Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 01/30/15

PRELIMINARY

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

SCALE IN FEET

5 0 5 10

1" = 5'

### 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

# 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 | | |

Titcomb Associates
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