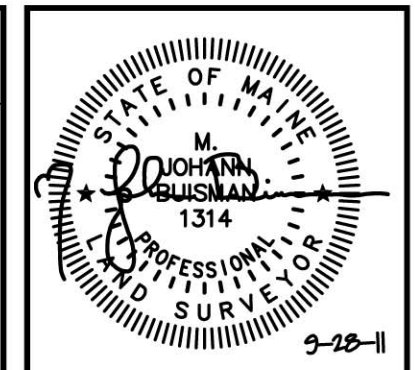


LEGEND

▲	NO MONUMENT FOUND OR SET	○	UTILITY POLE (# AS NOTED)
●	FOUND IRON PIPE (SIZE & TYPE AS NOTED)	○	UTILITY POLE w/LIGHT (# AS NOTED)
⊙	FOUND RAILROAD SPIKE	○	GUY WIRE ANCHOR
⊙	FOUND IRON ROD	⊙	SEWER MANHOLE
⊙	FOUND CAPPED IRON ROD (NUMBER AS NOTED)	⊙	CATCH BASIN
N/F	NOW OR FORMERLY OWNED BY	⊙	FIRE HYDRANT
1234/567	DEED BOOK AND PAGE (CCRD)	⊙	LIGHT POLE
12-3-45	TAX MAP-BLOCK-LOT	⊙	WATER VALVE
(12345)	PARENTHESIS DENOTE RECORD DATA	⊙	GAS VALVE
---	BOUNDARY LINE	⊙	FOUND DECIDUOUS TREE
---	EASEMENT LINE		
---	EDGE OF PAVEMENT		
---	RIGHT-OF-WAY LINE		
---	ABUTTER LINE		
OHU	OVERHEAD UTILITY		
S	SEWER LINE		
W	WATER LINE		
G	GAS LINE		
UE	UNDERGROUND ELECTRIC		
UT	UNDERGROUND TELEPHONE		

- ### NOTES
- THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, MAINE WEST ZONE 2000 (3 ZONE PROJECTION) GRID NORTH. RECORD BEARINGS AND DISTANCES FROM THE PLAN REFERENCED IN NOTE 4.g. BELOW WERE HELD AND ROTATED INTO STATE PLANE.
 - 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 ALBURN-AUGUSTA INVESTORS TO BUTLER-FOREST INVESTORS, LIMITED PARTNERSHIP DATED DECEMBER 17, 1998 AND RECORDED IN DEED BOOK 14443, PAGE 198.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "AMENDED BACK COVE PLAZA SUBDIVISION PLAN" BY E.C. JORDAN, DATED MAY 15, 1984, RECORDED IN PLAN BOOK 142, PAGE 45.
 - "PROPOSED BACK COVE PLAZA" BY E.C. JORDAN, DATED FEBRUARY 26, 1981, RECORDED IN PLAN BOOK 130, PAGE 25.
 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR HANNAFORD BROS. CO. (SUPER SHOP-N-SAVE PLAZA)" BY E.C. JORDAN, DATED OCTOBER 29, 1984, NOT RECORDED.
 - "RIGHT-OF-WAY MAP, STRAT HIGHWAY 295" BY MAINE STATE HIGHWAY COMMISSION, S.H.C. FILE #3-185 SHEET 61, DATED JANUARY, 1967, NOT RECORDED.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 112, BLOCK H, PARCEL 1.
 - THE PARCEL SURVEYED IS LOCATED IN THE B2 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 10,000 S.F.
 - MINIMUM STREET FRONTAGE = 50'
 - SETBACKS:
 - FRONT = NONE
 - SIDES = NONE
 - REAR = 10'
 - THE WIDTH AND LAYOUT OF FOREST AVENUE AND THE I-295 OFFRAMP WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 4.d. ABOVE. SAID WIDTH IS 4 RODS (66').
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY, BURDENING THE LOCUS PROPERTY, FOR A POLE, LINES AND A TRANSFORMER NORTHWESTERLY FROM POLE 37.2, DATED MARCH 13, 1985, RECORDED IN DEED BOOK 6763, PAGE 272.
 - EASEMENT BENEFITTING THE LOCUS PROPERTY ALONG THE ACCESS ROAD FOR THE PURPOSE OF INGRESS AND EGRESS BY PEDESTRIANS AND VEHICLES, DATED DECEMBER 18, 1984, RECORDED IN DEED BOOK 6645, PAGE 295.
 - EASEMENT BENEFITTING THE LOCUS PROPERTY FOR PARKING WITHIN THE PARKING SPACES OF THE SHOPPING CENTER ADJACENT TO THE LOCUS PROPERTY, DATED DECEMBER 18, 1984, RECORDED IN DEED BOOK 6645, PAGE 295.
 - EASEMENT TO CENTRAL MAINE POWER COMPANY FOR POWER LINES BURDENING THE LOCUS PROPERTY AS SHOWN ON THIS PLAN, DATED MARCH 14, 2011, NOT RECORDED.
 - ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION. ELEVATION TAKEN FROM A USCGS DISK STAMPED "A 163 1966" LOCATED AT THE U.S. POST OFFICE ON FOREST AVENUE.
 - THE UTILITIES SHOWN ON THIS PLAN WERE MARKED BY DIGSMART OF MAINE ON MARCH 28, 2011 AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
 - BOUNDARY SHOWN HEREON WAS TAKEN FROM THE PLAN REFERENCED IN NOTE 4.g. ABOVE.



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cPORT CREDIT UNION
285 FOREST AVE
PORTLAND, MAINE

REVISIONS

#	DATE	DESCRIPTION

DATE:	
PROJECT #:	
DRAWN BY:	
CHECKED BY:	
DRAWING SCALE:	1" = 20'

SHEET TITLE
EXISTING CONDITIONS PLAN

C-2

Northeast Civil Solutions
INCORPORATED
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tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.962.2227

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MAINE D.O.T. CONTROL
PT #11231-42
RM SPIKE IN SIDEWALK
N 302185.820
E 1011877.537