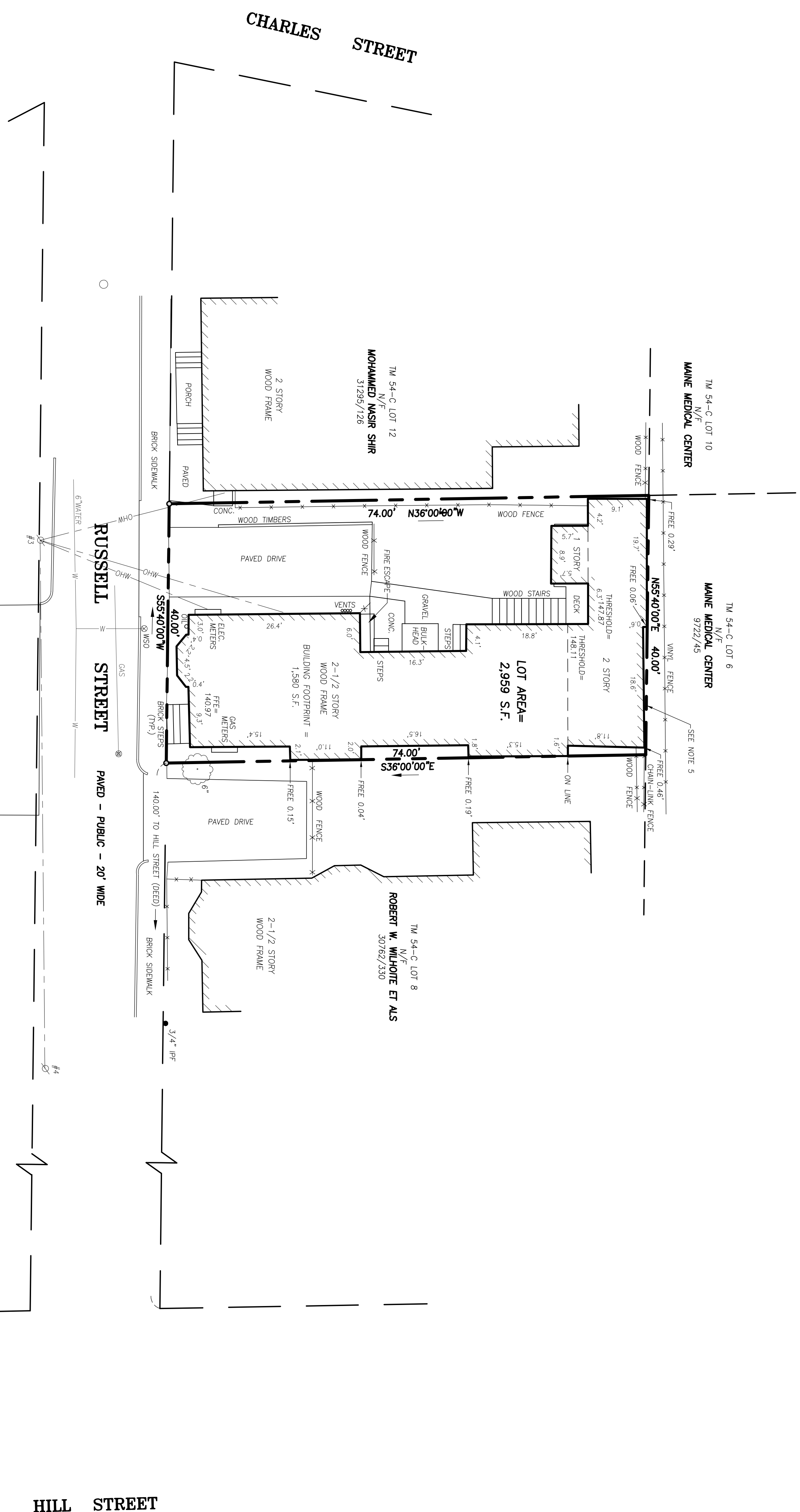
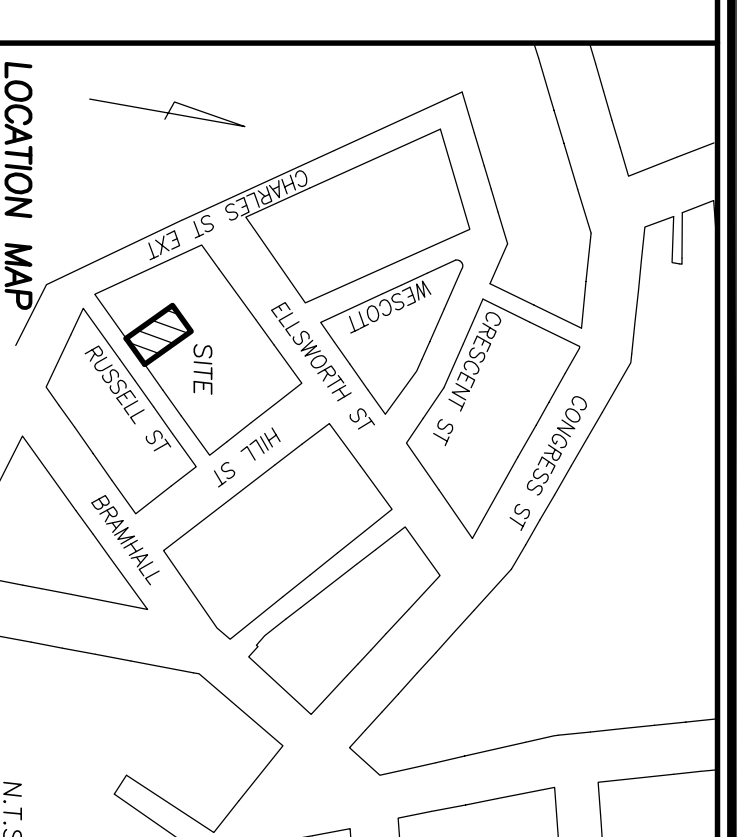


