Date: 05/05/17

VICINITY MAP
N.T.S.

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 DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (CCRD)
- 08-B-07 — TAX MAP-BLOCK-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DATA

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS REGINALD N. FORD AS DESCRIBED IN A DEED FROM YRIS M. LAIBACH, DATED JANUARY 27, 2005 AND RECORDED IN DEED BOOK 22275, PAGE 349 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY/TOWN OF PORTLAND TAX ASSESSOR'S MAP 080, BLOCK B, PARCEL 008.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH, 2016.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. RIGHT-OF-WAY AND TRACK MAP, PORTLAND TERMINAL STATION 0+00 TO STATION 52+80, BY THE OFFICE OF THE CHIEF ENGINEER, PORTLAND, MAINE, DATED JUNE 30, 1916, SHEET NO. V1A/1.
   b. PLAN OF LAND IN PORTLAND FOR SOCONY-VACUUM OIL COMPANY, INC., BY H.I. & E.C. JORDAN, DATED MARCH, 1951, RECORDED IN PLAN BOOK 38, PAGE 1.
   c. PLAN OF LAND IN PORTLAND FOR SOCONY-VACUUM OIL COMPANY, INC., NEW PLAN AND SURVEY OF DIVISION LINE BY H.I. & E.C. JORDAN, DATED MARCH, 1951, RECORDED IN PLAN BOOK 38, PAGE 1.
   d. 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. 3-245
5. THE WIDTH OF ST JOHN STREET IS 60' BASED ON CITY OF PORTLAND STREET LINE RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SAID STREET LINE SHEETS FROM PUBLIC WORKS AND MONUMENTATION FOUND.
6. 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. (MULTIPLEX)
   MINIMUM FRONTAGE = 50'
   SETBACKS:
   FRONT = 20'
   SIDE = 8' (1 STORY)
   REAR = 20'
   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.
7. 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.
8. 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.
9. THE PROPERTY DESCRIBED IN THE TITLE COMMITMENT FOR THE TITLE NO. CHOM062, EFFECTIVE DATE OF JULY 5, 2016, IS THE SAME AS THE PROPERTY SHOWN HEREON.
10. TO THE BEST OF OUR KNOWLEDGE, BASED ON EXISTING MONUMENTATION FOUND, PLANS REFERENCED IN NOTE 4 AND RESEARCH CONDUCTED, THERE ARE NO GAPS OR GORES IN THE LOCUS PARCEL.

Revision:	By:	Date:	Change:

PROJECT: 40972	DRAWING NAME: 40972.dwg	
DATE: AUG. 30, 2016	SCALE: 1"=20' FB # 420	DRAWN BY: DPH/JAP
FIELDED BY: DPH/ASF	FIELD 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

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 20' 40' 80'

SCHEDULE B EXCEPTIONS

1-7 ITEMS NOT SURVEY MATTERS

8 COMMON DRIVEWAY AS DESCRIBED IN A PRIOR PLOT PLAN FOR THE PROPERTY DESCRIBED IN THE WARRANTY DEED FROM DONALD W. WHITING AND JUNE Y. WHITING TO KENNETH R. CARDILLO AND PAULETTE G. CARDILLO, DATED AUGUST 11, 1983, AND RECORDED IN BOOK 6243, PAGE 321 CCRD.

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

RECORD LEGAL DESCRIPTION

BEGIINNING ON THE WESTERLY SIDELINE OF ST. JOHN STREET AT A POINT 525 FEET NORTHERLY THEREON FROM THE NORTHEASTERLY CORNER OF LAND CONVEYED BY J. HOPKINS SMITH TO GEORGE W. MILLS BY DEED DATED AUGUST 17, 1922 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1112, PAGE 54; THENCE NORTHERLY BY ST. JOHN STREET 126.5 FEET TO THE SOUTHEAST CORNER OF LAND CONVEYED BY KENNITH R. CARDILLO, ET AL., TO ROBERT L. PARENT, ET AL. BY DEED DATED AUGUST 11, 1983 AND RECORDED IN SAID REGISTRY OF DEEDS IN BOOK 6243, PAGE 319; THENCE WESTERLY AT RIGHT ANGLES WITH ST. JOHN STREET 95 FEET, MORE OR LESS, TO THE EASTERLY SIDELINE OF LAND OF PORTLAND TERMINAL COMPANY; THENCE SOUTHERLY BY THE EASTERLY SIDELINE OF SAID PORTLAND TERMINAL COMPANY LAND 126 FEET, MORE OR LESS, TO A POINT; THENCE EASTERLY AT RIGHT ANGLES WITH ST. JOHN STREET 110 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

FLOOD ZONE CRITERIA

COUNTY:	CUMBERLAND
COMMUNITY:	PORTLAND
COMM NO:	230004
PANEL NO:	0332 E
EFFECTIVE DATE:	JULY 8, 2013
FLOOD ZONE :	X

ALTA CERTIFICATION

FIRST AMERICAN TITLE INSURANCE COMPANY
TITLE NO. CHOM062
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 PLAT 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, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6b, 7a & b(1), 8, 9, 11, AND 18, OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 08/11/2016.

DATE OF PLAT OR MAP:
08/16/2016

Preliminary

TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR NO. 2080

STAMP AND SIGNATURE

Preliminary

TROY F. McDONALD — DATE
MAINE PROFESSIONAL LAND SURVEYOR. No. 2080

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