LOCATION MAP
N.T.S.

LEGEND

- CAPPED IRON ROD SET
- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- UTILITY POLE
- MANHOLE
- EM/GM ELECTRIC/GAS METER
- SIGN
- CATCH BASIN
- HYDRANT
- DECIDUOUS TREE
- FENCE
- CURB
- OHW OVERHEAD WIRES
- N/F NOW OR FORMERLY
- DOC/DOB DEED BOOK AND PAGE
- CE COMMON ELEMENT

SCALE: 1" = 10'
0' 5' 10' 20'

GENERAL NOTES

1. OWNER OF RECORD: FRANCIS R. CLOUTIER, P.O. BOX 4271, STATION A, PORTLAND, MAINE. TAX MAP 45 BLOCK F LOTS 17 & 18 C.C.R.D. BOOK 14330, PAGE 37

2. BEARINGS ARE GRID NORTH AS BASED ON COORDINATES PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT FOR MONUMENTS AS SHOWN.

3. ELEVATIONS ARE BASED ON CITY DATUM AS PER MONUMENT T104-45-11 AT CORNER OF CLARK AND SPRING STREETS, ELEVATION = 127.91 FEET.

4. PLAN REFERENCE 2 SHOWS LOT STARTING 115' FROM GRAY STREET AS MEASURED ALONG BRACKETT STREET. LOCUS DEEDS, CLEARLY CALL FOR 114 FEET. OLD DEEDS DEFINE THIS LINE AS THE SOUTHEAST LINE OF LOT 57 AS SHOWN ON PLAN REFERENCE 4. THE DIMENSIONS FOR PLAN REFERENCE 4 WERE PRORATED BASED ON THE FIELD DIMENSIONS OF THE BLOCK. THE RESULTING LINE OF OLD LOT 57 IS 0.06 FEET TO 0.23 FEET NORTHWEST OF SAID LINE, WHICH IS WITHIN THE ACCURACY TO BE EXPECTED.

5. THE "CITY" MONUMENTS FOUND AT THE INTERSECTION OF SPRING AND BRACKETT STREETS ARE OF UNKNOWN ORIGIN. THE CITY ENGINEERING DEPARTMENT HAS NOT DETERMINED HOW THOSE MONUMENTS RELATE TO THE STREET LINES. THE 2010 SURVEY OF THIS BLOCK, BY THIS FIRM (SEE PLAN REF. 1) FOUND THE DISTANCES AND ANGLES TO MATCH THOSE ON PLAN REF. 3 SO WELL THAT THE MARKERS FOUND ON THE NORTHEASTERLY SIDE OF BRACKETT STREET, AT GRAY AND SPRING STREETS, ARE ASSUMED TO BE IN THE CORRECT LOCATIONS AS SHOWN.

6. SEE COVENANTS IN BOOK 4126, PAGE 71, WHICH AFFECT THE GRAY STREET BUILDING.

7. AT THE TIME OF SURVEY, SNOW PILED ALONG FENCES MADE IT DIFFICULT TO DETERMINE EDGE OF BRICK PATIO.

PLAN REFERENCES

1. "BOUNDARY SURVEY AT #44 WINTER STREET, PORTLAND, MAINE MADE FOR MERCY HOSPITAL OCTOBER 14, 2010 OWEN HASKELL, INC. JOB NO. 2010-105F"

2. "SURVEY OF FROTHINGHAM YARD CONDOMINIUMS 105-115 BRACKETT ST., PORTLAND, MAINE FOR CLASSIC PROPERTIES TRUST JUNE 25, 1981 WELLS ENGINEERING INC." RECORDED IN UNIT OWNERSHIP FILE 46-1.

3. H.L. AND E.C. JORDAN – SURVEYORS WORK SHEET FOR BLOCK OF GRAY, BRACKETT, SPRING AND WINTER STREETS.

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.

DATE

JOHN C. SCHWANDA, PLS NO. 1252

CONDOMINIUM PLAT
BLUE SKYES CONDOMINIUM
75 GRAY STREET & 103 BRACKETT STREET
PORTLAND, MAINE
MADE FOR RECORD OWNER
FRANCIS R. CLOUTIER
P.O. BOX 4271, STATION A, PORTLAND, MAINE

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

Drawn By	JCS	Date	
Tracd By	JLW	MARCH 23,	
Check By	JCS	Scale	
Book No.	1154	1" = 1	

Job No.

Date:

Reviewed for Code Compliance
Inspections Division
Approved with Conditions
05/31/17

CITY OF PORTLAND, MAINE