Reviewed for Code Compliance
Approved with Conditions
Date: 01/30/17

LEGEND

- REBAR SET AND CAPPED PLS #2376
- PIPE OR ROD FOUND
- MONUMENT FOUND
- ROAD LINE
- PROPERTY LINE
- PROPERTY LINE - NOT SURVEYED
- BUILDING
- PAVEMENT
- CRUSHED STONE
- SANITARY SEWER STRUCTURE
- UTILITY POLE AND ANCHOR
- WATER VALVE

SOURCE
SPCS 1983 - ME WEST

NOTES

1) OWNERS OF RECORD: MARIAH C. HOLDER & JOHN J. HEINZE, REFERENCE DEED BOOK 30962, PAGE 318 DATED AUGUST 21, 2013. (BOOK AND PAGE REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.)

2) AT THE REQUEST OF THE CLIENT LIMITED HISTORICAL DEED RESEARCH HAS BEEN PERFORMED BY THIS SURVEYOR. PROFESSIONAL OPINIONS RELATED TO THE LOCATION OF PROPERTY LINES ARE BASED ON A REVIEW OF CURRENT DEEDS AND ANY PLANS READILY AVAILABLE FROM THE REGISTRY OF DEEDS OR FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST

3) BEARINGS ARE REFERENCED TO THE STATE PLANE COORDINATE SYSTEM OF 1983, MAINE WEST ZONE, AS DERIVED FROM RTK OBSERVATIONS PERFORMED WITH A LEICA GS14 GNSS RECEIVER AND THE STATE OF MAINE DEPARTMENT OF TRANSPORTATION VRS NETWORK.

4) THE LOCATION OF THE MELLEN STREET RIGHT OF WAY IS BASED ENTIRELY ON PLAN REFERENCE 2 AND MONUMENTS SHOWN THEREON. THIS LOCATION CONFORMS TO BOTH HISTORICAL AND ELECTRONIC PLANS PROVIDED BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.

5) THE SUBJECT PARCEL IS SHOWN IN ZONE C, AREAS OF MINIMAL FLOODING (NO SHADING), AS DEPICTED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE WITH COMMUNITY-PANEL NUMBER 230051 0013 B AND AN EFFECTIVE DATE OF JULY 17, 1986.

6) THE SUBJECT PARCEL IS SHOWN ON THE NATURAL RESOURCES CONSERVATION SERVICE NATIONAL COOPERATIVE SOIL SURVEY AS BEING COMPRISED OF HINCKLEY LOAMY SAND, 3 TO 8 PERCENT SLOPES.

CARRIAGE HOUSE DETAIL
SCALE: 1" = 5'

PLAN REFERENCES

1) PLAN OF LAND ON MELLEN, DEERING, CONGRESS, AND STATE STREETS DATED OCTOBER 1875 BY E. C. JORDAN, C. E. RECORDED IN PLAN BOOK 3, PAGE 61.

2) PLAN OF LAND ON CONGRESS, MELLEN, AND CUMBERLAND STREETS DATED NOVEMBER 1875 BY E. C. JORDAN, C. E. RECORDED IN PLAN BOOK 4, PAGE 41.

3) "DR. MERRILL PROPERTY, COR(NER) OF CONGRESS AND MELLEN STR(EETS)" DATED DECEMBER 26, 1907 BY P. H. RICHARDSON, C. E. RECORDED IN PLAN BOOK 11, PAGE 83.

4) "PLAN MADE FOR E. L. WENGREN" DATED JUNE 1925 BY E.C. JORDAN & CO. RECORDED IN PLAN BOOK 16, PAGE 44.

5) VARIOUS ROAD RIGHT OF WAY AND RELATED DOCUMENTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.

6) ELECTRONIC FILES OF ROAD RIGHT OF WAY PROJECTS AVAILABLE FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC SERVICES ENGINEERING DIVISION ARCHIVIST.

7) "PLAN SHOWING A STANDARD BOUNDARY SURVEY OF THE WOODBURY DAVIS HOUSE" DATED JULY 28, 2005 BY WILLIAM G. AUSTIN. RECORDED IN PLAN BOOK 209, PAGE 93.

8) "LONGFELLOW PLACE CONDOMINIUM, AMENDED CONDOMINIUM PLAT" DATED FEBRUARY 4, 2013 BY STRUCTURAL INTEGRITY. RECORDED IN PLAN BOOK 213, PAGE 61.

MAIN HOUSE DETAIL
SCALE: 1" = 5'

SCALE IN FEET

CERTIFICATION

TO: MARIAH C. HOLDER & JOHN J. HEINZE

TO THE BEST OF MY KNOWLEDGE THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYORS STANDARDS WITH THE FOLLOWING EXCEPTIONS:

1.) NO SEPARATE REPORT
2.) NO NEW LEGAL DESCRIPTION PREPARED

STATE OF MAINE
JERAMIAH RAITT
No. 2376
PROFESSIONAL LAND SURVEYOR

JERAMIAH J. RAITT PLS #2376

CUMBERLAND, ss REGISTRY OF DEEDS

Received _____

At _____h _____m _____ M., and

Filed in Plan Book _____ Page _____

ATTEST: _____
Register

STANDARD BOUNDARY SURVEY

FOR RECORD OWNER: MARIAH C. HOLDER & JOHN J. HEINZE
PO BOX 4038, PORTLAND, MAINE 04101

SITE LOCATION: 9-11 MELLEN STREET
PORTLAND, MAINE

LITTLE RIVER
LAND SURVEYING
JERAMIAH J. RAITT
ME PLS #2376 NH LLS #957
PO BOX 332, LISBON FALLS MAINE 04252
(207) 841-0056

DATE: AUGUST 16, 2016
REVISED: AUGUST 25, 2016

SCALE:
1" = 10'

PROJECT #16-014
DRAWING #16-014

DRAWN BY: JJR