

LEGEND

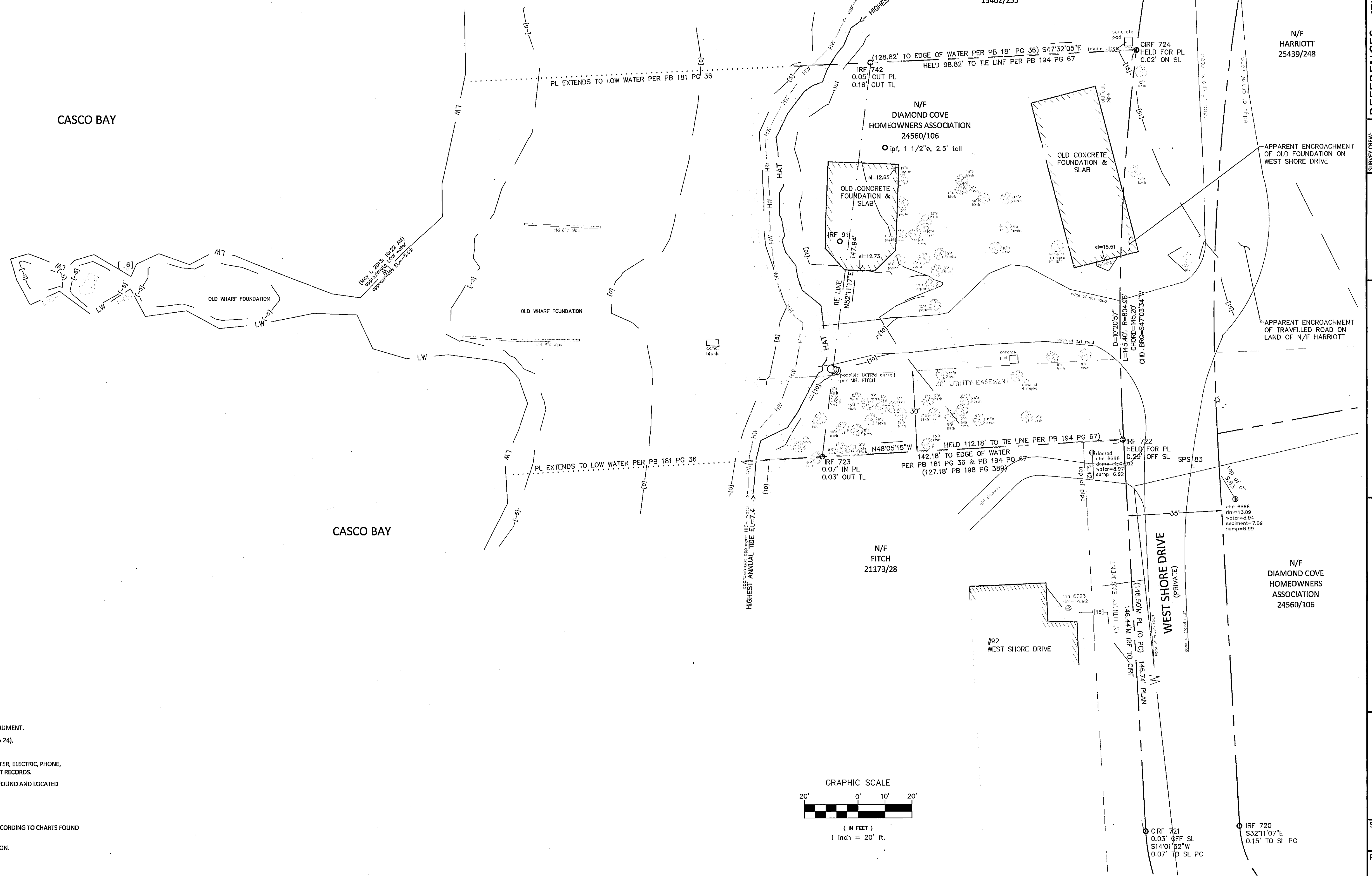
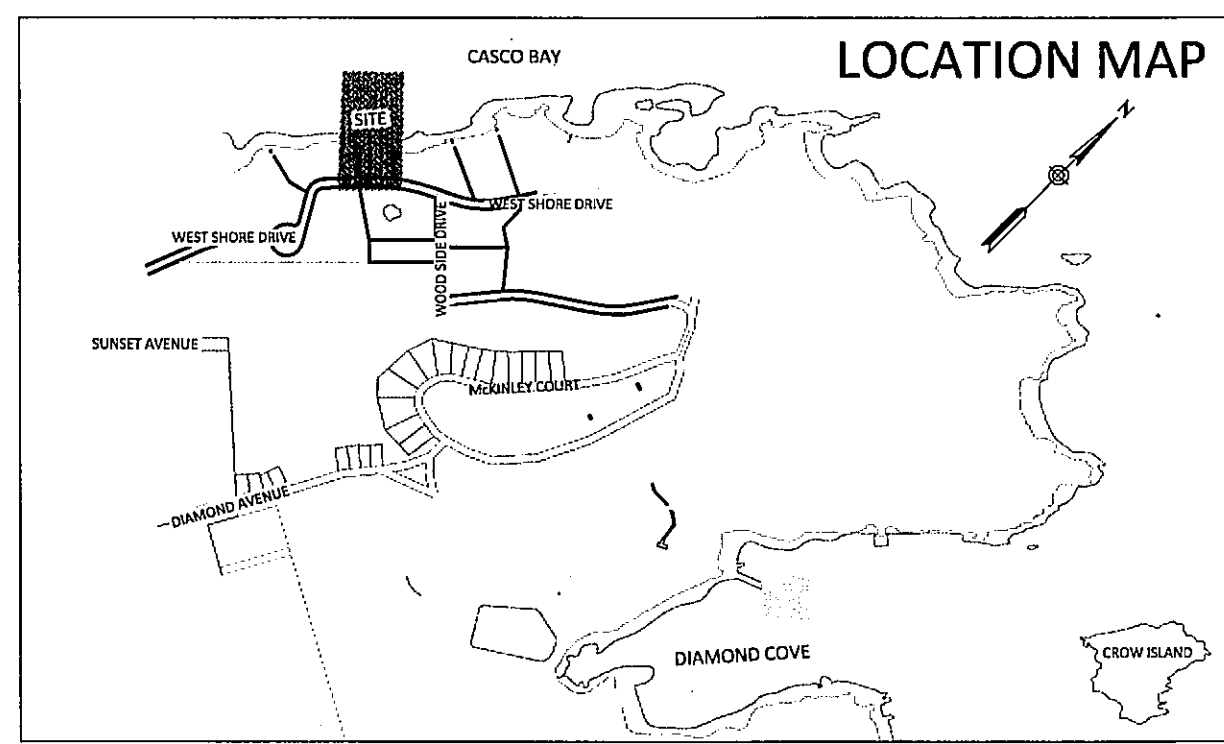
- IRON PIPE/ROD FOUND ○ ipf, irf, rcf
- SPIKE SET ▲ sps
- CATCH BASIN ⊙
- LIGHT POLE ☆
- MANHOLE ⊕
- CONIFEROUS TREE [Symbol]
- DECIDUOUS TREE [Symbol]
- TREE STUMP [Symbol]
- BUILDING CORNER (FIELD LOCATED) [Symbol]
- BUILDING CORNER (AERIAL MAPPING) [Symbol]
- COMMON OWNERSHIP [Symbol]
- END POINTS OF DIMENSION SHOWN [Symbol]
- REFERENCE TO CITY FIELD BOOK <###-##-##>
- REFERENCE TO CITY PLAN PLAN ###/###
- REFERENCE TO RECORDED DEED ###/###
- DIMENSION CALLED FOR IN DEED D.C.
- DIMENSION AS MEASURED FROM SURVEY OBSERVATIONS M.
- ON/OFF STREET LINE #/## ON/OFF
- EASEMENT LINE [Symbol]
- PROPERTY LINE [Symbol]
- STREET LINE [Symbol]
- DRAIN LINE [Symbol]
- OBSERVED EDGE OF HIGH WATER MARK [Symbol]
- OBSERVED LOW TIDE (MAY 1, 2013) [Symbol]
- HIGHEST ANNUAL TIDE (2013) [Symbol]
- 5' CONTOUR [Symbol]
- 1' CONTOUR [Symbol]
- RIPRAP [Symbol]

