

N/F  
Christopher M. Girouard  
31749/49  
Map 63, Lot C-9

N/F  
Zehra Deford  
19452/125  
Map 63, Lot C-14

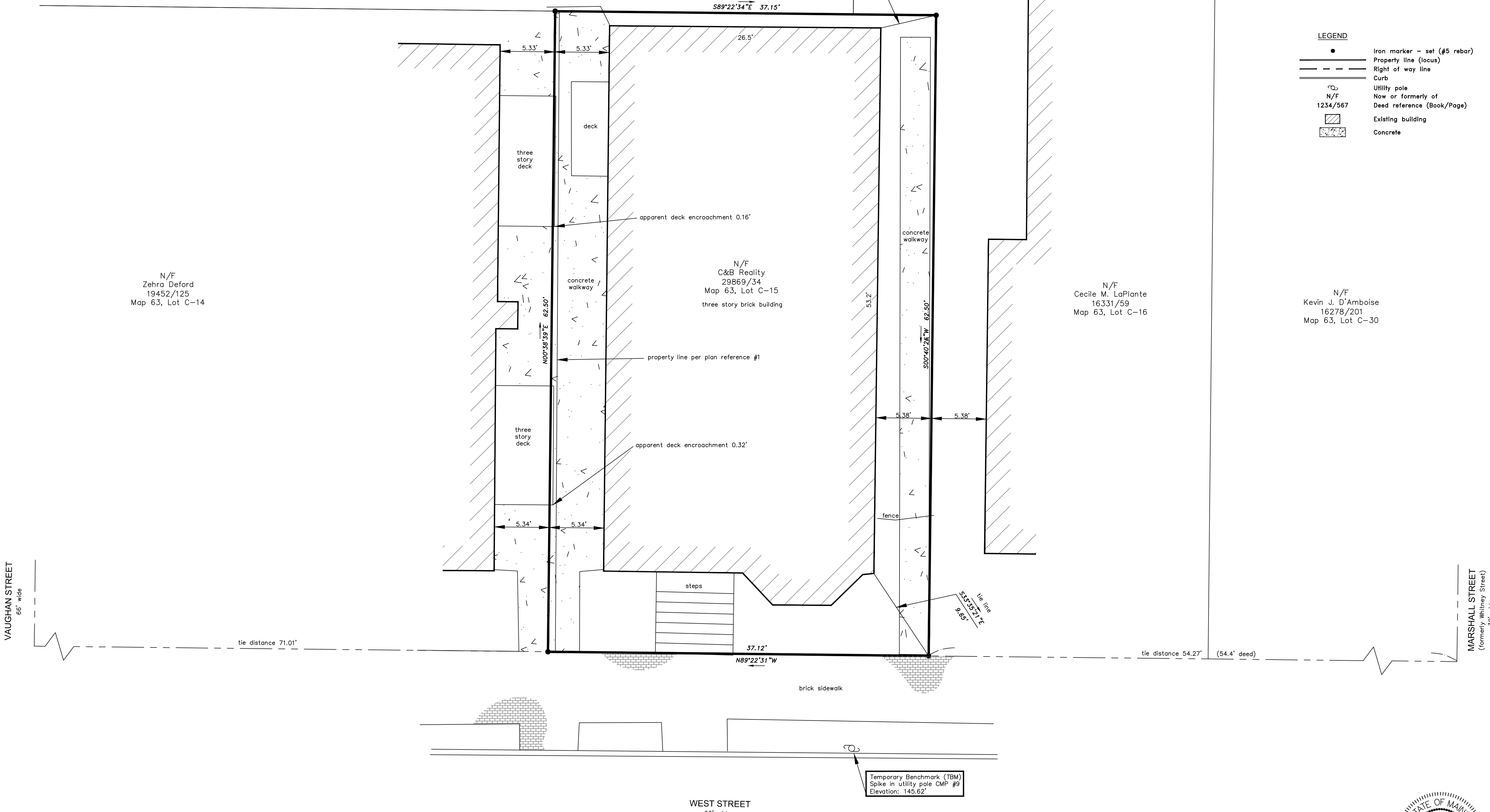
N/F  
C&B Realty  
29869/34  
Map 63, Lot C-15

N/F  
Cecile M. LaPlante  
16331/59  
Map 63, Lot C-16

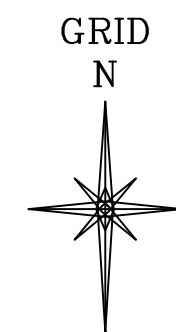
N/F  
Kevin J. D'Amboise  
16278/201  
Map 63, Lot C-30

VAUGHAN STREET  
66' wide

MARSHALL STREET  
32' wide  
(formerly Whitney Street)

