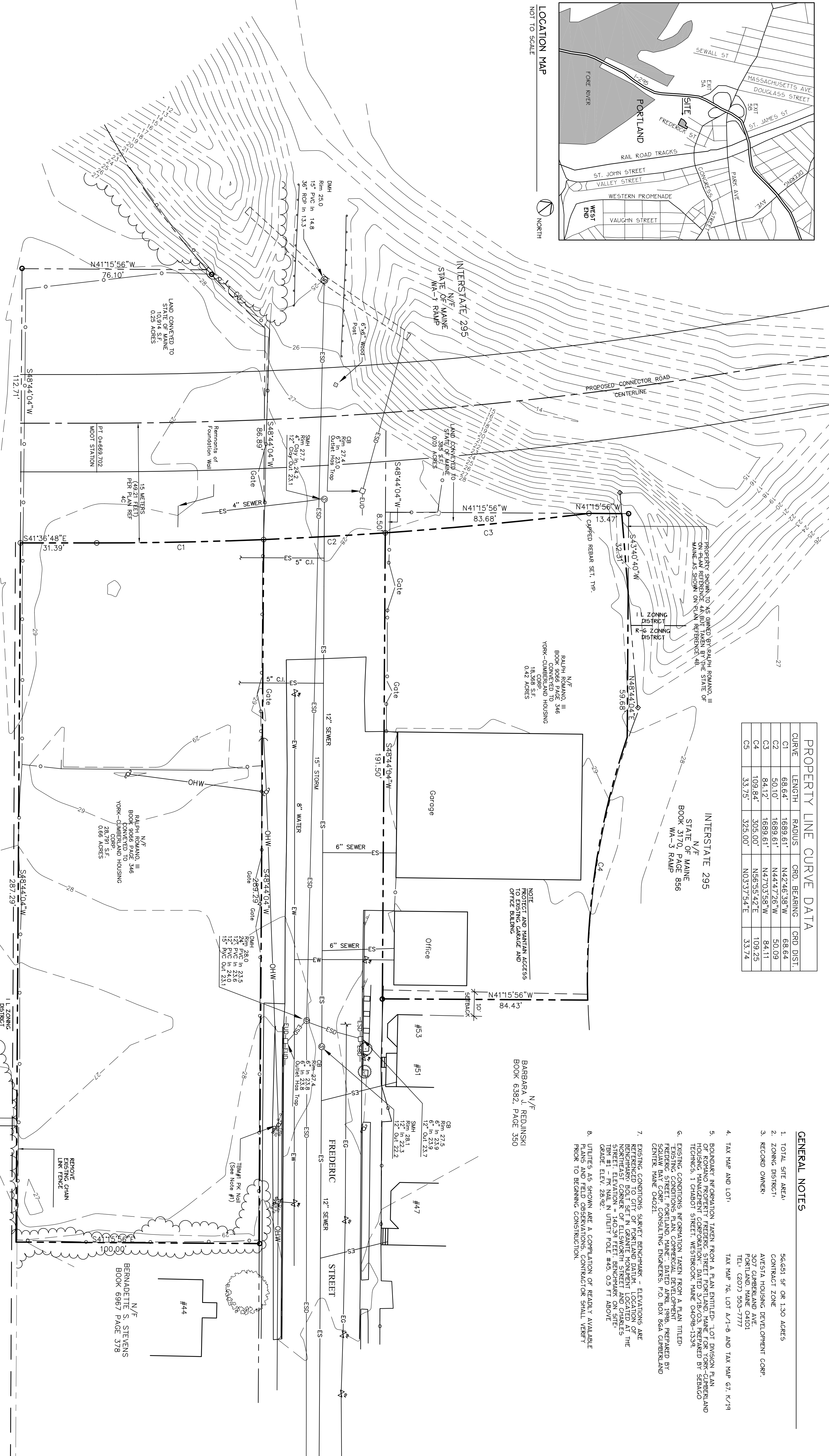


LOCATION MAP  
NOT TO SCALE

PROPERTY LINE CURVE DATA				
CURVE	LENGTH	RADIUS	CRD. BEARING	CRD. DIST.
C1	68.64'	1689.61'	N42°46.38'W	68.64'
C2	50.10'	1689.61'	N44°43.26'W	50.09'
C3	84.12'	1689.61'	N47°03.58'W	84.11'
C4	109.84'	305.00'	N56°55.42'E	109.25'
C5	33.75'	325.00'	N03°37.54'E	33.74'



