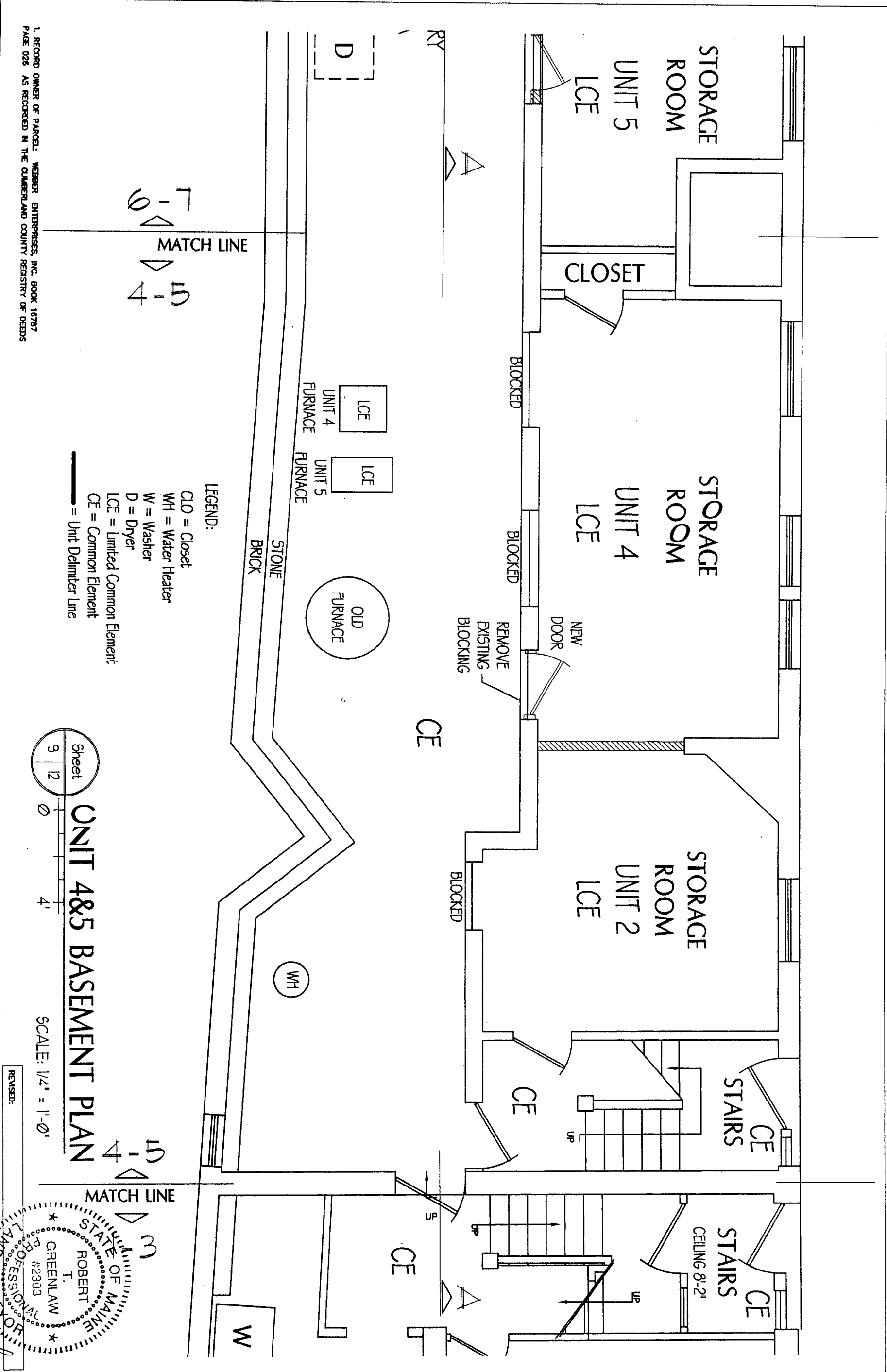


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DATE: 2004024
 DRAWN BY: [Signature]

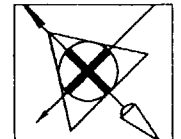


LEGEND:
 CLO = Closet
 WH = Water Heater
 W = Washer
 D = Dryer
 LCE = Limited Common Element
 CE = Common Element
 — = Unit Delimiter Line

