

95.17' TO GRANT STREET LINE

NOW OR FORMERLY
OREN B. AHLQUIST
BOOK 13321, PAGE 311

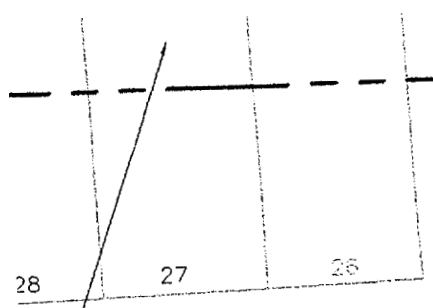
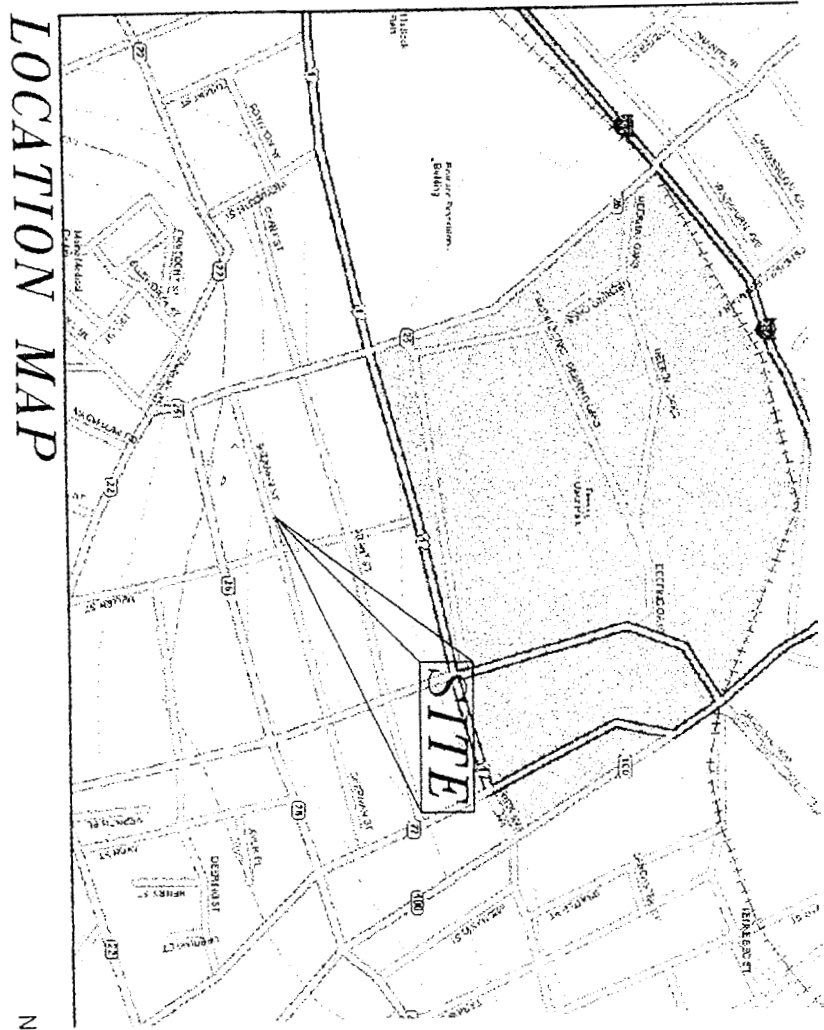
OLD FENCE POST

FOUND
5/8" IRON REBAR
4" ABOVE GRADE

168.99' TO STATE STREET LINE

FOUND
5/8" IRON REBAR
4" ABOVE GRADE

APPARENT ENCROACHMENT SEE NOTE 13



NOW OR FORMERLY
H.C.R. PROPERTIES L.L.C.
BOOK 6597, PAGE 14
SEE NOTE 11

APPARENT ENCROACHMENT SEE NOTE 13

PAVED PARKING SPOT

FOUND
5/8" IRON REBAR
FLUSH WITH GRADE

FOUND
5/8" IRON REBAR
FLUSH WITH GRADE

FOUND
1-1/4" IRON PIPE
FLUSH WITH GRADE

BRICK WALKWAY

180.00' TO STATE STREET LINE

STANDARD BOUNDARY SURVEY
FOR
VINCENT D. VELIGOR JR.
OF
61 SHERMAN STREET
PORTLAND, MAINE
JUNE 2, 2003 SCALE 1" = 10'