MONUMENTATION FOUND:

- IRF 91 TOP OF 1/2" IRON ROD FOUND, 1/4" TALL ON OLD CONCRETE FOUNDATION SLAB (SEE SKETCH L847 PG 20) <L847-19-91>
- IRF 720 5/8" IRON REBAR FOUND, NO CAP, FLUSH IN LAWN <L847-10-720>
- IRF 721 5/8" IRON REBAR FOUND, 5" BELOW GROUND, WITH A YELLOW CAP "SGC INC PLS [27]294" <L847-11-721>
- IRF 722 5/8" IRON REBAR FOUND, NO CAP, 4" BELOW GROUND <L847-11-722>
- IRF 723 IRON REBAR FOUND, NO CAP, 5" TALL, STURDY, LEANING NORTHEASTERLY <L847-11-723>
- IRF 724 5/8" IRON REBAR FOUND, FLUSH, WITH AN OLD CAP "LAND USE CONSULTANTS PLS .77." <L847-11-724>
- IRF 726 5/8" IRON REBAR FOUND, NO CAP, FLUSH IN LAWN, AT #124 WEST SHORE DRIVE <L847-11-726> NOT SHOWN
- IRF 727 5/8" IRON REBAR FOUND, NO CAP, 4" TALL, PLUMB, AT WEST SHORE DRIVE AND WOOD SIDE DRIVE <L847-12-727> NOT SHOWN
- IRF 728 5/8" IRON REBAR FOUND, FLUSH, WITH AN OLD YELLOW CAP "LAND USE CONSULTANTS PLS 1.155", AT WEST SHORE DRIVE AND WOOD SIDE DRIVE <L847-12-728> NOT SHOWN
- IRF 742 5/8" IRON REBAR FOUND, 5" TALL, NEAR TOP OF BANK, STURDY, 0.2' OUT OF PLUMB, LEANING NORTHERLY <L847-20-742>

NOTES

1. FIELD WORK FOR THIS PROJECT WAS PERFORMED IN APRIL AND MAY 2013, USING A LEICA TCPR1205+ ROBOTIC TOTAL STATION INSTRUMENT.
2. ELEVATIONS ARE CITY DATUM (MEAN TIDE 1941), BASED ON CITY SURVEYS RECORDED IN LEVEL BOOK 799 PAGES 26 & 64 (TBM'S 23 & 24).
3. BEARINGS ARE GRID NORTH AS BASED ON THE CITY OF PORTLAND'S CONTROL NETWORK "CITYNET".
4. UNDERGROUND UTILITY LINES WERE NOT MARKED ON SITE AT THE TIME OF THIS SURVEY. THERE APPEAR TO BE UNDERGROUND WATER, ELECTRIC, PHONE, SEWER AND STORM DRAIN UTILITIES ON OR NEAR THIS SITE. WATER LINES ARE SHOWN AS SCALED FROM PORTLAND WATER DISTRICT RECORDS.
5. WEST SHORE DRIVE IS A PRIVATE ROAD. THE STREET LINES ARE BASED ON A TOTAL OF NINETEEN BOUNDARY MARKERS THAT WERE FOUND AND LOCATED BETWEEN WILLIS STREET AND WOOD SIDE DRIVE, AS WELL AS DIAMOND COVE SUBDIVISION PLANS OF RECORD.
6. ALL DEED BOOKS AND PAGES REFERENCE THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
7. THE LOCUS PROPERTY IS LABELED AS "OPEN SPACE RECREATION" ON MULTIPLE SUBDIVISION PLANS OF DIAMOND COVE.
8. HIGH WATER AND LOW WATER ARE BASED ON OBSERVATIONS MADE ON MAY 1, 2013. THERE WAS AN 11.3 FOOT TIDE THAT DAY ACCORDING TO CHARTS FOUND ON MAINEBOATS.USHARBORS.COM.
9. REFERENCE FOR HIGHEST ANNUAL TIDE IS A CHART PROVIDED BY THE STATE OF MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION.
10. THE SIDE LOT LINES EXTEND TO LOW WATER ACCORDING TO A NOTE FOUND ON PLAN BOOK 181 PAGE 36 SHEET 2.



EXISTING CONDITION SURVEY
DIAMOND COVE
BOAT LANDING
WEST SHORE DRIVE
GREAT DIAMOND ISLAND

CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION

LEGISLATIVE SEAL
WILLIAM RESURGAM, SENATOR
PORTLAND, MAINE

REFERENCES:
CITY VALUATION PLANS: 909/186/540/92A
PROJECT FIELD BOOK: L847 PP 2, 13, 19-20 & 24, 79
OTHER FIELD BOOKS USED: L799 PP 26 & 64, T111 PP 61 & 68, T107 PP 53-60
CITY PLANS: 181/36-185/67; 191/144; 194/67; 198/899
PWD GIS PLOT PLAN OF FORT MCKINLEY WATER LINES

REVISIONS:
MAY 21, 2014 - ADDED CONTOURS BEYOND LOW WATER MARK, ADDED APPROXIMATE WATER LINES, UPDATED REFERENCE BLOCK.

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DATE: JUNE 13, 2013
SCALE: 1" = 20'

SHEET #
1 OF 1
PLAN NUMBER
882 / 36