UTILITY NOTE:
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN 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 NUMBER SHOWN AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.



CHARLES STREET
 BRACKETT STREET

LEGEND

- IRON PIPE OR ROD FOUND
- CAPPED IRON ROD TO BE SET
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- UTILITY POLE
- MANHOLE
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- WATER LINE
- GAS LINE

GRAPHIC SCALE

0 5' 10' 20' 40'

PLAN REFERENCES

1. "PLAN OF LAND IN PORTLAND, MAINE FOR MAINE CARDIOLOGY ASSOC." BY OWEN HASKELL, INC. DATED 9/3/80, FILE NO. 8035P.
2. "CONDOMINIUM PLAT '52 BRAMHALL STREET CONDOMINIUM" MADE FOR R.G. SIMONDS TRUST BY OWEN HASKELL, INC. DATED OCTOBER 14, 2002. FILE NO. 2002-244P.
3. "STANDARD BOUNDARY SURVEY AT #26-28 ELLSWORTH STREET, PORTLAND, MAINE MADE FOR MAINE MEDICAL CENTER BY OWEN HASKELL, INC. DATED OCTOBER 14, 2002. FILE NO. 2002-228P.
4. CITY BLUE SHEETS AND VARIOUS WORKSHEETS AND FIELD NOTES FROM THE RECORDS OF H.I. & E.C. JORDAN ON FILE AT THIS OFFICE.

NOTES

1. OWNER OF RECORD: MICHAEL J. FRIEDLAND, TAX MAP 54-C LOT 9, C.C.R.D. BOOK 14931 PAGE 320
2. BEARINGS ARE MAGNETIC 1850S BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 1.
3. ELEVATIONS ARE BASED ON CITY OF PORTLAND DATUM.
4. THE WESTERN AND EASTERLY SIDELINES OF THE LOCUS PARCEL ARE HELD PARALLEL WITH HILL STREET, AS SHOWN IN ADJUTER DEED BOOK 270 PAGE 507.
5. IN 1884 THE PROPERTY WAS CONNECTED AS BEING 74 FEET DEEP WITH NO CALL FOR THE PROPERTY HAS BEEN RECORDED AS 527 FEET DEEP WITH NO CALL FOR ADJUTER DEED RECORDED IN BOOK 418 PAGE 550. A TITLE ATTORNEY SHOULD BE CONSULTED FOR CURRENT TITLE TO 6" STRIP IN REAR OF PROPERTY.

CERTIFICATE

OWEN HASKELL, INC. CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, THE PLANS COMPLY WITH THE PROFESSIONAL STANDARDS AND ETHICS OF THE PROFESSIONAL LAND SURVEYORS OF MAINE.

DATE _____ JOHN W. SWAN, PLS NO. 1038

CONDOMINIUM PLAT
"11 RUSSELL STREET CONDOMINIUM"
 11 RUSSELL STREET, PORTLAND, MAINE
 MADE FOR RECORD OWNER
MICHAEL J. FRIEDLAND
 21 BROOKSIDE AVENUE, SOUTH PORTLAND, MAINE

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

Drawn By	SDG	Date	APRIL 15, 2014	Job No.	2014-035P
Trace By	JLW/SDG	Scale	1" = 10'	Drawg. No.	1 OF 2
Check By	JMS				
Book No.	1124				

