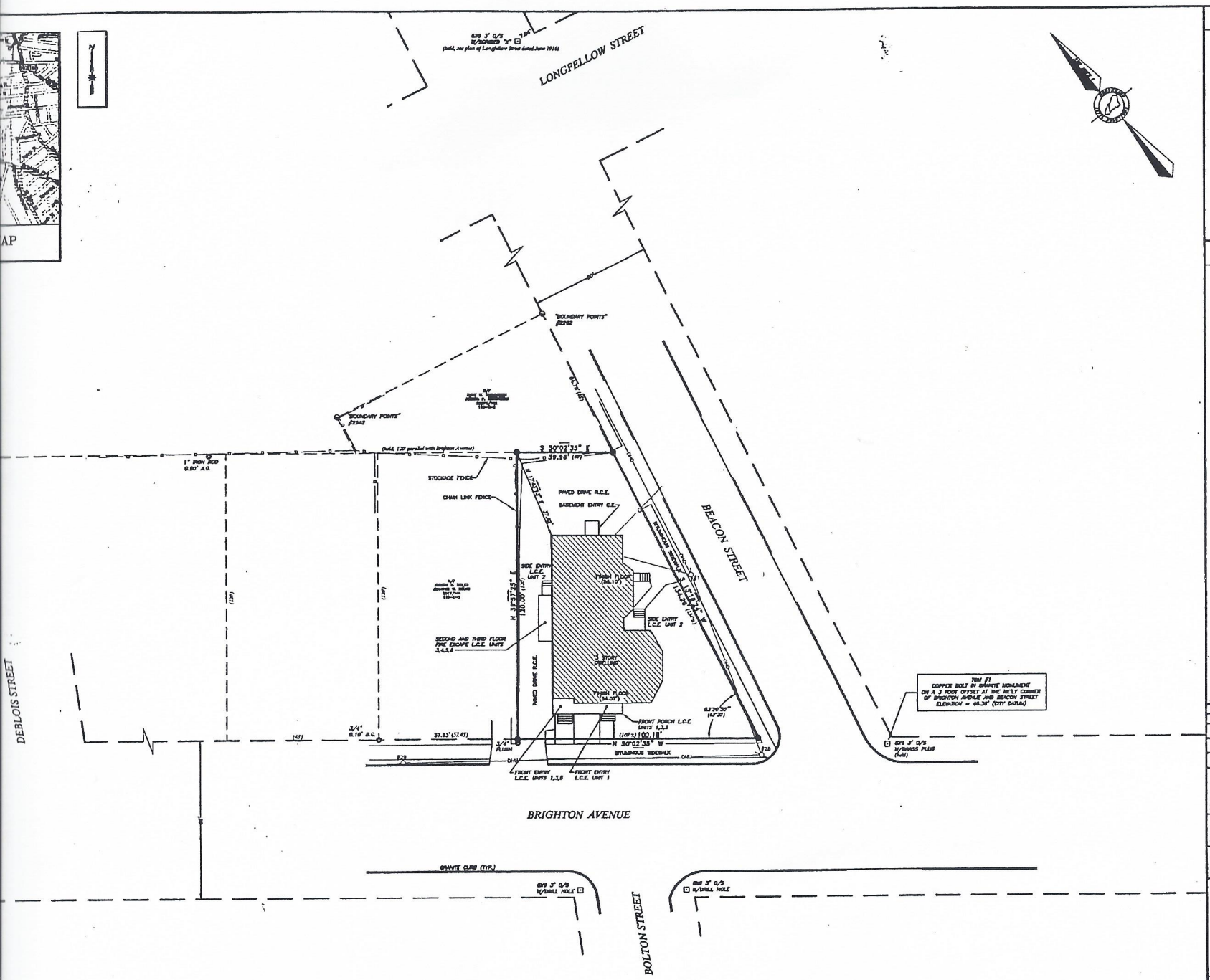

LEGEND

●	SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314"
⊙	FOUND IRON PIPE (SIZE & TYPE AS NOTED)
⊡	FOUND GRANITE MONUMENT (SIZE & TYPE AS NOTED)
⊖	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	BOUNDARY LINE
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
—OHU—	OVERHEAD UTILITY
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE
12-3-45	TAX MAP-BLOCK-LOT
(1234)	PARENTHESES DENOTE RECORD DATA
A.G.	ABOVE GRADE
B.G.	BELOW GRADE
C.E.	COMMON ELEMENT
L.C.E.	LIMITED COMMON ELEMENT
R.C.E.	RESERVED COMMON ELEMENT

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC 2007.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM FORTUNE HOLDINGS, LLC TO FORTUNE CAPITAL GROUP DATED DECEMBER 31, 2007 AND RECORDED IN DEED BOOK 25718, PAGE 13.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. PLAN OF FESSENDEN PARK EXTENSION BY E.C. JORDAN & CO. DATED AUGUST 1898. RECORDED IN PLAN BOOK 12, PAGE 99.
   b. PLAN FOR WALTER T. BURNS BY H.L. AND E.C. JORDAN SURVEYORS DATED AUGUST 31, 1959. (UNRECORDED)
   c. PLAN OF PROPERTY FOR KATHERINE L. FREUND BY STEPHEN J. MARTIN, PLS DATED DECEMBER 30, 1999 AND RECORDED IN PLAN BOOK 200, PAGE 38.
   d. PLAN OF LONGFELLOW STREET DATED JUNE 1916. (UNRECORDED)
   e. CITY OF PORTLAND STREETLINE SHEETS.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 119, BLOCK E, PARCEL 7.
6. THE PARCEL SURVEYED IS LOCATED IN THE R5 ZONE. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:

