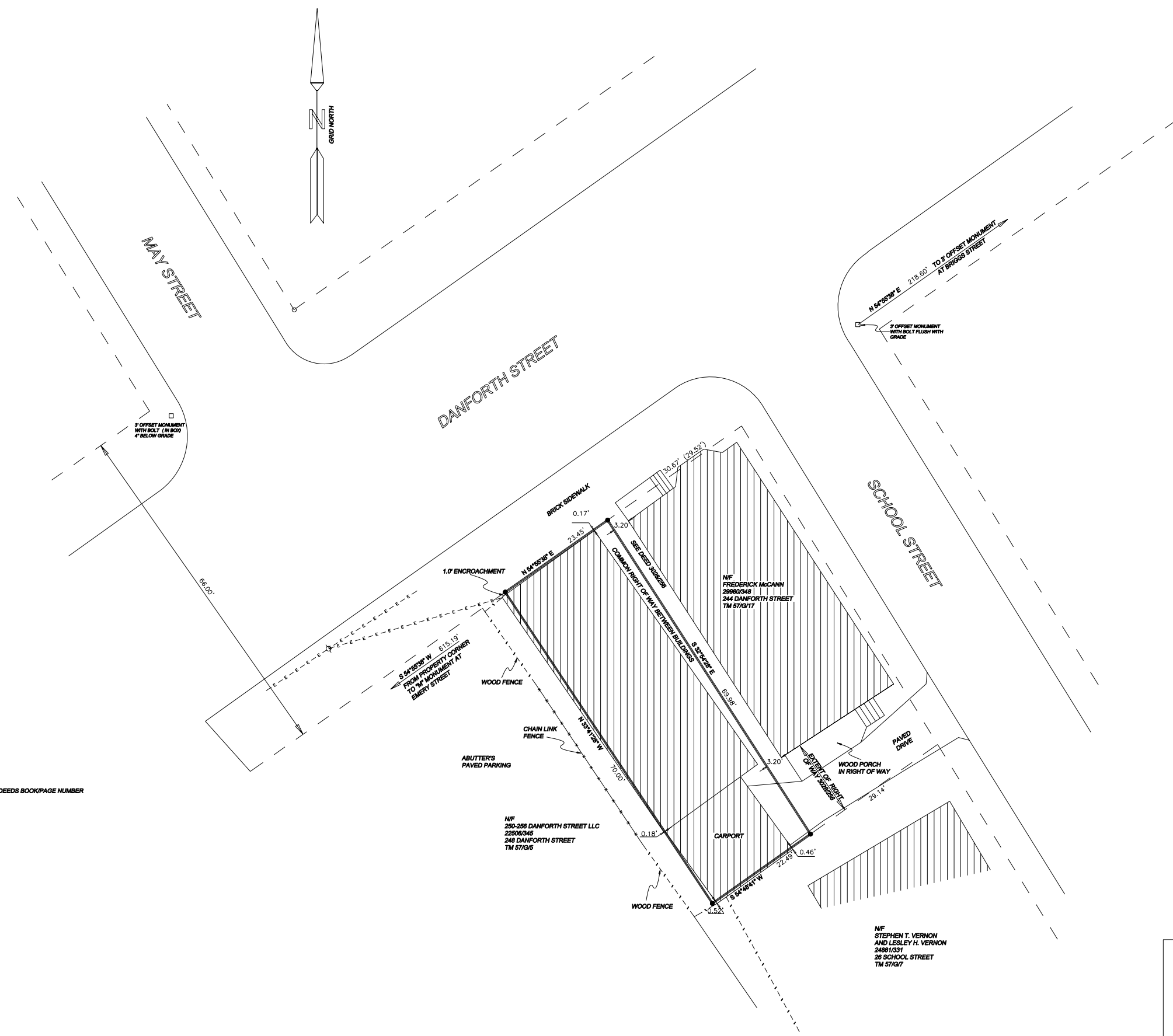


SITE LOCATION MAP (NOT TO SCALE)



