

**NOTES:**

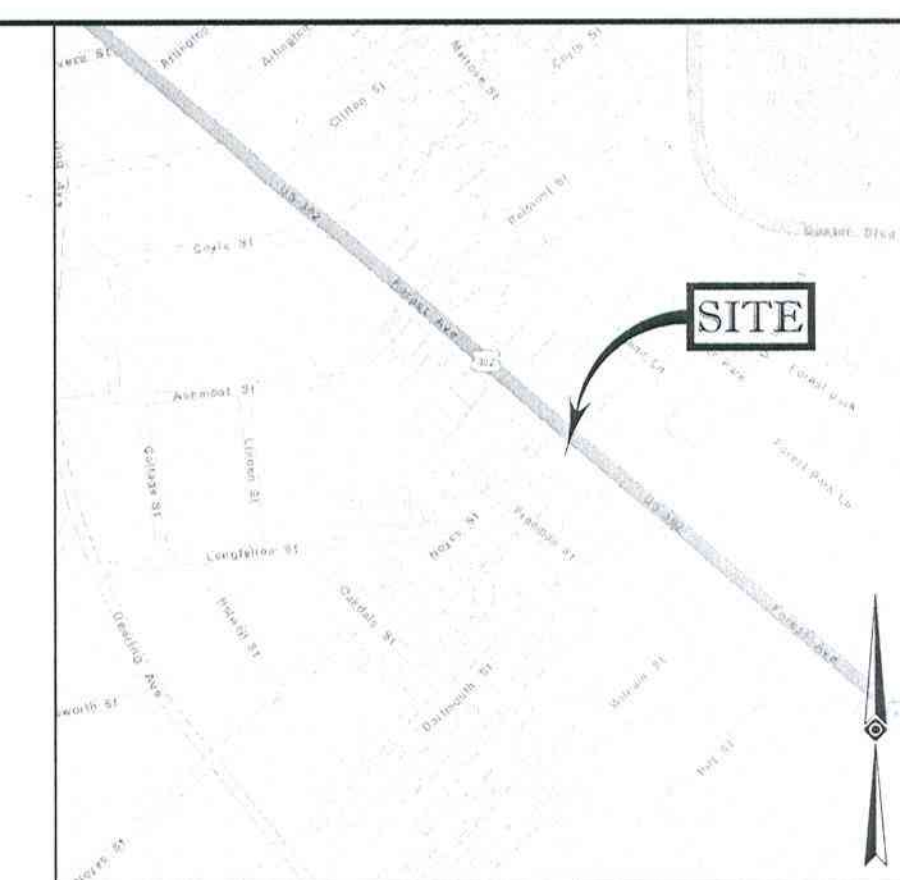
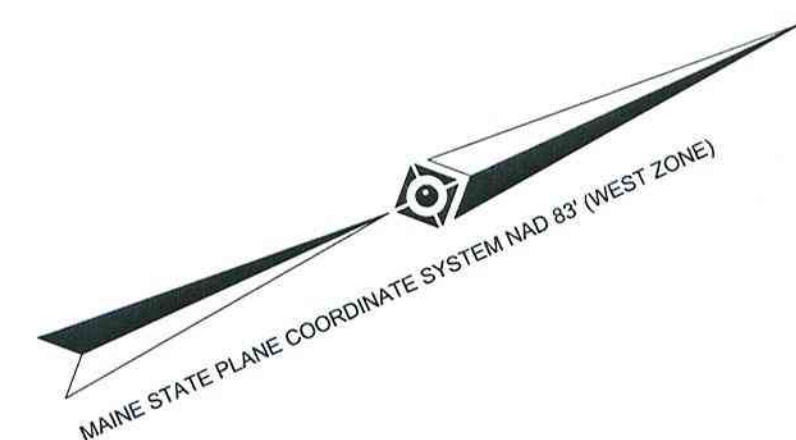
- PROPERTY KNOWN AS LOT E001 AS SHOWN THE ASSESSOR'S MAPS OF THE TOWN OF PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE.
- AREA = NOT DETERMINED
- UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN.
- THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
- THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN.
- BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
- PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
- ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE VRS NETWORK (KEYNETGPS).  
TBM-1: TOP OF HYDRANT BONNET NUT ELEVATION = 36.42'  
TBM-2: MAG NAIL IN UTILITY POLE #60 ELEVATION = 34.21'
- THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
- PER CONTRACTUAL AGREEMENT ONLY A PARTIAL BOUNDARY SURVEY OF LOT E001 HAS BEEN PERFORMED TO SHOW THE LOCATION OF THE RIGHT OF WAY LINES ALONG FOREST AVENUE AND NOYES STREET ALONG THE BUILDING FRONTAGE OF #500 FOREST AVE.

