

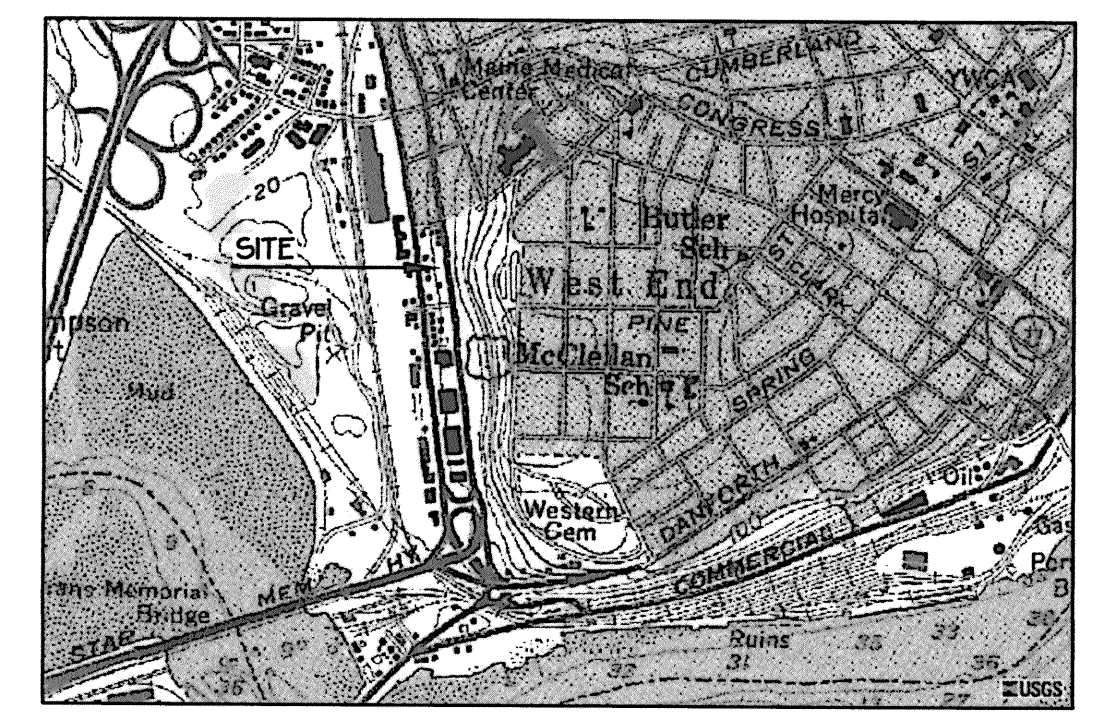
NOTES

- THE BASIS OF BEARING FOR THIS SURVEY WAS TAKEN FROM THE PLAN 7. REFERENCED IN NOTE 4.A. BELOW. SAID BEARING IS MAGNETIC, 2005.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM C + D ASSOCIATES TO AVESTA FLORENCE HOUSE LP DATED MAY 21, 2008 AND RECORDED IN DEED BOOK 26070, PAGE 196. A CORRECTIVE DEED DATED MAY 30, 2008 IS RECORDED IN DEED BOOK 26098, PAGE 335.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "CONDOMINIUM PLAN OF 205 ST. JOHN STREET, PORTLAND, MAINE" BY NORTHEAST CIVIL SOLUTIONS, INC. DATED JUNE 30, 2005. (UNRECORDED).
 - "PLAN OF LANDS ON ST. JOHN STREET" BY WILLIAM A. GOODWIN, CITY CIVIL ENGINEER, DATED JULY, 1879 AND RECORDED IN PLAN BOOK 4, PAGE 21.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 64, BLOCK F, PARCEL 20 AND MAP 68, BLOCK A, PARCEL 11.
- THE WIDTH AND LAYOUT OF VALLEY STREET, ST. JOHN STREET, C STREET + D STREET ARE BASED ON CITY OF PORTLAND PUBLIC WORKS RECORDS. SAID WIDTHS OF ALL THESE STREETS ARE 60 FEET.

- REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
- "A 20' WIDE ACCESS RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 4323, PAGE 133.
 - "A 9.75' WIDE RIGHT-OF-WAY" FOR THE BENEFIT OF THE SUBJECT PARCEL OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 149.
 - "EASEMENT AGREEMENT FOR 20' WIDE RIGHT-OF-WAY" OVER MAP 68, BLOCK A, PARCEL 10 AS RECORDED IN DEED BOOK 12746, PAGE 150.
 - "EASEMENT TO CENTRAL MAINE POWER CO. FOR INSTALL AND MAINTENANCE OF POWER LINES FROM POLE 18 TO POLE 18.1" AS RECORDED IN DEED BOOK 4932, PAGE 312.
- THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW AND ICE.
 - ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1929 DATUM TAKEN FROM THE DISK CALLED FOR AS RM-34 ON FIRM PANEL 230051 0013 B. SEE PLAN FOR TBM DESCRIPTION.
 - UNDERGROUND GAS AND WATER LINE LOCATIONS ON ST. JOHN STREET WERE TAKEN FROM CITY OF PORTLAND PUBLIC WORKS RECORDS FROM 1998. VERIZON LINES WERE FIELD LOCATED. SEWER AND DRAIN LINES AND INVERTS WERE FIELD LOCATED AS WELL. ALL UTILITY LOCATIONS SHALL BE CONSIDERED APPROXIMATE.

LEGEND

	EXISTING	EXISTING
PROPERTY LINE		
MONUMENT FOUND		
REBAR FOUND		
CONTOUR		
CATCHBASIN		
SEWER MANHOLE		
DRAIN MANHOLE		
WATER VALVE		
GAS VALVE		
UTILITY POLE		
UTILITY POLE WITH LIGHT		
FENCE		
TEST BORING		
WATER SERVICE		
SEWER SERVICE		



LOCATION MAP
NOT TO SCALE

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29 Black Point Road
Scarborough, Maine 04074
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207-883-6307 tel 207-883-0361 fax

AVESTA HOUSING

FLORENCE HOUSE
190 VALLEY STREET
PORTLAND, MAINE

Preble Street

REVISIONS

#	DATE	DESCRIPTION
1	12.7.07	MAINE HOUSING 50% REVIEW SET
2	5.2.08	90% MAINE HOUSING REVIEW SET
3	7.31.08	100% MAINE HOUSING REVIEW SET
4	9.2.08	100% BID DOCUMENTS

DATE:	05/02/08
PROJECT #	100405
DRAWN BY:	BAM
CHECKED BY:	JDM
DRAWING SCALE	1"= 20'-0"

SHEET TITLE
EXISTING CONDITIONS AND DEMOLITION PLAN

D 101

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