

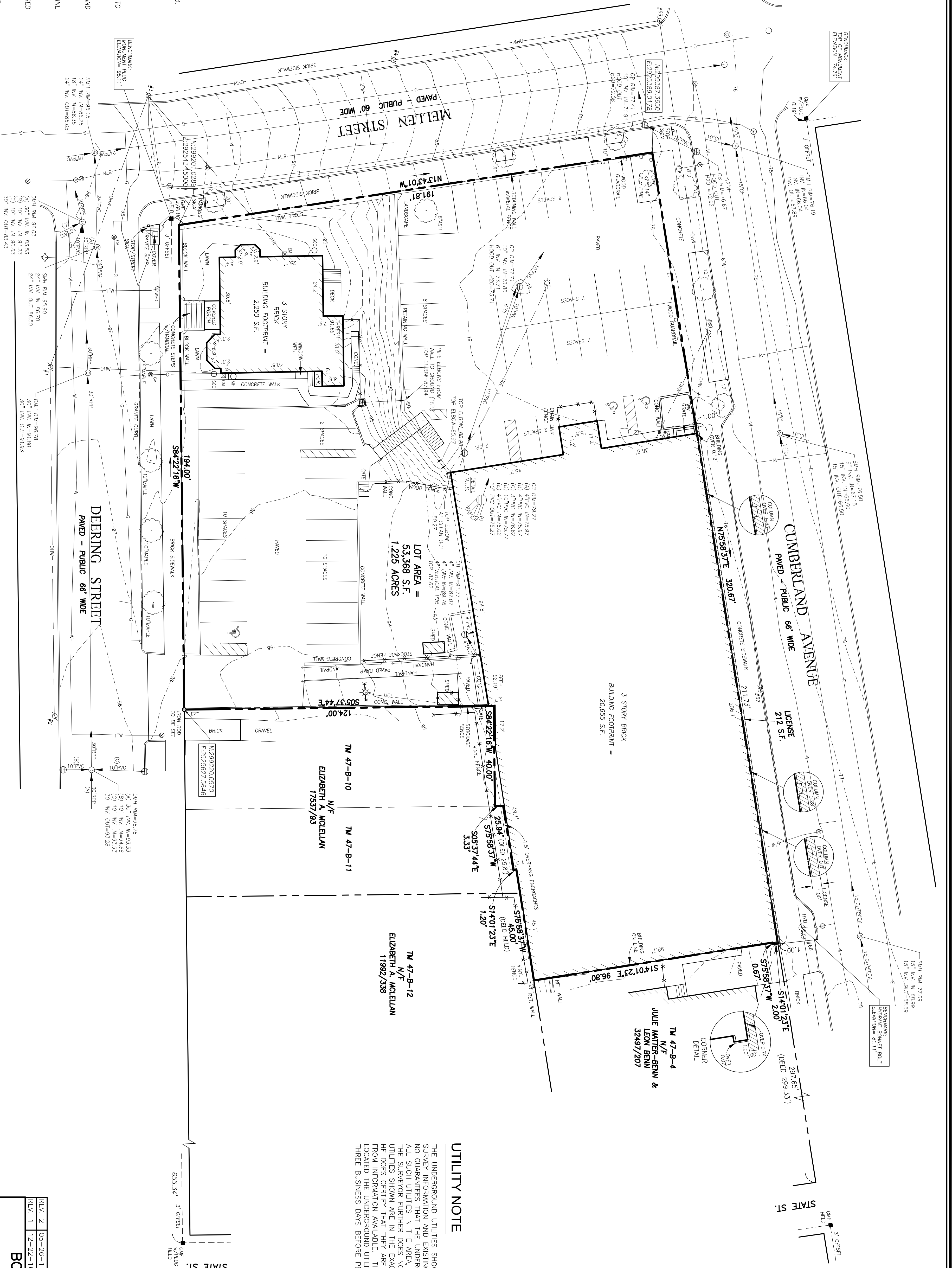
LOCATION MAP
N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- ⊗ GAS VALVE
- ⊕ UTILITY POLE
- MANHOLE
- SIGN
- CATCH BASIN
- ⊗ HYDRANT
- ⊗ WATER VALVE OR SHUTOFF
- ⊗ LIGHT POLE
- ⊗ DECIDUOUS TREE
- ⊗ CONIFEROUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- WATER LINE
- GAS LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- I CONTOUR
- CONC.
- CONCRETE
- NOW OR FORMERLY
- 000/000 DEED BOOK AND PAGE