**REFERENCES:**

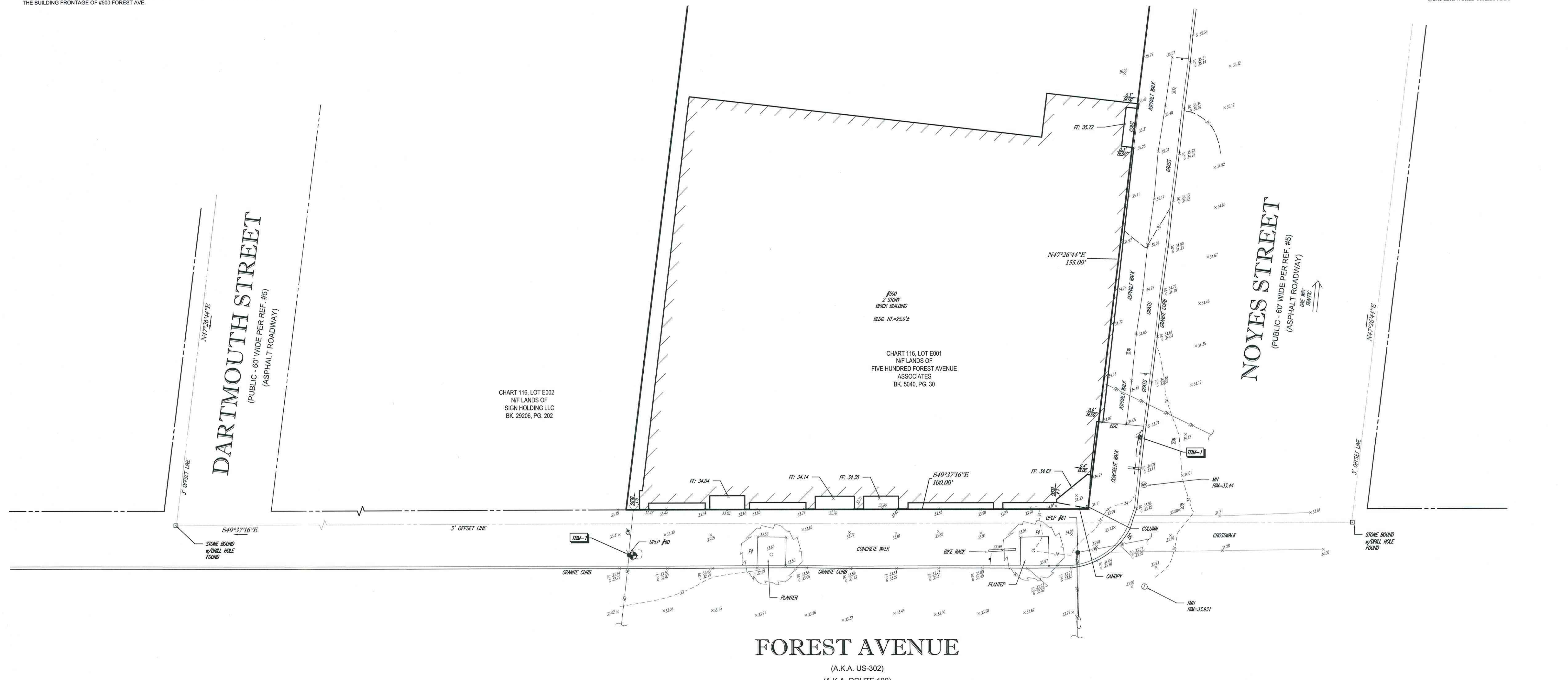
- THE TAX ASSESSOR'S MAP OF THE TOWN OF PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE, SHEET #67NE.
- MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, PORTLAND, MAINE, CUMBERLAND COUNTY, PANEL 13 OF 17, COMMUNITY PANEL NUMBER 230051 0013 B, EFFECTIVE DATE: JULY 17, 1986.
- MAP ENTITLED "PLAN OF A PORTION OF THE DEERING ESTATE," PREPARED BY E.C. JORDAN CIVIL ENGINEER, DATED JULY 18, FILED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PLAN 29.
- MAP ENTITLED "OAKWOOD HEIGHTS, PORTLAND MAINE, PROPERTY OF THOMAS A. SANDERS," PREPARED BY E.C. JORDAN & CO. ENGINEERS, DATED MARCH 1923 FILED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15, PLAN 13.
- MAP ENTITLED "PLAN OF LAND IN PORTLAND, MAINE," PREPARED BY GEORGE E. HAYES, DATED APRIL 19, 1983 AND FILED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS AS PLAN BOOK 138, PLAN 19.

