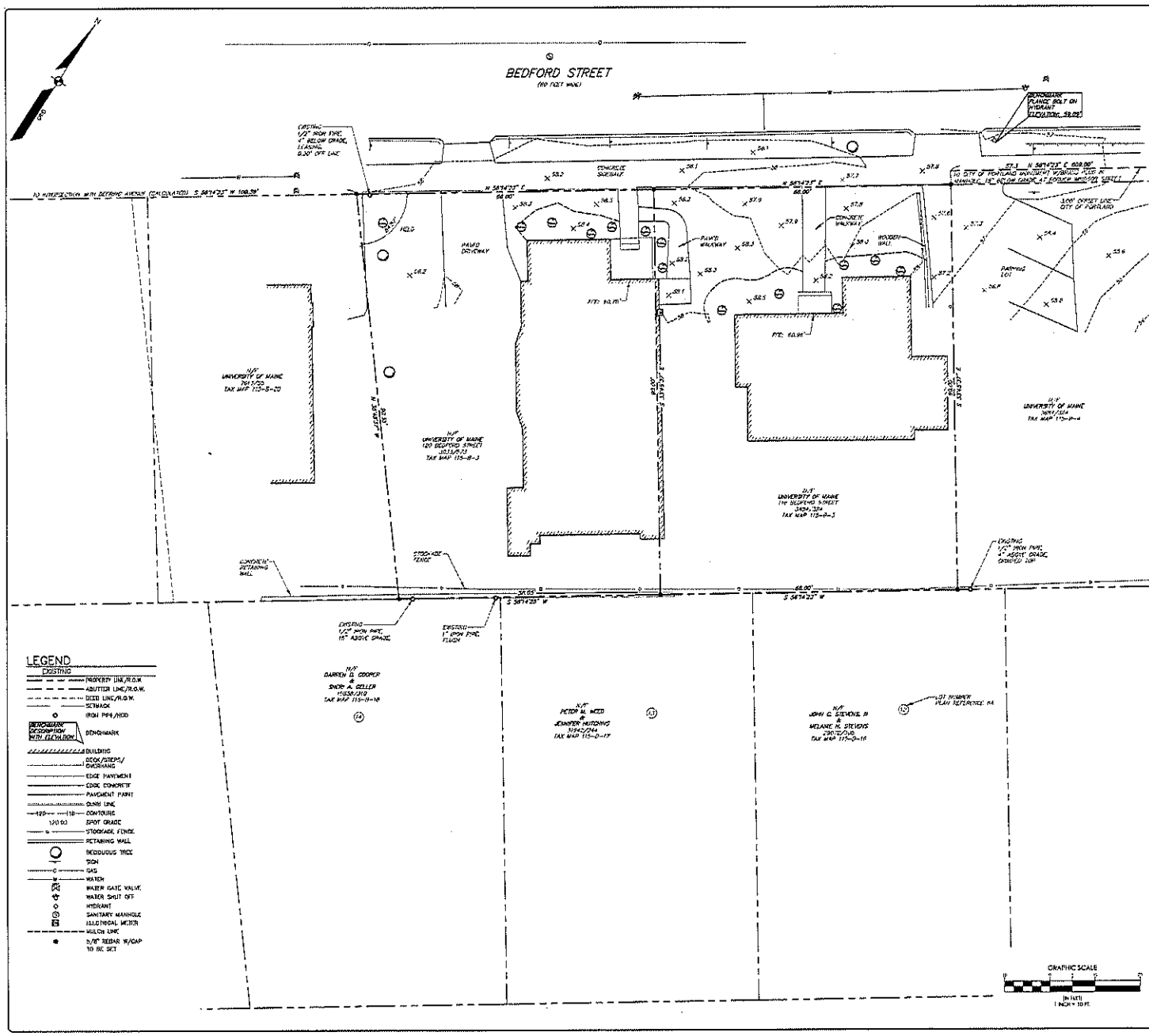

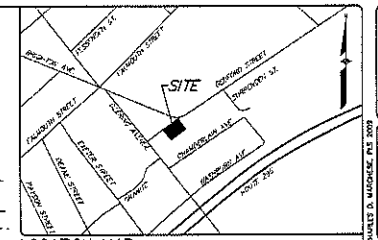

LOCATION MAP N.T.S.