**PLAN NOTES:**

- 1) THE OWNER OF RECORD IS CHRISTOPHER CAMPBELL.
- 2) THE DEED OF RECORD IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 24800 PAGE 288.
- 3) THE CADASTRAL REFERENCE IS CITY OF PORTLAND TAX MAP 57 BLOCK G LOT 6.
- 4) THE PARCEL DOES NOT FALL IN A "SPECIAL FLOOD HAZARD AREA" PER F.E.M.A. SEE COMMUNITY #230051 PANEL #00138, EFFECTIVE DATE JULY 17, 1988.
- 5) DANFORTH STREET IS A 66' WIDE PUBLIC ROAD. SCHOOL STREET IS A 31.50' WIDE PUBLIC ROAD.
- 6) ZONING: THE PARCEL IS IN THE "B-1" ZONE. AN OFFICIAL ZONING DETERMINATION AND REQUIREMENTS MUST BE OBTAINED FROM THE CITY OF PORTLAND AND ALL OTHER APPLICABLE REGULATORY BODIES BEFORE BUILDING IMPROVEMENTS OR CONVEYING LAND OR INTEREST.
- 7) UTILITY LOCATION SHOWN IS APPROXIMATE. THIS PLAN MAY NOT SHOW ALL UTILITIES USED OR IN DISUSE. ALL APPROPRIATE OFFICES AND AN UNDERGROUND UTILITY LOCATION SERVICE SHOULD BE CONTACTED BEFORE DOING ANY EXCAVATION.
- 8) THIS PLAN IS NOT INTENDED TO DEPICT LIMITS OR EXTENTS OF FEE TITLE OWNERSHIP. AN OPINION OF TITLE SHOULD BE RENDERED BY AN ATTORNEY.
- 9) NORTHEASTERN LAND SURVEYING AND THE SIGNING SURVEYOR RESERVE THE RIGHT TO BE HELD HARMLESS FROM ALL THIRD PARTY CLAIMS.
- 10) THE AREA OF THE SURVEYED PARCEL IS 1806.7 SQUARE FEET.

**PLAN REFERENCES:**

- 1) "PLAN OF THE BRESLIN ESTATE ON DANFORTH STREET" CIRCA 1885 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 2 PAGE 47.
- 2) "PLAN OF DANFORTH, SALEM, MAY, SCHOOL AND BRIGGS STREETS IN PORTLAND, MAINE" BY OWEN HASKELL, INC. AND DATED DECEMBER 4, 1974. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION FILE 8742.
- 3) "EMERY STREET, DANFORTH STREET, SALEM STREET STREET LINE RETRACEMENT PLAN" BY THE CITY OF PORTLAND AND DATED MARCH 2003. FOUND IN THE CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT, ENGINEERING DIVISION FILE 881/5.
- 4) "BOUNDARY SURVEY OF #254-258 DANFORTH STREET" BY OWEN HASKELL, INC. AND DATED DECEMBER 12, 2005. FOUND IN THE CITY OF PORTLAND BUILDING INSPECTION FILES FOR TAX MAP 57/G/6.

**LEGEND**

- 3' OFFSET MONUMENT FOUND
- IRON ROD SET WITH CAP (#2063)
- UTILITY POLE
- NF NOW OR FORMERLY OF
- 22506/345 CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK/PAGE NUMBER
- TM 57/G/5 TAX MAP/BLOCK/LOT NUMBER
- SURVEYED PROPERTY LINE
- - - APPROXIMATE PROPERTY LINE
- · - · - EXISTING WOOD FENCE
- x - x - EXISTING CHAIN LINK FENCE
- · - · - OVERHEAD UTILITY LINE
- · - · - BITUMINOUS PAVEMENT
- ▨ EXISTING BUILDINGS

EMBOSSED SEAL (PLAN NOT VALID WITHOUT)

INK SEAL

I HEREBY STATE TO CHRISTOPHER CAMPBELL ALONE AND EXCLUSIVE OF ALL THIRD PARTIES, THAT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THIS PLAN SUBSTANTIALLY CONFORMS WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES EFFECTIVE APRIL 1, 2001

**BOUNDARY SURVEY OF LAND AT 246 DANFORTH STREET PORTLAND, MAINE**

MADE FOR CHRISTOPHER CAMPBELL  
PO BOX 7004, PORTLAND, MAINE 04112

MADE BY NORTHEASTERN LAND SURVEYING  
16 COLLEGE AVENUE, GORHAM, MAINE 04038

MAY 9, 2017 JOB #17-010 SHEET 1 OF 1

