Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/13/15

## NOTES:

1. PROPERTY KNOWN AS LOT E001 AS SHOWN THE ASSESSOR'S MAPS OF THE TOWN OF PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE.
2. AREA = NOT DETERMINED
3. UNDERGROUND UTILITIES HAVE NOT BEEN SHOWN.
4. 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.
5. 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.
6. BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE C (AREAS OF MINIMAL FLOODING) PER REF. #2
7. 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.
8. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), 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'
9. THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
10. 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:

1. THE TAX ASSESSOR'S MAP OF THE TOWN OF PORTLAND, CUMBERLAND COUNTY,STATE OF MAINE, SHEET #G7NE.
2. 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.
3. MAP ENTITLED "PLAN OF A PORTION OF THE DEERING ESTATE," PREPARED BY E.C. JORDAN CIVIL ENGINEER, DATED JULY 181, FILED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PLAN 29.
4. MAP ENTITLED "OAKWOOD HEIGHTS, PORTLAND MAINE, PROPERTY OF THOMAS A. SANDERS," PREPARED BY E.C. JORDAN & CO. ENGINEERS, DATED MARCH 1923FILED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 15, PLAN 13.
5. 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 / 125 | EXISTING CONTOUR |
| × 123.45 | EXISTING SPOT ELEVATION |
| × TC 123.45 | EXISTING TOP OF CURB ELEVATION |
| × G 122.95 | EXISTING GUTTER ELEVATION |
| × FF 123.45 | EXISTING FINISHED FLOOR ELEVATION |
| | HYDRANT |
| WV | WATER VALVE |
| OH | OVERHEAD WIRES |
| UPLP | UTILITY POLE/LIGHT POLE |
| GW | GUY WIRE |
| | SIGN |
| DC | DEPRESSED CURB |
| EOC | EDGE OF CONCRETE |
| TMH | TELEPHONE MANHOLE |
| MH | UNKNOWN MANHOLE |
| | TREE & TRUNK SIZE |

MAINE STATE PLANE COORDINATE SYSTEM NAD 83' (WEST ZONE)

LOCUS MAP
©2013 ESRI WORLD STREET MAPS

GRAPHIC SCALE
20 0 10 20 40 80
( IN FEET )
1 inch = 20 ft.

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

DARREN J. HARDY
WSP GROUP, USA
MAINE PROFESSIONAL LAND SURVEYOR #2371

DATE

| | |
|---|---|
| FIELD DATE | 4-10-15 |
| FIELD BOOK NO. | 14-08MA |
| FIELD BOOK PG. | 59-60 |
| FIELD CREW | B.S.B. |
| DRAWN: | J.M.B. |
| REVIEWED: | J.I.L. |

PARTIAL BOUNDARY & TOPOGRAPHIC SURVEY
BANK OF AMERICA
500 FOREST AVENUE
CHART 116, LOT E001
TOWN OF PORTLAND, CUMBERLAND COUNTY
STATE OF MAINE

CONTROL POINT ASSOCIATES, INC.
352 TURNPIKE ROAD
SOUTHBOROUGH, MA 01772
508.948.3000 - 508.948.3003 FAX
MANHATTAN, NY 646.780.0411
MT. LAUREL, NJ 609.857.2099
CHALFONT, PA 215.712.9800
WARREN, NJ 908.668.0099

| APPROVED: | DATE | SCALE | FILE NO. | DWG. NO. |
|---|---|---|---|---|
| D.J.H. | 4-22-15 | 1"=20' | CM15072 | 1 OF 1 |

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