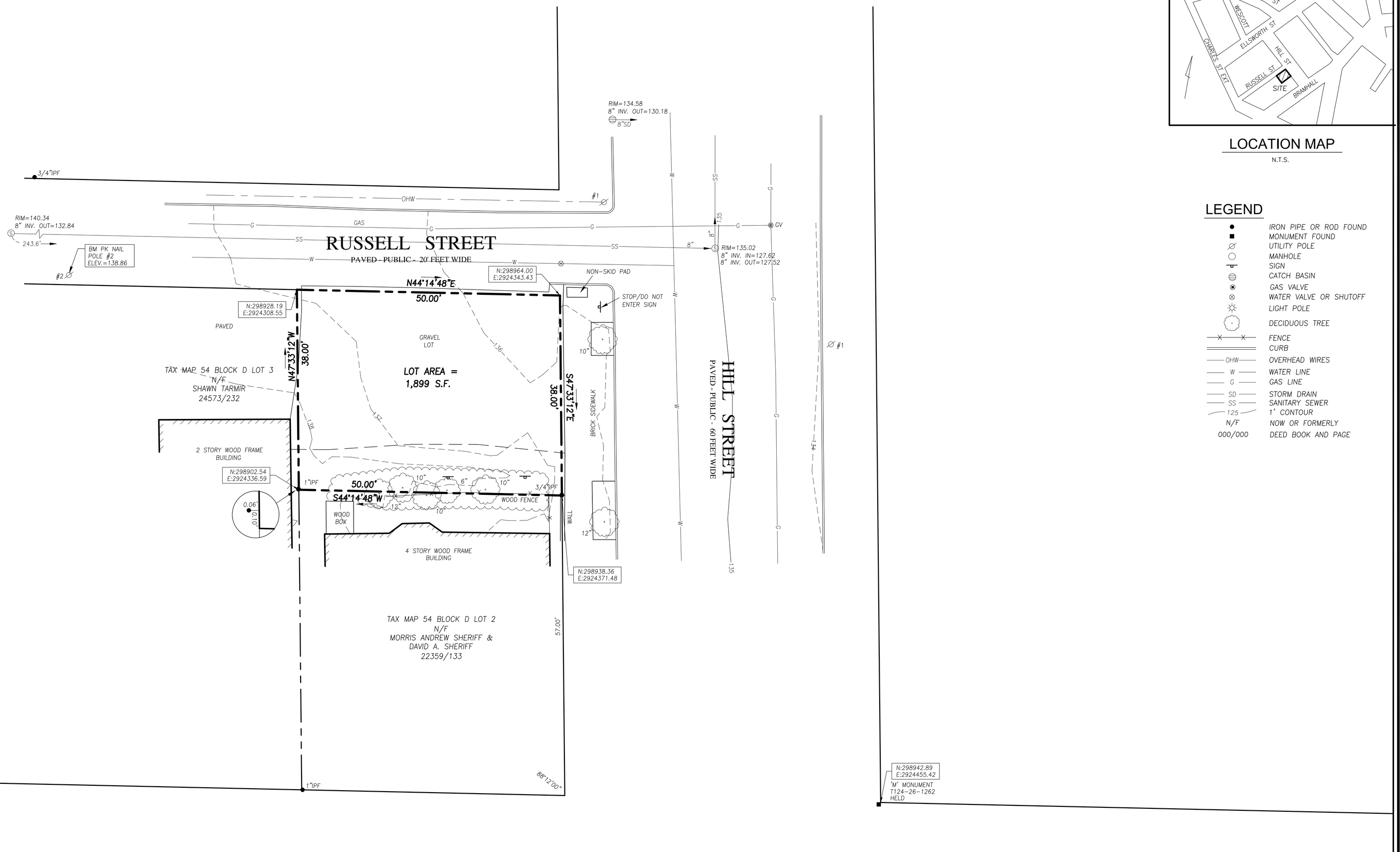

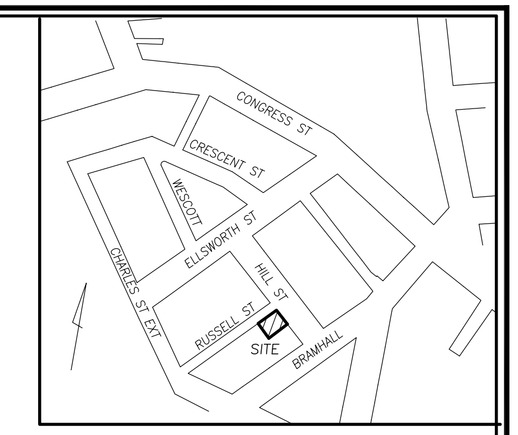

LOCATION MAP

N.T.S.

LEGEND

●	IRON PIPE OR ROD FOUND
■	MONUMENT FOUND
	UTILITY POLE
	MANHOLE
	SIGN
	CATCH BASIN
	GAS VALVE
	WATER VALVE OR SHUTOFF
	LIGHT POLE
	DECIDUOUS TREE
—X—X—	FENCE
	CURB
—OHW—	OVERHEAD WIRES
—W—	WATER LINE
—G—	GAS LINE
—SD—	STORM DRAIN
—SS—	SANITARY SEWER
125	1' CONTOUR
N/F	NOW OR FORMERLY
000/000	DEED BOOK AND PAGE

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 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GRAPHIC SCALE

0 5' 10' 20' 40'

PLAN REFERENCES

1. "CONDOMINIUM PLAT, RUSSELL STREET FLATS CONDOMINIUM, 11 RUSSELL STREET, PORTLAND, MAINE MADE FOR RECORD OWNER MICHAEL J. FRIEDLAND" APRIL 15, 2014 BY OWEN HASKELL, INC.

2. "PLAN OF LAND IN PORTLAND, MAINE FOR MAINE CARDIOLOGY ASSOC." DATED SEPTEMBER 9, 1980 BY OWEN HASKELL, INC.

3. CITY OF PORTLAND STREET BLUE SHEETS.

GENERAL NOTES

1. OWNER OF RECORD: NEW DAY FARM, LLC
TAX MAP 54 BLOCK D LOT 1
C.C.R.D. BOOK 32044 PAGE 36

2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY POINTS T124-26-1262 & T124-26-1248 HELD.

3. ELEVATIONS BASED ON CITY DATUM. CITY BENCHMARK: 3" O/S MONUMENT AT THE NORTH EAST CORNER OF MELLEN AND CUMBERLAND STREET ELEVATION = 74.46 LB836 PAGE 48.

4. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R6 ZONE.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES 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 LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE

JOHN W. SWAN, PLS NO. 1038

REV. 1	6-7-16	ADJUST ELEVATIONS

BOUNDARY & TOPOGRAPHIC SURVEY

AT

4 RUSSELL STREET, PORTLAND, MAINE

MADE FOR

NEW DAY FARM, LLC

156 SHERIDAN STREET, UNIT 3A, PORTLAND, MAINE

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

Drawn By RS	Date	Job No.
Trace By JLW	JUNE 1, 2016	2016-138P
Check By JWS	Scale	Drwg. No.
Book No. 1145	1" = 10'	1