UNIT 485 BASEMENT PLAN

SCALE: 1/4" = 1'-0"

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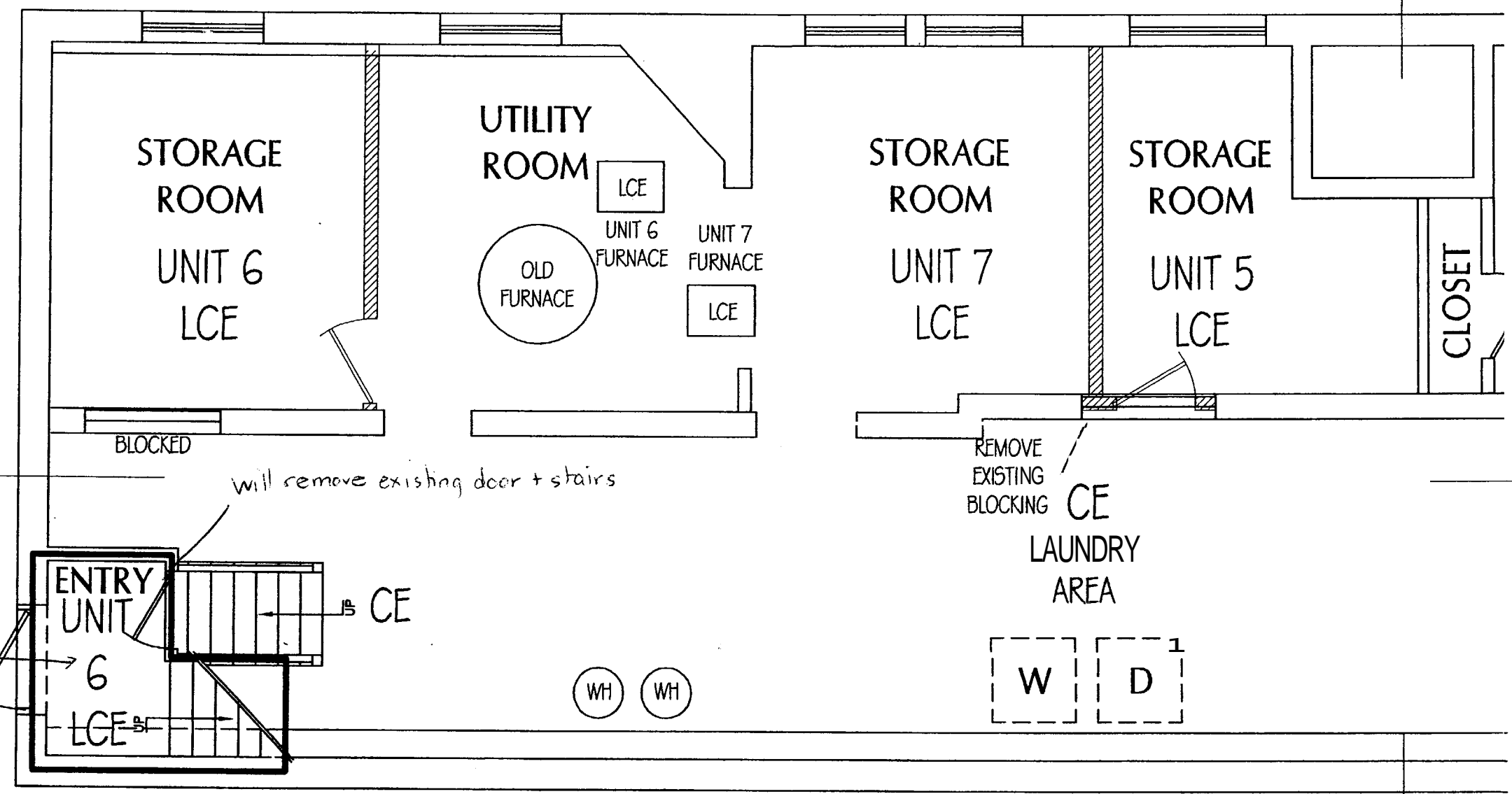
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2004024

