



Model	By	Date	Change
PROJECT: 40972			
DATE: AUG. 30, 2016			
DRAWING NAME: 40972.dwg			
SCALE: 1"=20'			
FB # 420			
DRAWN BY: DPH/JAP			
FLEDED BY: DPH/JSF			
SCALE: 1"=20'			
FB # 420			
DRAWN BY: DPH/JAP			
FLEDED BY: DPH/JSF			
DATE: AUG. 11, 2016			
CHECKED BY: TFM			
DRAWING NAME AND LOCATION:			
ALTA/NSPS LAND TITLE SURVEY			
548 ST. JOHN STREET, PORTLAND, MAINE			
Owner:			
REGINALD N. FORD			
P.O. BOX 11586, PORTLAND, MAINE 04104			
Prepared for:			
COMMUNITY HOUSING OF MAINE			
1 CITY CENTER, 4TH FLOOR, PORTLAND, MAINE 04101			

1-7 ITEMS NOT SURVEY MATTERS

8 COMMON DRIVEWAY AS DESCRIBED IN A PRIOR PLAT PLAN FOR THE PROPERTY DESCRIBED IN THE WARRANTY DEED BEGINS AT THE INTERSECTION OF GRANITE STREET AND BRIGHTON AVENUE. THIS DRIVEWAY WAS RECORDED IN BOOK 6243, PAGE 321 CORO. AUGUST 11, 1983, AND RECORDED IN BOOK 6243, PAGE 321 CORO.

— THIS EASEMENT DOES NOT AFFECT THE LOCUS PARCEL, THE EASEMENT DESCRIBED IS ON THE SOUTHERLY LINE OF THE ADJACENT TAX MAP 080, BLOCK B, LOT 007 WHICH WAS PART OF THE PARENT PARCEL OF THE LOCUS (DEED BOOK 4735, PAGE 83)

SCHEDULE B EXCEPTIONS

RECORD LEGAL DESCRIPTION

BEGINNING ON THE WESTERLY SIBLINE OF ST. JOHN STREET AT A POINT 525 FEET NORTHERLY FROM THE INTERSECTION OF GRANITE STREET AND BRIGHTON AVENUE, THENCE WESTERLY ALONG THE WESTERLY SIBLINE OF ST. JOHN STREET 126.8 FEET TO THE POINT OF BEGINNING, THENCE NORTHERLY BY ST. JOHN STREET 126.8 FEET TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE WESTERLY SIBLINE OF ST. JOHN STREET 95 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, THENCE WESTERLY ALONG THE WESTERLY SIBLINE OF ST. JOHN STREET 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FLOOD ZONE CRITERIA

COUNTY: CUMBERLAND
 TOWN: PORTLAND
 PANEL NO: 0332 E
 EFFECTIVE DATE: JULY 8, 2013
 FLOOD ZONE: X

FIRST AMERICAN TITLE INSURANCE COMPANY
 EFFECTIVE DATE: JULY 5, 2016

TO: XXX BANK, REGINALD N. FORD, COMMUNITY HOUSING OF MAINE, XXX LENDER AND FIRST AMERICAN TITLE INSURANCE COMPANY AND THE SUCCESSORS AND ASSIGNS OF EACH.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS AS SET FORTH IN 10 M.R.S. § 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

FLOOD CERTIFICATION

ALTA CERTIFICATION

DATE OF PLAT OR MAP: 08/16/2016

ROY F. McDONALD
 MAINE PROFESSIONAL LAND SURVEYOR NO. 2080

Preliminary

- ### LEGEND
- #5 REBAR WITH PLASTIC CAP (PROPOSED)
 - FOUND IRON (SIZE & TYPE AS NOTED)
 - FOUND MONUMENT (SIZE & TYPE AS NOTED)
 - UTILITY POLE (NUMBER AS NOTED)
 - GUY WIRE ANCHOR
 - FOUND DEODOROUS TREE (SIZE & TYPE AS NOTED)
 - TREE LINE (APPROXIMATE)
 - BOUNDARY LINE
 - EDGE OF GARVEL
 - EDGE OF PARSEMENT
 - RIGHT-OF-WAY LINE
 - ABUTTER LINE
 - BUILDING SETBACK
 - OVERHEAD UTILITY
 - NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORO)
 - TAX MAP-BLOCK-LOT (123456)
 - PARENTHESIS DENOTE RECORD DATA

- ### NOTES
- RECORD OWNER OF THE PARCEL SURVEYED IS REGINALD N. FORD AS DESCRIBED IN A DEED FROM YRS. W. LADACH, DATED JANUARY 27, 2005 AND RECORDED IN DEED BOOK 22275, PAGE 549 IN THE CUMBERLAND COUNTY REGISTER OF DEEDS (CORO).
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY/TOWN OF PORTLAND TAX ASSESSOR'S MAP 080, BLOCK B, PARCEL 008.
 - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH, 2016.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - RIGHT-OF-WAY AND TRACK MAP, PORTLAND TERMINAL, STATION CH-40 TO STATION 524+80, BY THE OFFICE OF THE CHIEF ENGINEER, PORTLAND, MAINE, DATED JUNE 30, 1916, SHEET NO. VII/11.
 - PLAN OF LAND IN PORTLAND FOR SOCONY-WACQUIUM OIL COMPANY, INC., BY H.L. & E.C. JORDAN, DATED MARCH, 1951, RECORDED IN PLAN BOOK 38, PAGE 1.
 - PLAN AND SURVEY OF DIVISION LINE BY H.L. & E.C. JORDAN, DATED MARCH, 1951, RECORDED IN PLAN BOOK 38, PAGE 1.
 - RIGHT-OF-WAY MAP, STATE HIGHWAY 12, FEDERAL AID PROJECT NO. M-0830 (1) SECT (1), BY MAINE DEPARTMENT OF TRANSPORTATION, DATED JUNE, 1977, D.O.T. FILE NO. 3-248.
 - THE WIDTH OF ST. JOHN STREET IS 60' BASED ON CITY OF PORTLAND STREET LINE RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LINES IS BASED ON SAID STREET LINE SHEETS FROM PUBLIC WORKS AND MONUMENTATION FOUND.
 - THE PARCEL SURVEYED IS LOCATED IN THE R-5 ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 9,000 S.F. (MULTIPLE)
 - MINIMUM FRONT YARD SETBACKS:
 - FRONT = 20'
 - REAR = 10'
 - SIDE = 8' (1 STORY)
 - OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
 - ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM OBTAINED FROM CITY RECORDS (BOLT ON 3' OFFSET MON AT SE CORNER OF FALMOUTH ST AND ST. JOHN ST., ELEV 57.12); SEE PLAN FOR TBM DESCRIPTION.
 - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 - THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FOR THE TITLE NO. CH04022, EFFECTIVE DATE OF JULY 5, 2016, IS THE SAME AS THE PROPERTY SHOWN HEREON, TO THE BEST OF OUR KNOWLEDGE, BASED ON EXISTING MONUMENTATION FOUND.
 - PLANS REFERENCED IN NOTE #4 AND RESEARCH CONDUCTED, THERE ARE NO GAP'S OR CONES IN THE LOCUS PARCEL.