**LEGEND**

- 124 --- EXISTING CONTOUR
- 125 --- EXISTING SPOT ELEVATION
- X 123.45 EXISTING TOP OF CURB ELEVATION
- X 123.45 EXISTING GUTTER ELEVATION
- X FF 123.45 EXISTING FINISHED FLOOR ELEVATION
- HYDRANT
- WATER VALVE
- OVERHEAD WIRES
- UTILITY POLE/LIGHT POLE
- GUY WIRE
- SIGN
- DEPRESSED CURB
- EDGE OF CONCRETE
- TELEPHONE MANHOLE
- UNKNOWN MANHOLE
- TREE & TRUNK SIZE

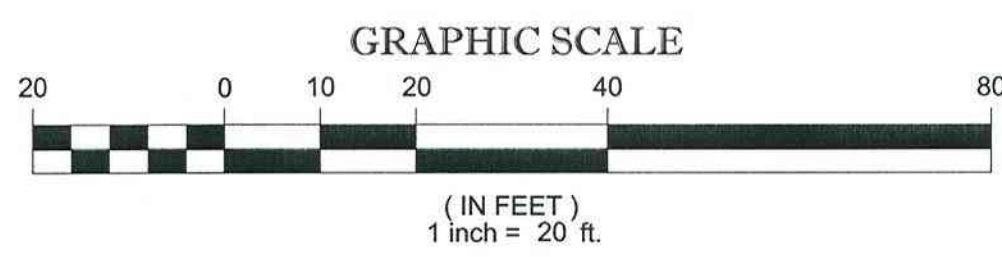


LOCUS MAP  
© 2013 ESRI WORLD STREET MAPS



**FOREST AVENUE**

(A.K.A. US-302)  
(A.K.A. ROUTE 100)  
(PUBLIC - 86' WIDE PER REF. #5)  
(ASPHALT ROADWAY)



THIS SURVEY HAS BEEN PERFORMED IN THE FIELD UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE, BELIEF, AND INFORMATION, THIS SURVEY HAS BEEN PERFORMED IN ACCORDANCE WITH CURRENTLY ACCEPTED ACCURACY STANDARDS.  NOT A VALID ORIGINAL DOCUMENT UNLESS EMBOSSED WITH RAISED IMPRESSION OR STAMPED WITH A BLUE INK SEAL.	FIELD DATE 4-10-15	PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY <b>BANK OF AMERICA</b>	
	FIELD BOOK NO. 14-08MA	500 FOREST AVENUE CHART 116, LOT E001 TOWN OF PORTLAND, CUMBERLAND COUNTY STATE OF MAINE	
DATE _____	FIELD BOOK PG. 59-60	<b>CONTROL POINT ASSOCIATES, INC.</b> MANHATTAN, NY 646.780.0411 MT. LAUREL, NJ 609.857.2099 CHALFONT, PA 215.712.9800 WARREN, NJ 908.668.0099	
	FIELD CREW B.S.B.	DRAWN J.M.B.	FILE NO. CM15072
REVIEWED J.I.L.	APPROVED D.J.H.	DATE 4-22-15	SCALE 1"=20' DWS. NO. 1 OF 1

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