



PARK SPRING CONDOMINIUM FOR WEBBER ENTERPRISES, INC.

200402
DATE: 08/06/2004
FINAL REVIEWER:

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787 PAGE 026 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, 6/7/2004, UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ 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-6 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.
8. PROPERTY IS BENEFITED AND BURDENED BY A 14' WIDE PASSAGE EASEMENT FROM PARK STREET AT THE REAR OF THE PROPERTY, PER DEED BOOK 16787 PAGE 026, C.C.R.D.

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
WG	○	(50,000' Distance from reference plan or deed.	---	---	Setback Line
N/F	○	Now Or Formerly			

SURVEYORS STATEMENT:

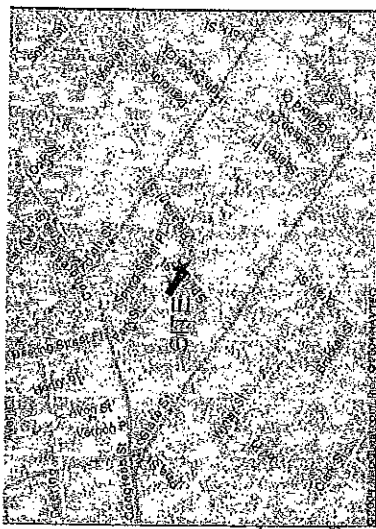
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

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

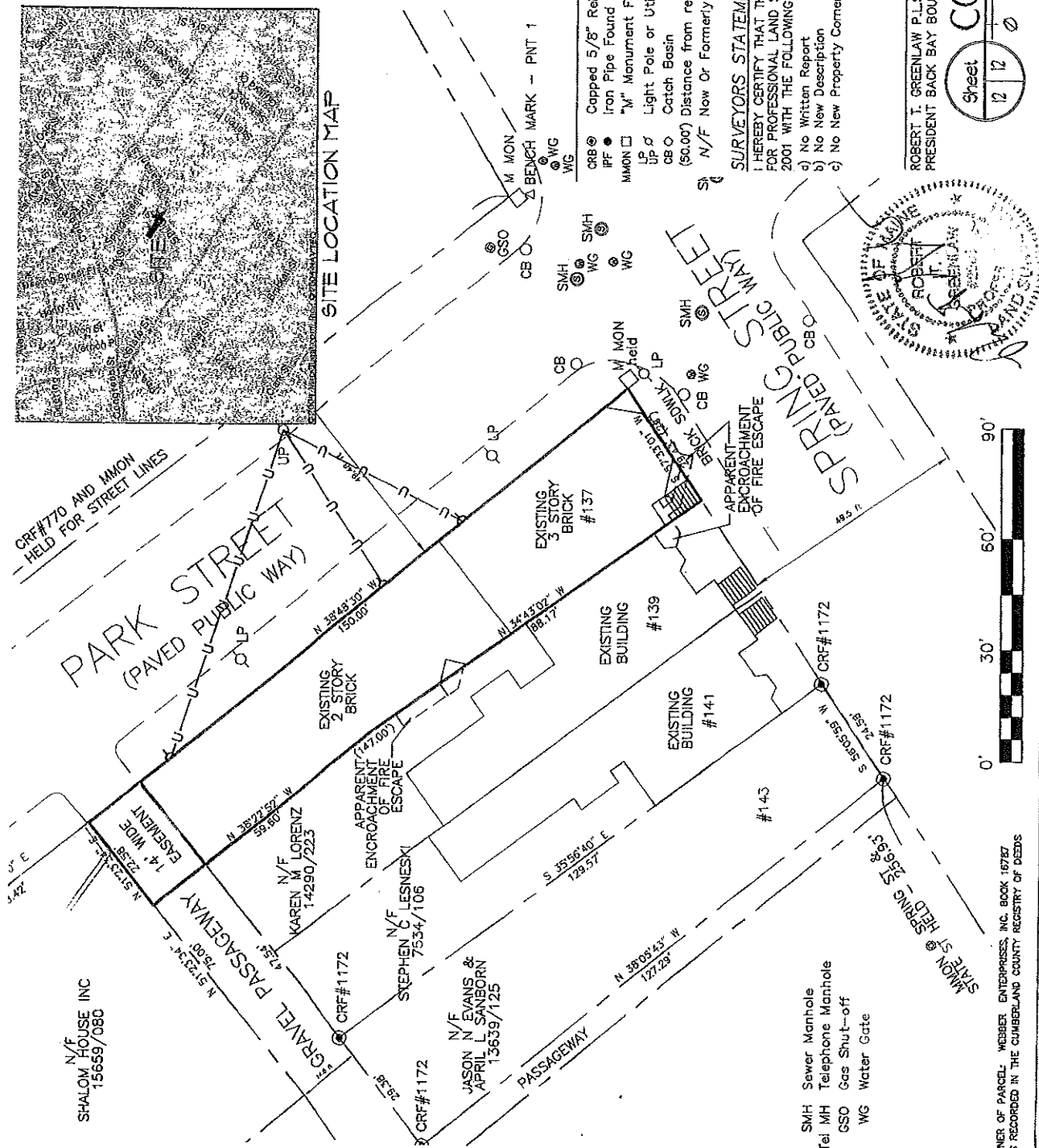
DATE: JULY 13, 2004
ROBERT T. GREENLAW P.L.S. #2303
PRESIDENT BACK BAY BOUNDARY, INC.

Sheet 12 of 12
CONDOMINIUM PLAT
SCALE: 1" = 30'

REVISED: 08/06/2004 - FINAL MPLAR FOR RECORDING ISSUED.



SITE LOCATION MAP



OWNER OF PARCEL: WEBBER ENTERPRISES, INC. BOOK 16787
S RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS

- SMH Sewer Manhole
- Tel MH Telephone Manhole
- GSO Gas Shut-off
- WG Water Gate