

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on City of Portland datum.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 5) The 10' Surface Drain shown is described in an acceptance by order of the City Council passed November 5, 1951, City of Portland Records, Volume 70, Page 508 and depicted on Plan Reference 5 herein. No recorded deed found, prescriptive rights may exist.

PLAN REFERENCES

- 1) Plan of Property at Portland made for Saint Stephen Church by H.I. & E.C. Jordan Civil Engineers dated June, 1947.
- 2) Condominium Plan made for Maryellen Sullivan by Northeast Civil Solutions dated October 20, 2006 recorded in Plan Book 207, Page 390.
- 3) Condominium Plat Deering Heights Condominiums made for 24 Deering Street, LLC by Owen Haskell, Inc. recorded in Plan Book 215, Page 49.
- 4) Right of way plans provided by the City of Portland Public Services Engineering Department.
- 5) City of Portland, Maine Department of Public Works Vernon Place Sewer (Private) dated November 21, 1951, file number 638/14.
- 6) City of Portland, Maine Department of Public Works Vernon Place New Sewer (Private) dated March 11, 1934, file number 409/56.

LEGEND

- Iron marker - found
- Property line (locus)
- - - Property line (abutter)
- - - Easement line
- ⊗ Chainlink fence
- ⊠ Guard rail
- - - Edge of pavement
- Curb
- ⊕ Gas valve
- ⊕ Water valve
- ⊕ Water shutoff
- ⊕ Fire hydrant
- ⊕ Sewer manhole
- ⊕ Telephone manhole
- ⊕ Electrical manhole
- ⊕ Catch basin (round)
- ⊕ Sign
- OH Overhead utility line
- S Sewer line
- D Storm drain
- W Underground water line
- G Underground gas line
- E Underground electric line
- T Underground telephone line
- Contours (5ft)
- ⊕ Lamp or light pole
- ⊕ Utility pole
- ⊕ Guy wire
- ⊕ Deciduous tree
- ⊕ Now or formerly of
- ⊕ Dead reference (Book/Page)
- ⊕ Existing building

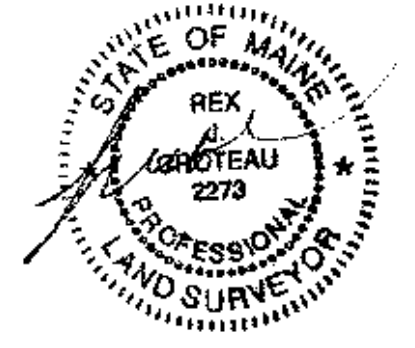
EASEMENTS / ENCUMBRANCES

- 1) Overhead utility easement conveyed by Joseph L. Discatio and Mary J. Discatio to Central Maine Power Company and New England Telephone and Telegraph Company recorded in Book 3892, Page 160.

CERTIFICATION

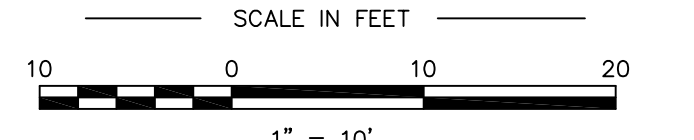
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rev. J. Croteau, P.L.S. #2273



AREA

26,127 square feet / 0.60 acres



Rev. 1	10/5/15	Vernon Place water line / abutter structures	RJC
PLAN OF Existing Conditions Survey			
665 Congress Street		Portland, Maine	
MADE FOR			
Redfern Properties			
P.O. Box 8816		Portland, Maine	
JOB #215017	DATE: April 6, 2015	SCALE: 1" = 10'	
BOOK #810			
215017.dwg			
FILE #9772			

OWNERS OF RECORD

MSD Properties, LLC
P.O. Box 8816 Portland, Maine
Book 30720, Page 250