   MINIMUM STREET FRONTAGE = 50 FEET
   MINIMUM YARD DIMENSIONS = FRONT YARD 20 FEET, REAR YARD 20 FEET, SIDE YARD 2 1/2 STORY DWELLING 14 FEET
7. THE WIDTH AND LAYOUT OF BRIGHTON AVE AND BEACON STREET WAS TAKEN FROM CITY OF PORTLAND STREETLINE SHEETS. SAID WIDTH OF BRIGHTON AVENUE IS 66 FEET. SAID WIDTH OF BEACON STREET IS 50 FEET.
8. ELEVATIONS ARE BASED ON CITY DATUM. SEE PLAN FOR TBM DESCRIPTION
9. RESERVED COMMON ELEMENT MAY BE ASSIGNED OR ALLOCATED TO INDIVIDUAL UNIT(S) PURSUANT TO THE DECLARATION OF CONDOMINIUM, 245 BRIGHTON AVENUE CONDOMINIUM RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

State of Maine, Cumberland SS.
Registry of Deeds
Received January 10, 2008
at 2 h 21 m P M and recorded in
Plan Book 208 Page 47
Attest: [signature] Register

Revision	By	Date	Change
1	SBR	JAN. 9, 2008	CHANGE OWNERSHIP OF PARCEL

PROJECT: 29927	DRAWING NAME: 29927.DWG
DATE: JUNE 27, 2007	SCALE: 1"=20'
FIELDED BY: SBR	DRAWN BY: SBR

Drawing Name and Location
CONDOMINIUM PLAT
245 BRIGHTON AVENUE CONDOMINIUM
245 BRIGHTON AVENUE, PORTLAND MAINE

Owner
FORTUNE CAPITAL GROUP
245 BRIGHTON AVENUE, PORTLAND MAINE

Proposed For
TOM FARR
22 INVERNESS ROAD, FALMOUTH MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.3227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

01/09/2008
R. JONATHAN ALLEN
LICENSED P.L.S. No. 1314
DATE

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY NOT BE USED.

EMBOSSED SEAL ABOVE