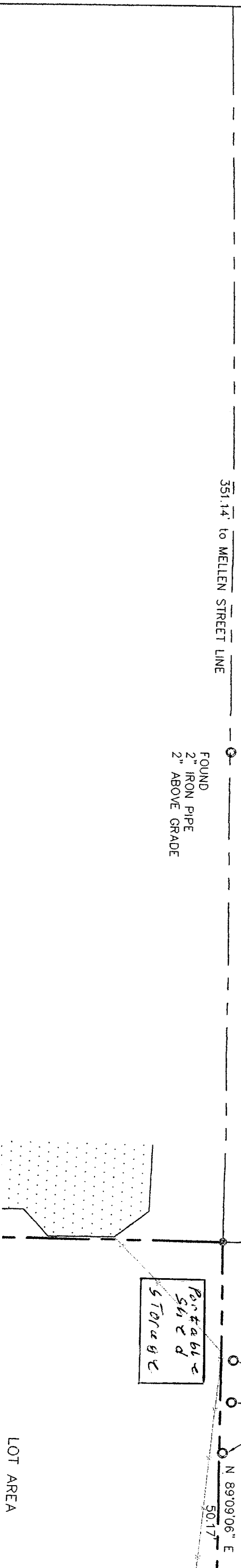
PROFESSIONAL LAND SURVEYING
P.O. BOX 1023
WESTBROOK MAINE 04098-1023

SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- 8 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO VINCENT D. VELLIGOR JR. AND SUSAN J. VELLIGOR FROM RONALD A. WARD AND LORI L. WARD DATED 10-16-98 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEED IN BOOK 14267, PAGE 53.
- 9 THE PROPERTY IS DEPICTED ON THE TOWN ASSESSOR'S MAP 48 BLOOK D AS LOT 20
- 10 REFERENCE IS MADE TO PLAN OF DIVISION OF DEERING PASTURE AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 3, PAGE 37.
- 11 REFERENCE IS MADE TO PLAN OF 51-59 SHERMAN STREET DATED 3-11-02 BY ROYAL RIVER SURVEY COMPANY.
- 12 REFERENCE IS MADE TO PLANS OF STATE, GRANT, MELLEN AND SHERMAN STREETS DATED SEPTEMBER 1925 BY CITY OF PORTLAND PLAN NO. 72, 81, 78, 92.
- 13 A PORTION OF THE PARKING SPACES NUMBERED 26-31 APPEAR TO ENCROACH UPON THE PREMISES SURVEYED.
- 14 THE PROPERTY LINES FOR THE PARCEL SURVEYED WERE DETERMINED BY PRORATION FROM THE THREE FOOT OFFSET MONUMENTS DEPICTED ON PLANS MENTIONED IN NOTE 12.

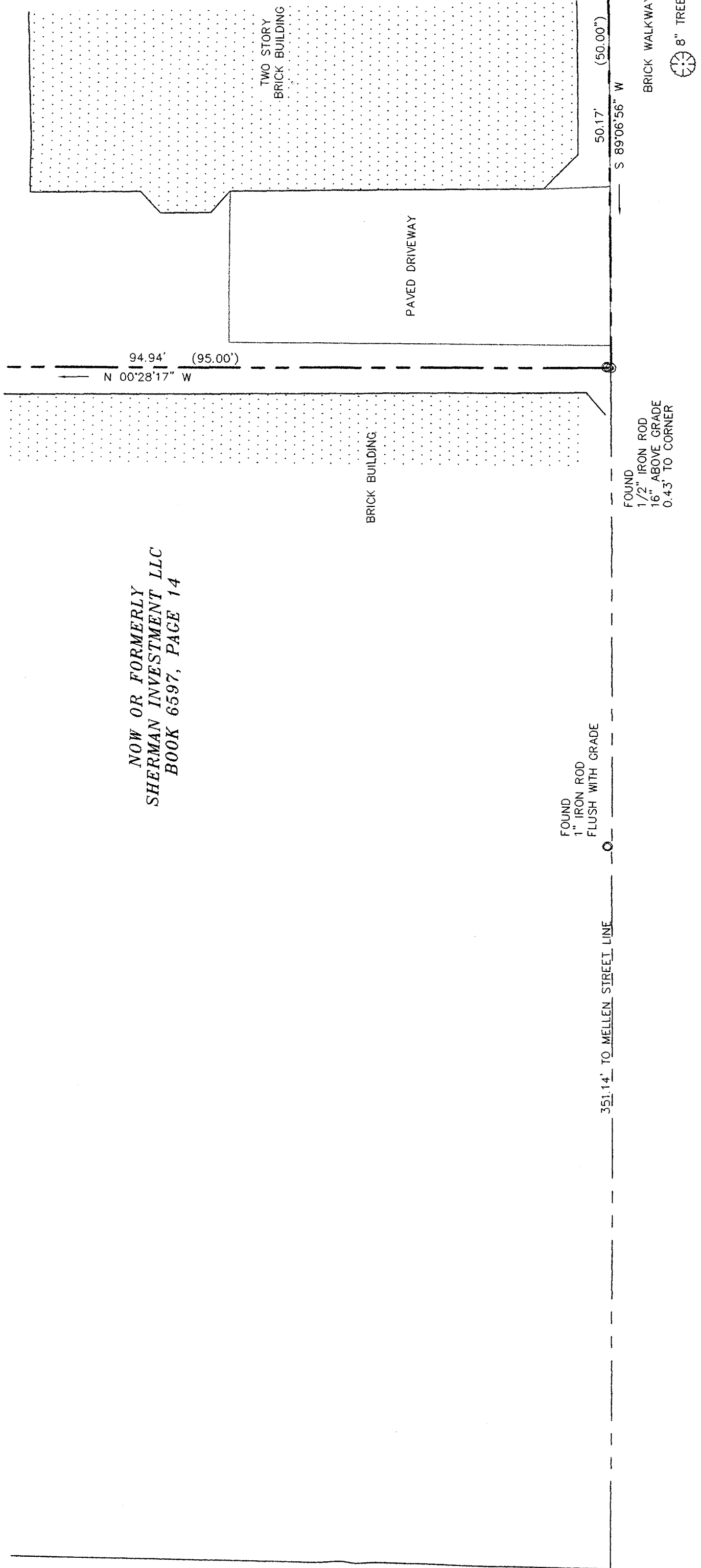
NOW OR FORMERLY
RENE PARRAOSCAR
BOOK 14987, PAGE 164

NOW OR FORMERLY
GEOFFREY RI
SEE NOTE 10



LOT AREA

NOW OR FORMERLY
 SHERMAN INVESTMENT LLC
 BOOK 6597, PAGE 14



LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY/ROW	
---	SETBACK	
□	DRILLHOLE	⊙
○	MONUMENT	
	IRON PIPE/ROD	
	5/8" IRON REBAR	⊙
▨	BUILDING	
---	EDGE PAVEMENT	
⊙	MANHOLE	
---	FENCE	
⊙	DECIDUOUS TREE	

SHERMAN ST

GRAPHIC SCALE