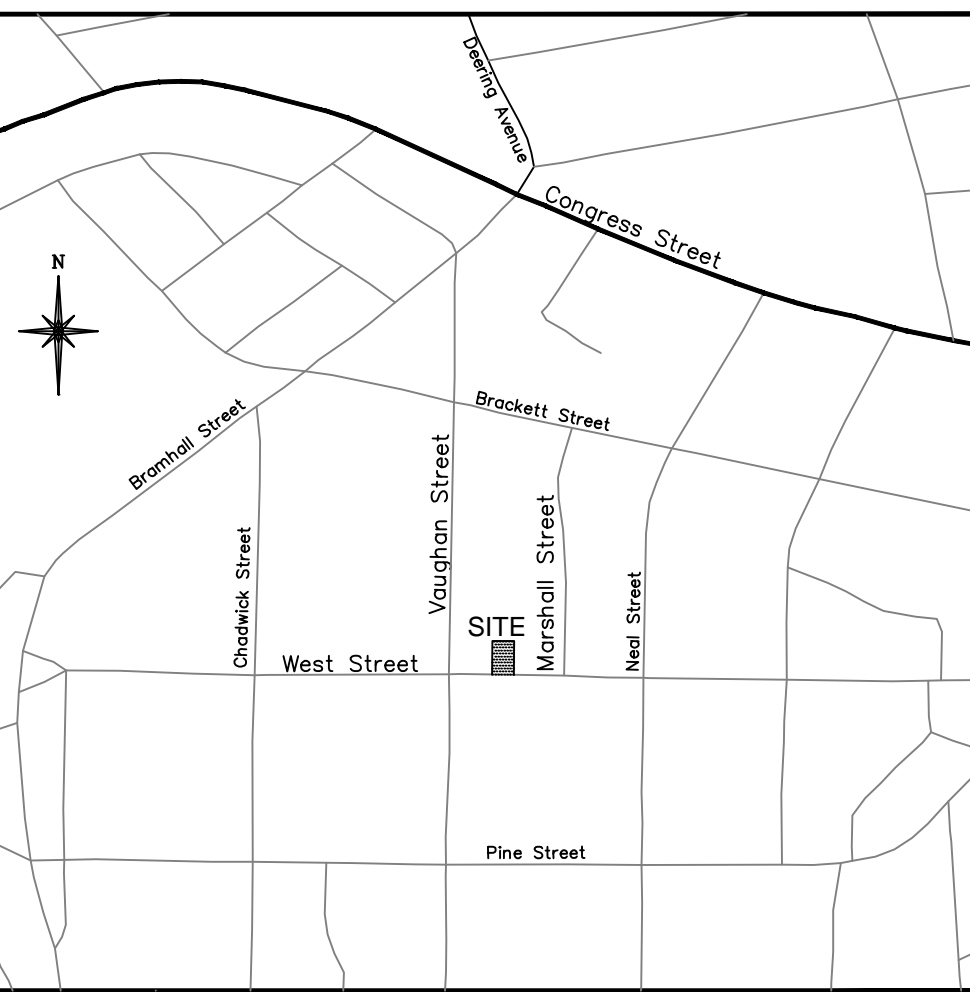


Temporary Benchmark (TBM)  
Spike in utility pole CMP #9  
Elevation: 145.62'



**LEGEND**

- Iron marker - set (#5 rebar)
- Property line (locus)
- - - Right of way line
- Curb
- Utility pole
- N/F Now or formerly of
- 1234/567 Deed reference (Book/Page)
- ▨ Existing building
- ▩ Concrete



**VICINITY MAP**  
No Scale

**NOTES**

- 1) Book and Page references are to the Cumberland County Registry of Deeds.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Elevations are based on the City of Portland Vertical Datum derived from City of Portland Vertical Benchmark #44 located at the easterly corner of Pine Street & Brackett Street with a published elevation of 139.18'. Temporary Benchmark is a spike set in utility pole CMP #9. Elevation: 145.62'.
- 4) Property lies within Zone C based on FIRM Community #230051 Panel #13-B, dated July 17, 1986. It does not lie within a special flood hazard area.

**PLAN REFERENCES**

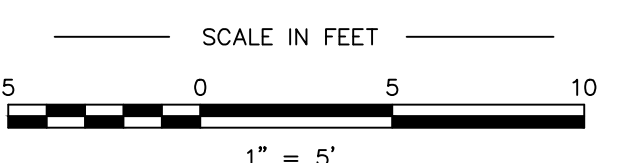
- 1) Plan of Condominium Plat "First Vaughan Condominium" made for J.B. Brown & Sons by Owen Haskell, Inc. dated February 22, 2001 and revised through April 5, 2001. Recorded in Plan Book 201, Page 190.
- 2) Plan of Land in Portland, Maine made for William J. Dibiase by Owen Haskell, Inc. dated April 12, 1982. Recorded in Plan Book 184, Page 68.
- 3) Plan of Condominium Plate "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**

2,321 Sq. Ft. / 0.05 acres

**OWNERS OF RECORD**

C and B Realty, LLC.  
23 Bittersweet Lane  
Cumberland Center, Maine 04021  
Book 29869, Page 34



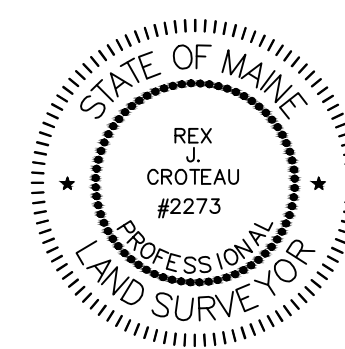
**PLAN OF  
Boundary Survey**

71 West Street Portland, Maine

**MADE FOR  
C and B Realty**

71 West Street Portland, Maine

|             |                     |                |
|-------------|---------------------|----------------|
| JOB #214074 | DATE: Nov. 24, 2014 | SCALE: 1" = 5' |
| BOOK #888   |                     |                |
| 214074.dwg  |                     |                |
| FILE #9752  |                     |                |



**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

**PRELIMINARY**