ISSUE DATE
 10/16/2004



Unit #6
 dedicated
 egress

will remove existing door + stairs

REMOVE
 EXISTING
 BLOCKING
 CE
 LAUNDRY
 AREA

EGEND:
 W = Washer
 WH = Water Heater
 CLO = Closet
 D = Dryer
 LCE = Limited Common Element
 CE = Common Element
 — Unit Delimiter Line

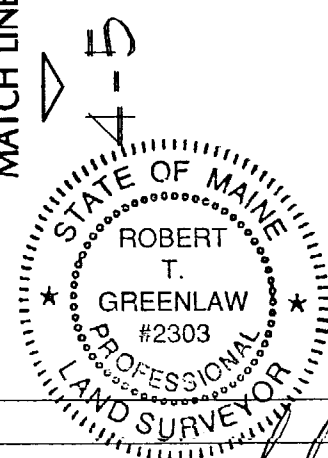
Sheet
 10 | 12

UNIT 6&7 BASEMENT PLAN



SCALE: 1/4" = 1'-0"

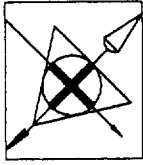
6-7
 MATCH LINE



Robert T. Greenlaw

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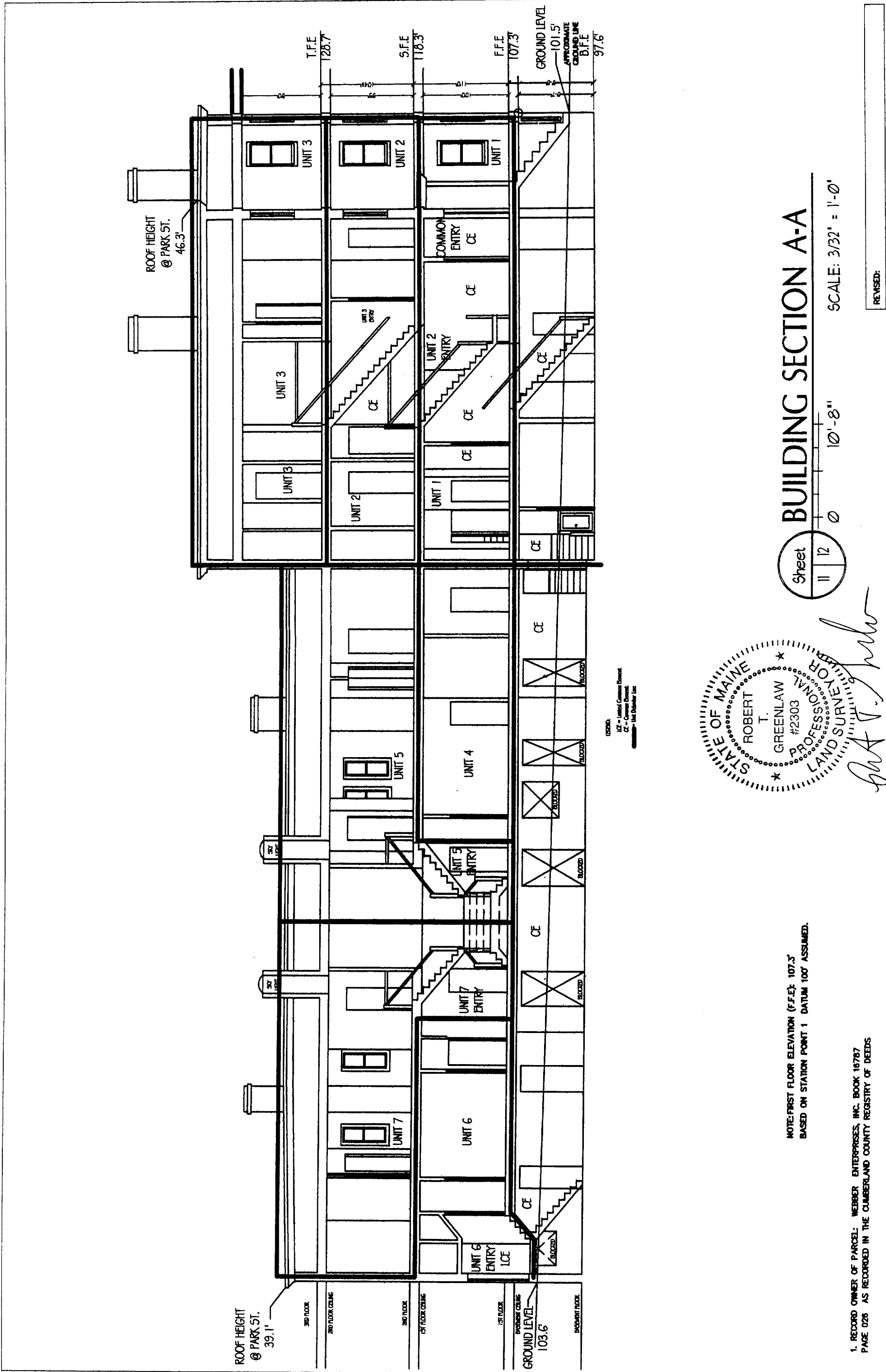
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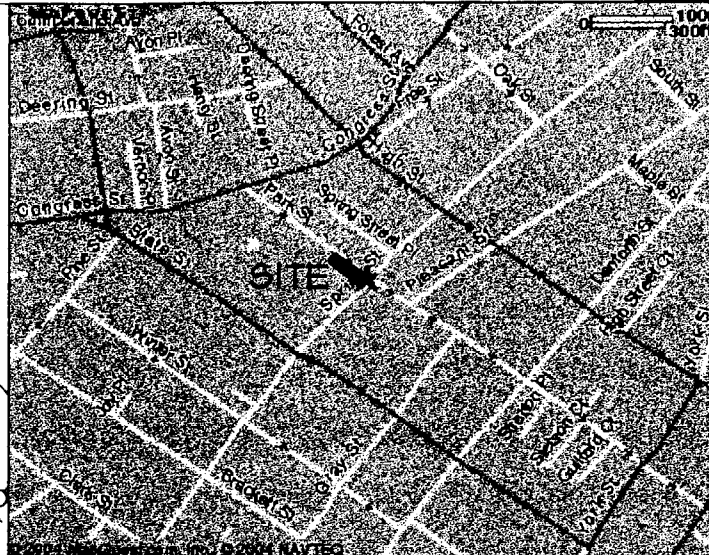
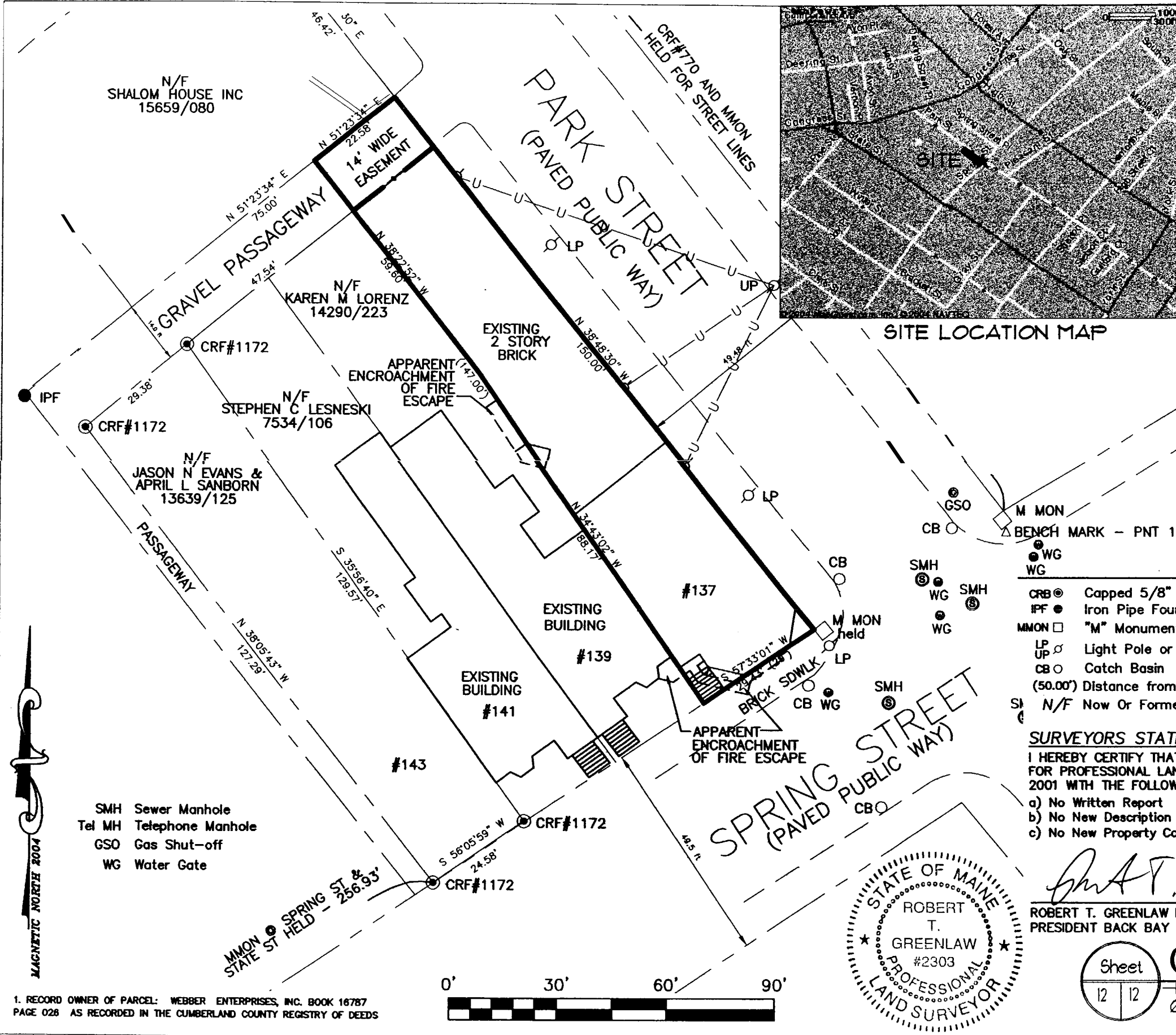
Sheet 11 12
BUILDING SECTION A-A
SCALE: 3/32" = 1'-0"
10' - 8"