LEGEND	
PROPERTY LINE	EXISTING
IRON PIPE/ROD FOUND	EXISTING
GRANITE MONUMENT	EXISTING
CAPPED REBAR	EXISTING
UTILITY POLE	EXISTING
SANITARY MANHOLE	EXISTING
GATE VALVE	EXISTING
CATCH BASIN	EXISTING
FIRE HYDRANT	EXISTING
DEODOROUS TREE/SHRUB	EXISTING
EVERGREEN TREE/SHRUB	EXISTING
TREE LINE	EXISTING
CURBING	EXISTING
CHAIN LINK FENCE	EXISTING
GUARD RAIL	EXISTING
SIGN	EXISTING
CONTOUR	EXISTING
WATER	EXISTING
OVERHEAD UTILITY WIRE	EXISTING
SANITARY SEWER	EXISTING
UNDERGROUND ELECTRIC	EXISTING
STORM DRAIN	EXISTING
CAVS	EXISTING
UNDERDRAIN	EXISTING

**SURVEY NOTES** (PREPARED BY SEBAGO TECHNICS)

- THE RECORD OWNER OF THE PARCEL IS RALPH ROMANO, II BY DEED DATED JANUARY 1, 1990 AND RECORDED AT THE DEED RECORDS OF DEEDS IN BOOK 16066 PAGE 346.
- THE PROPERTY IS SHOWN AS LOT A-1-B ON THE CITY OF PORTLAND ZONING MAP DATED MAY 1987 AND IS ZONED R-6 ZONING DISTRICT.
- THE BOUNDARY NEGOTIATION SURVEY HEREON IS BASED ON THE PLAN REFERENCE MAP AND IS THE TITLE COMMITMENT FROM CURTIS THAYER STEVENS BROTHER & SIBBOLD TECHNICS, INC.
- PLAN REFERENCES:
  - STANDARD BOUNDARY SURVEY, FREDERICK ST. PORTLAND, PLAN OF LAND FOR RALPH ROMANO, JR. ROMANO REALTY, INC. DATED AND RECORDED AT THE DEED RECORDS OF DEEDS IN BOOK 15749 PAGE 103.
  - STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. I-295-3(2A), DATED MAY 1967, S.H.C. FILE NO. 3-185, SHEET 34 OF 73.
  - STATE HIGHWAY 295, PORTLAND CUMBERLAND COUNTY, FEDERAL AD PROJECT NO. I-295-3(2A), DATED SEPTEMBER 2002, S.H.C. FILE NO. 3-483, SHEET 1 OF 19.
- REFERENCE IS MADE TO RESTRICTIONS SET FORTH IN A DEED FROM JAMES OTTE COETZ TO RALPH ROMANO, JR. DATED DECEMBER 16, 1949 AND RECORDED IN BOOK 1985, PAGE 85.
- REFERENCE IS MADE TO RESTRICTIONS SET FORTH IN A DEED FROM RALPH R. WEBB TO RALPH ROMANO, JR. DATED OCTOBER 18, 1949 AND RECORDED IN BOOK 1977, PAGE 184.

**GENERAL NOTES**

- TOTAL SITE AREA 56,631 SQ. OR 1.30 ACRES.
- ZONING DISTRICT: R-6 ZONING DISTRICT.
- RECORD OWNER: AVESTA HOUSING DEVELOPMENT CORP., 307 CUMBERLAND AVE., PORTLAND, MAINE 04101, TEL: (207) 555-7171.
- TAX MAP AND LOT: TAX MAP 76, LOT A-1-B AND TAX MAP 67, K/19.
- BOUNDARY INFORMATION TAKEN FROM A PLAN ENTITLED, 'LOT DIVISION PLAN OF ROMANO PROPERTY FREDERIC STREET PORTLAND, MAINE FOR YORK-CUMBERLAND HOUSING MANAGEMENT CORPORATION', DATED 3/18/03, PREPARED BY SEBAGO TECHNICS, 1 GARDOT STREET, WESTBROOK, MAINE 04091-3539.
- EXISTING CONDITIONS INFORMATION TAKEN FROM A PLAN PREPARED BY SEBAGO TECHNICS, 'EXISTING CONDITIONS SURVEY FOR AVESTA HOUSING DEVELOPMENT CORP. 307 CUMBERLAND AVE. PORTLAND, MAINE 04101', CENTER MAP 04021.
- EXISTING CONDITIONS SURVEY BENCHMARK - ELEVATIONS ARE REFERENCED TO CITY OF PORTLAND DATUM. LOCATION OF BENCHMARK DO NOT SET IN GRANITE. BENCHMARK LOCATION AT THE STREET ELEVATION = 140.39 FEET BENCHMARK ON SITE. TBM #1 - IR NAIL IN UTILITY POLE #45, 0.5 FT ABOVE GRADE. ELEV. 25.92.
- UTILITIES AS SHOWN ARE A COMPILATION OF READY AVAILABLE FROM TO BEARING CONSTRUCTION.

**LOGAN PLACE**

52 Frederic Street  
Portland, Maine

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**Prepared By:**  
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**Date:** JANUARY 14, 2004

**Revisions:**

Representation of notes of this document without the expressed written consent of Mitchell & Associates is prohibited.

**Title:** EXISTING CONDITIONS AND DEMOLITION PLAN

Scale: 1"=50'

North

Sheet No. 1