Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 06/11/13

Legend:

- DRILL HOLE FOUND
- MANHOLE
- UTILITY POLE
- DECIDUOUS TREE
- N/F NOW OR FORMERLY
- FENCE
- CURB
- OHW OVERHEAD WIRES
- STONE WALL
- 100 1' CONTOUR
- W WATER LINE

Plan References:

1. E.C. JORDAN WORKING PLAN OF BLOCK.
2. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR NINETYONE STATE STREET DATED JULY 28, 1981 BY H.I. & E.C. JORDAN, SURVEYORS.
3. ALTA/ACSM LAND TITLE SURVEY, 91-93 STATE STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR MERCY HOSPITAL AND EASTERN MAINE HEALTHCARE SYSTEMS DATED FEBRUARY 27, 2013, REVISED MARCH 6, 2013 BY OWEN HASKELL, INC.
4. PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR MERCY HOSPITAL, 144 STATE STREET, PORTLAND, MAINE BY H.I. & E.C. JORDAN DATED JUNE 17, 1981 AND REVISED THROUGH OCT. 2, 1981.

Notes:

1. OWNER OF RECORD: 91 STATE STREET, LLC, C/O KEVIN BUTTERFIELD, 142 HIGH STREET #521, PORTLAND, MAINE
2. LOCUS IS SHOWN AS LOT 23-24 ON BLOCK B PORTLAND ASSESSORS MAP 45.
3. BEARINGS ARE BASED ON MAGNETIC 1930 AS SHOWN ON PLAN REFERENCE 2. COORDINATES SHOWN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NAD83.
4. THE LOCATIONS OF THE WATERLINES SHOWN HEREON ARE TAKEN FROM PORTLAND WATER DISTRICT SERVICE RECORDS CARDS AS PROVIDED BY PORTLAND WATER DISTRICT.
5. ELEVATIONS ARE BASED ON CITY OF PORTLAND VERTICAL DATUM. 3' O/S MONUMENT SOUTHEAST CORNER SPRING AND STATE STREETS ELEVATION 116.32 AS PUBLISHED IN 1981.

Utility Note:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

Flood Zone:

BY SCALED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT PROPERTY LIES IN ZONE C (AREAS OF MINIMAL FLOODING) ACCORDING TO THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF CUMBERLAND, COMMUNITY PANEL NO. 230051-0013 B, EFFECTIVE DATE JULY 17, 1986.

Zoning:

PARCEL LIES WITHIN THE R-7 ZONE AND THE WEST END HISTORIC DISTRICT

Project Description:

-RENOVATION OF EXISTING BUILDING INTO 10 APARTMENTS
PROPOSED SEVEN (7) ONE-BEDROOM UNITS
PROPOSED THREE (3) TWO-BEDROOM UNITS

-CHANGE USE FROM CONVALESCENT HOME TO MULTIFAMILY RESIDENTIAL

GRAPHIC SCALE
0 5' 10' 20' 40'

APPROVED BY THE
CITY OF PORTLAND PLANNING BOARD

DATE

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED
AT ___ hr. ___ min. ___ m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: REGISTER

Certificate:

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

5/10/13
DATE

JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
JOHN W. SWAN
NO. 1038
PROFESSIONAL LAND SURVEYOR

REV. 1	05-10-13	MISC. REVISIONS, CITY REVIEW COMMENTS

RECORDING PLAT
AT
91 STATE STREET, PORTLAND, MAINE
MADE FOR RECORD OWNER
91 STATE STREET, LLC
c/o KEVIN BUTTERFIELD, 142 HIGH ST. #521, PORTLAND, ME

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	SDG	Date	Job No.
Trace By	JLW/SDG	APRIL 19, 2013	2013-041P
Check By	JWS	Scale	Drwg. No.
Book No.	1117	1" = 10'	1RP