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR
Robert T. Greenlaw

NOTE: FIRST FLOOR ELEVATION (F.F.F.): 107.3'
BASED ON STATION POINT 1 DATUM 100' ASSUMED.

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REVISED:



SITE LOCATION MAP

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787 PAGE 026 AS RECORDED IN M E CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 6/7/2004. UTILIZING THE FOLLOWING EQUIPMENT. LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 24/33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 3697.06 SQ. FT., 0.08 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) STANDARD BOUNDARY SURVEY AND CONDOMINIUM CONVERSION ON PARK STREET, PORTLAND, ME, NORTHEAST CIVIL SOLUTIONS, FEB 15, 2001, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 201 PAGE 73.
 - b) CITY OF PORTLAND ASSESSORS PLAN NO 45 BLOCK A LOT 11, RETRACED 12-51.
5. ZONING: R-3 ZONE
6. THIS PLAN IS MADE FOR THE PURPOSES OF VERIFYING THE LOCATION OF THE BUILDINGS IN RELATION TO ZONING SETBACKS AND IS TO BE USED BY THE CLIENT AND LOCAL ZONING OFFICIALS ONLY.
7. FIRST FLOOR ELEVATION BASED ON STATION POINT 1 AT NE CORNER OF SPRING & PARK STREETS ASSUMED ELEVATION 100.00 FT.

LEGEND

CRB ●	Capped 5/8" Rebar Found	— U —	Overhead Utility
IPF ●	Iron Pipe Found	- - -	Abutter Line
MMON □	"M" Monument Found	—	Property Line
LP ○	Light Pole or Utility Pole	- - -	Street Line
CB ○	Catch Basin	- - -	Edge of traveled way
(50.00')	Distance from reference plan or deed.	- - -	Setback Line
N/F	Now Or Formerly		

SURVEYORS STATEMENT:

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

- a) No Written Report
- b) No New Description
- c) No New Property Corners Set

Robert T. Greenlaw
 DATE: JUNE 16, 2004

ROBERT T. GREENLAW P.L.S., #2303
 PRESIDENT BACK BAY BOUNDARY, INC.



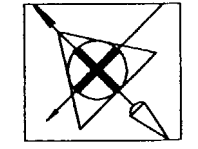
Sheet 12 | 12

CONDOMINIUM PLAT

SCALE: 1" = 30'

REVISED:

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