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCELS IS THE UNIVERSITY OF MAINE BY DEEDS DATED MARCH 28, 1968 AND JULY 20, 1979 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3633, PAGE 673 AND BOOK 3984, PAGE 324, RESPECTIVELY.
2. THE PROPERTIES ARE SHOWN AS LOTS B2 AND B3 ON THE CITY OF PORTLAND TAX MAP 113 AND ARE LOCATED IN THE R5 RESIDENTIAL ZONING DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R5 RESIDENTIAL ZONING DISTRICT ARE AS FOLLOWS:

MINIMUM LOT SIZE:	6,000 S.F.
MINIMUM STREET FRONTAGE:	50 FEET*
MINIMUM FRONT YARD:	20 FEET
MINIMUM SIDE YARD:	NOT LESS THAN 8 FEET
MINIMUM REAR YARD:	20 FEET
MAXIMUM BUILDING HEIGHT:	35 FEET
MAXIMUM LOT COVERAGE:	40%

* SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.

4. TOTAL AREA OF 116 BEDFORD STREET IS APPROXIMATELY 5,583 SQUARE FEET, TOTAL AREA OF 120 BEDFORD STREET IS APPROXIMATELY 3,840 SQUARE FEET.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN SEPTEMBER 2018.
6. PLAN REFERENCES:
   A. "BEDFORD PARK PORTLAND-ME, OWNED BY THOMAS A. SANBORN" DATED OCTOBER 1919 AND SUPPLIMENTED FEBRUARY 6, 1925 BY C.C. JORDANN CO. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 16, PAGE 83.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0033 D, HAVING AN EFFECTIVE DATE OF JULY 17, 1986. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE C, AREAS OF MINIMAL FLOODING, NO SHADING.
10. STREET LINES AS DEPICTED HEREON WERE COMPILED UTILIZING CITY OF PORTLAND BLUE SHEETS FOR BEDFORD STREET, SURREY STREET AND DEERING AVENUE DATED 1926, 1925 AND 1973, AS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT. REFERENCE IS MADE TO THE CITY OF PORTLAND STREET RECORDS DATED AUGUST 8, 1917 FOR BEDFORD STREET RELOCATION.
11. THERE ARE NO RECORD CALLS FOR MONUMENTATION ON THE CREATION OF THESE PARCELS NOR FOR ANY OF THE LOTS DEPICTED ON PLAN REFERENCE 6A HEREON. THE EXISTING MONUMENTS DO NOT REFLECT THE LAYOUT OF BEDFORD STREET AS NOTED IN NOTE 10 HEREON. THE RETRACEMENT OF THE LOTS DEPICTED HEREON IS BASED UPON THE RECORD LAYOUT OF BEDFORD STREET AND SUBSEQUENT SURVEYS PERFORMED BY THE CITY OF PORTLAND ESTABLISHING THE SIDELINE OF BEDFORD STREET.

LEGEND

EXISTING

- PROPERTY LINE/R.O.W.
- ABUTTER LINE/R.O.W.
- DEED LINE/R.O.W.
- SETBACK
- IRON PIPE/RCD
- BENCHMARK DESCRIPTION WITH ELEVATION — BENCHMARK
- BUILDING
- DECK/STEPS/OVERHANG
- EDGE PAVEMENT
- EDGE CONCRETE
- PAVEMENT PAINT
- CURB LINE
- 120 — 118 CONTOURS
- 120.63 SPOT GRADE
- STOCKADE FENCE
- RETAINING WALL
- DECIDUOUS TREE
- SIGN
- GAS
- WATER
- WATER GATE VALVE
- WATER SHUT OFF
- HYDRANT
- SANITARY MANHOLE
- ELECTRICAL METER
- MULCH LINE
- 5/8" REBAR W/CAP TO BE SET

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

CHARLES D. MARCHESE, PLS 2009 — OCTOBER 12, 2018

CHARLES D. MARCHESE, PLS 2009

STATE OF MAINE — CHARLES D. MARCHESE — 2009 — PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
CDM/JRE	SPP

REV.	DATE	DESCRIPTION
A	10-12-18	ISSUED TO CLIENT FOR REVIEW

THIS PLAN SHALL NOT BE ACCEPTED WITHOUT WRITTEN TRANSFER FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd. Suite 1A South Portland, ME 04106 Tel. 207-200-2100
230 Gedney Rd. Lewiston, ME 04240 Tel. 207-783-9699

EXISTING CONDITIONS PLAN

of LAND OWNED BY:

UNIVERSITY OF MAINE PROPERTIES

116-120 BEDFORD STREET
PORTLAND, MAINE 04101

PDT ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, MAINE 04101

PROJECT NO.	SCALE
16397	1" = 10'

SHEET 1 OF 1

163792-Rev 1-08-163792