10/11/16, 6:58 PM: /Volumes/DESIGN/_ACTIVE-CLIENTS/BMF2-DanforthSt-3unit/BMF2-05-ARCHICAD/BMF2-20161011.pln

Reviewed for Code Compliance
Inspections Division
City of Portland, Maine
Date: 02/02/17

LEGEND

- Iron pin found
- Monument found
- Drill hole found
- Iron rod to be set
- 8x8 granite fence base
- Catch basin
- Sewer manhole
- Water shutoff
- Fire hydrant
- Utility pole
- Sign
- Edge of pavement
- Curb
- Edge of gravel
- 1' contour
- 5' contour
- Property line
- Right of way
- Overhead utility wires
- Metal fence
- Wooden fence
- Deciduous tree
- Existing building

PARCEL A LEGAL DESCRIPTION

A certain lot or parcel of land located on the southeasterly side of Danforth Street, City of Portland, County of Cumberland, State of Maine, bounded and described as follows.

Beginning at a 5/8" iron rod ("PLS 2273") on the southeasterly side of Danforth Street and the northeasterly corner of land now or formerly of Stephen J. Kilmartin and Helen F. Kilmartin as described in a deed recorded in the Cumberland County Registry of Deeds in Book 2147, Page 168. Thence:

1) N 54°46'11" E by Danforth Street a distance of Sixty-Seven and 82/100 (67.82) feet to a 5/8" iron rod ("PLS 2273") and the remaining land of the Grantor;

2) S 35°13'49" E by said remaining land of the Grantor and across a Forty (40) foot wide unnamed passageway vacated by the City of Portland in 1997 a distance of One Hundred Fifty and 00/100 (150.00) feet to a 5/8" iron rod ("PLS 2273") on the center line of said passageway;

3) S 54°46'11" W by said center line of said passageway a distance of Sixty-Seven and 82/100 (67.82) feet to a 5/8" iron rod ("PLS 2320");

4) N 35°13'49" W across said passageway and by said land of Kilmartin a distance of one Hundred Fifty and 00/100 (150.00) feet to the point of beginning.

PARCEL B LEGAL DESCRIPTION

A certain lot or parcel of land located on the southeasterly side of Danforth Street, City of Portland, County of Cumberland, State of Maine, bounded and described as follows.

Beginning at a 5/8" iron rod ("PLS 2273") on the southeasterly side of Danforth Street and the northwesterly corner of land now or formerly of Deborah J. Kruk as described in a deed recorded in the Cumberland County Registry of Deeds in Book 26933, Page 30. Thence:

1) S 35°13'49" E by said land of Kruk and across a Forty (40) foot wide unnamed passageway vacated by the City of Portland in 1997 a distance of One Hundred Fifty and 00/100 (150.00) feet to a 5/8" iron rod ("PLS 2320") on the centerline of said passageway;

2) S 54°46'11" W by said centerline of said passageway a distance of Seventy-Eight and 51/100 (78.51) feet to a 5/8" iron rod ("PLS 2273") at the southeasterly corner of land designated as Proposed Parcel A on a plan entitled "Plan of Property" made for Constance Bloomfield by Titcomb Associates dated October 20, 2004 and revised through March 6, 2016;

3) N 35°13'49" W by said Proposed Parcel A a distance of One Hundred Fifty and 00/100 (150.00) feet to a 5/8" iron rod ("PLS 2273") on the southerly sideline of said Danforth Street;

4) N 54°46'11" E by said Danforth Street a distance of Seventy-Eight and 51/100 (78.51) feet to the point of beginning.

NOTES

1) Bearings are referenced to True North based on Plan Reference 1.

2) Elevations are in feet above mean sea level (City of Portland datum). Benchmark: granite monument at the corner of Spring Street and Fletcher Street.

3) Deed and plan book references are to the Cumberland County Registry of Deeds.

4) A sewer line crosses the southerly portion of the locus property from Kruk's parcel to Kilmartin's parcel. This sewer line services the locus parcel and others. No record evidence was found pertaining to this sewer line.

5) The unnamed passageway lying southeasterly of the locus parcel has been vacated by the City of Portland. William McFarlane and Constance Bloomfield, record owners of the property depicted on this plan, claim ownership of half the width (20') of the abutting vacated unnamed passageway

6) There are no well or septic fields on Parcel A or Parcel B.

REFERENCES

1) Standard Boundary Survey made for the Waynflete School by Titcomb Associates, dated December 21, 1993.

2) Plan "Surveyed for Robert Jordan" by E.C. Jordan & Co., dated November 8, 1923.

3) Untitled plan by E.C. Jordan & Co., dated July 22, 1911.

4) City of Portland monument maps for Danforth Street, dated September 1925, on file in the Department of Public Works.

5) Condominium Plat Southrise Condominium by Sebago Technics Inc., dated March 14, 1989, revised through June 2, 1989, recorded in Plan Book 179, Page 44.

6) Plan of Property made for Constance Bloomfield by Titcomb Associates dated October 20, 2004and revised October 5, 2005, recorded in Plan Book 205, Page 635.

OWNERS of RECORD

William McFarlane & Constance Bloomfield
Book 21615, Page 268

AREA

Parcel A and Parcel B combined =21,950 s.f /0.50 acres

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

Rev. 4	04/27/16	Contours	RJC
Rev. 3	04/06/16	Legal descriptions	RJC
Rev. 2	03/27/14	Proposed Parcel A and Parcel B	RJC
Rev. 1	10/05/05	Add 20' strip at rear, note 5	JNS

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273

STATE OF MAINE REX J. CROTEAU 2273 PROFESSIONAL LAND SURVEYOR

Plan of Property

380 Danforth Street — Portland, Maine

MADE FOR

Constance Bloomfield

55 Thomas Street — Portland, Maine

JOB# 204070	DATE: Oct. 20, 2004	SCALE: 1" = 20'
BOOK# 774, 712		
204070-R4.dwg		
FILE# 8913		

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