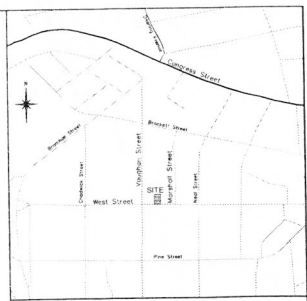


- LEGEND**
- Iron marker - set #3 yellow
 - Property line (beach)
 - - - Right of way line
 - Curb
 - ⊕ Utility pole
 - ⊕/⊖ Now or formerly of
 - 1234/567 Deed reference (Book/Page)
 - ▭ Existing building
 - ▭ Concrete



VICINITY MAP
No. 1006

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to 94° north, Maine State Plane Coordinate System, 14833, West Zone.
- 3) Elevations are based on the City of Portland Vertical Datum derived from City of Portland Vertical Benchmark #4 located at the westerly corner of Pine Street & Brackett Street with a published elevation of 139.16'. Temporary Benchmark is a spike set in utility pole Cap #9. Elevation: 145.62'
- 4) Property lies within Zone C listed on FEMA Community #23001 Plans #13-B, dated July 7, 1996. It does not lie within a special flood hazard area.

PLAN REFERENCES

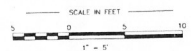
- 1) Plan of Condominium Plat "First Vaughan Condominium" made for J.B. Brown & Sons by Owen Haskell, Inc. dated February 22, 2001 and revised through April 5, 2001. Recorded in Plan Book 201, Page 190.
- 2) Plan of Land in Portland, Maine made for William J. Dillabov by Owen Haskell, Inc. dated April 12, 1982. Recorded in Plan Book 164, Page 58.
- 3) Plan of Condominium Plat "Second Vaughan Condominium" made for J.B. Brown & Sons by Owen Haskell, Inc. dated June 3, 2002. Recorded in Plan Book 202, Page 543.

AREA

2,311 Sq. Ft. / 0.05 acres

OWNERS OF RECORD

C and B Realty, LLC
 Currently shown as Peninsula Property Development, LLC.
 71 West Street
 Portland, ME 04102
 Book 29869, Page 34



Rev. 2	02/03/15	Revised title & owner of record.	Yes
Rev. 1	02/02/15	Revised title, add recording block.	Yes

**PLAN OF
Boundary Survey
71 West Street Condominiums**

71 West Street Portland, Maine

**MADE FOR
Peninsula Property Development, LLC**

71 West Street Portland, Maine

JOB #214274	DATE Nov. 24, 2014	SCALE 1" = 5'
BDD# #998		
214274.mxd		
FILE #9752		

Ticomb Associates
 133 Gray Road, Falmouth, Maine 04105
 (207) 797-9199 www.ticombsurvey.com

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

Rev. J. Drosche, P.L.S. #2273

Slate of Maine, Cumberland ss
 Registry of Deeds
 Received _____ 20____
 At _____ m. _____ M and recorded in
 Plan Book _____ Page _____
 Attest _____
 Register