GENERAL NOTES

1. OWNER OF RECORD, THE OPPORTUNITY ALLIANCE P/LA REQUESTS REGIONAL OPPORTUNITY PROGRAM #510 CUMBERLAND AVENUE, PORTLAND, MAINE; CUMBERLAND COUNTY REGISTER OF DEEDS BOOK 10064, PAGE 213.
2. LOCUS IS SHOWN AS LOTS 1, 2, 3, AND 29 IN BLOCK B ON PORTLAND PROPERTY MAP #7.
3. BARRIERS ARE CITY COORDINATES PROVIDED ON STREET MONUMENTS ON PLAN REFERENCE 5, WHICH IS GRID NORTH.
4. SPACE BETWEEN BUILDING AND FENCE ON LAND OF MCELLELLAN APPEARS TO BE USED BY SUBJECT PROPERTY.
5. THE 1983 DEED IN BOOK 495, PAGE 84 FOR THE PORTION OF THE PREMISES WEST OF BENN IS FOR A LOT 100 FEET DEEP FROM CUMBERLAND STREET. THE DEEDS SHOW MCELLELLAN PARK ON THE EAST LINE OF 98.8 FEET, POSSIBLY BASED ON PLAN REFERENCE 2, WHICH SHOWS A BUILDING LINE 98.8 FEET FROM CUMBERLAND AVENUE AND A PROPERTY LINE OF 100 FEET.
6. THE 1905 DEED IN BOOK 780, PAGE 239 FOR THE BENN PROPERTY DEFINES THE COMMON LINE AS BEING 300 FEET FROM STATE STREET, BASED ON PLAN REFERENCE 4. THE 1874 DEED IN BOOK 433, PAGE 132 FOR THE COMMON LINE AS BEING 300 FEET FROM STATE STREET. THE 1883 DEED MENTIONED ABOVE REFERS TO 275 FEET FROM MELLETT STREET ON THE EAST LINE AS 275 FEET FROM THE COMMON LINE. THE 1883 DEED MENTIONED ABOVE REFERS TO 275 FEET FROM THE COMMON LINE (WITH THE EXCEPTION OF THE LATER 200 BY 0.67 FOOT STRIP) AS BEING 320 FEET FROM MELLETT STREET. WITH A NOTE "298.37 TO STATE ST. BY MEASURE. PLAN CALLS FOR 300." THE EXISTING BUILDING WAS BUILT TO MATCH THE 320 FEET FROM MELLETT AND THE SMALL PARCEL FOR THE PLOSTER, OWNED BY A BENN PREDECESSOR, WHICHES ALSO.
7. ELEVATIONS ARE BASED ON MVD 1929 - CITY DATUM.



PLAN REFERENCES

1. "SURVEYED FOR B.F. HARRIS SURVEYED FEB. 1883" IN FILES OF H.L. & E.C. JORDAN - SURVEYORS AND UNDATED UNFILED MORE RECENT WORKING PLAN OF SAME.
2. "E.C. JORDAN & CO. CIVIL ENGINEERS OCT. 16, 1922" PLAN OF LAND OF ST. ANNAH W. DOOLEY ON DEERING ST. AND ELYNA LORELEO ON CUMBERLAND STREET.
3. "BOUNDARY SURVEY AT 51 DEERING STREET, PORTLAND, MAINE MADE FOR OWNER OF RECORD SEYMOUR & LAUREL MCELLELLAN AUGUST 21, 2014 OWEN HASKELL, INC. JOB NO. 2014-071P"
4. PLAN OF DIVISION BETWEEN DEERING AND PREBLE ESTATES RECORDED IN BOOK 10064, PAGE 213.
5. CITY OF PORTLAND ENGINEERING DEPARTMENT WORKING PLAN PROVIDED OF THIS BLOCK AND SURROUNDING ONES SHOWING EXISTING MONUMENTATION.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES TO:
FIRST AMERICAN TITLE INSURANCE COMPANY AND
AVESTA HOUSING DEVELOPMENT CORPORATION
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 LICENSEE'S FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE _____ JOHN C. SCHWANDA, P.L.S. NO. 1252

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 CORRESPOND TO THE ACTUAL UTILITIES. THE SURVEYOR HAS CONDUCTED A VISUAL SURVEY OF THE UNDERGROUND UTILITIES SHOWN AND BELIEVES 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-DISSAFT AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

REV. 2	05-26-17	ADDED TOPOGRAPHY, UTILITIES, INVERTS.
REV. 1	12-22-16	ADD LICENSE AREA ALONG STREET
BOUNDARY SURVEY		
AT		
#510 CUMBERLAND AVENUE		
AND		
#61-73 DEERING STREET		
PORTLAND, MAINE		
MADE FOR		
AVESTA HOUSING		
307 CUMBERLAND AVENUE, PORTLAND, MAINE		
OWEN HASKELL, INC.		
PROFESSIONAL LAND SURVEYORS		
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0484		
Drawn By	JCS	Date
Trace By	JLW	SEPT. 28, 2016
Check By	JCS	2016-286P
Book No.	1147	Draw No.
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