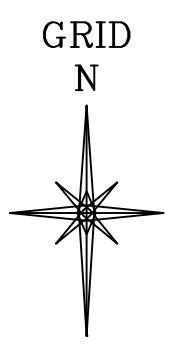


LEGEND

- Monument - found
- Iron marker - found
- Iron marker - set (nail & washer)
- Property line (locus)
- - - Property line (abutment)
- - - Right of way line
- - - Edge of pavement
- - - Curb
- Sign
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Fire hydrant
- Catch basin
- Traffic signal
- Manhole
- Overhead utility line
- Sewer line
- Underground water line
- N/F Now or formerly of
- 1234/567 Dead reference (Book/Page)
- Deciduous tree
- Existing building
- Concrete



NOYES STREET

FOREST AVENUE
55 feet wide

DARTMOUTH STREET
80 feet wide

INDIAN LANE

N/F Delta Realty LLC
32874/138

N/F 49 Dartmouth LLC
14869/97

capped iron rod
PLS #2407

6"x6" granite
w/ drill hole

6"x6" granite
w/ drill hole

NOTES

- 1) Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
- 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
- 3) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
- 4) Property lies within Zone C based on FIRM Community #230051 Panel #0013-B, dated July 17, 1986. It does not lie within a special flood hazard area.
- 5) Project area was covered by snow and ice at the time of the survey and some features may have been obscured and not shown on this plan.
- 6) Indian Lane is a private right of way with various interests of ownership. The Ricker Park Condominium Association having a 1/2 interest in the entire length of the right of way and the various owners along the southwesterly side having a 1/2 interest along their frontage.

PLAN REFERENCES

- 1) Plan of Land in Portland, Maine for George Business Forms by Owen Haskell, Inc. dated September 9, 1980. Unrecorded.
- 2) Plan of Land in Portland, Maine for Dartmouth Real Estate Company by Owen Haskell, Inc. dated July 27, 1970. Unrecorded.
- 3) Street cards for Forest Avenue and Dartmouth Street obtained from the City of Portland Department of Public Works.
- 4) Plan of Development for Dartmouth Real Estate Co. by S.H. Bowdoin dated October 1928 and redrawn in October 1976. On file at the City of Portland Department of Public Works.

EASEMENTS / ENCUMBRANCES

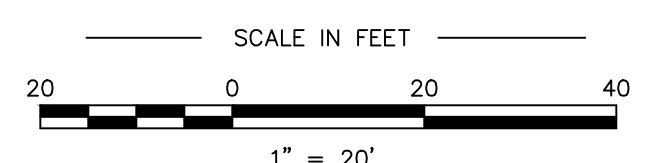
- 1) Benefiting from a building appurtenance easement and passageway easement as first described in a deed from The Dartmouth Company to The Singh Partners Four recorded in Book 4578, Page 18.
- 2) Subject to and benefiting from various utility and access easements as first described in a deed from The Dartmouth Company to Larry George recorded in Book 4902, Page 10.
- 3) Subject to a utility easement conveyed to Central Maine Power Company as described in Book 1989, Page 378.
- 4) Subject to a utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company as described in Book 2905, Page 27.
- 5) Subject to a utility easement conveyed to Central Maine Power Company and New England Telephone and Telegraph Company as described in Book 2937, Page 382.

AREA

24,775 Sq. Ft. / 0.57 Acres (fee portion)
1,599 Sq. Ft. (1/2 interest in Indian Lane)

OWNERS OF RECORD

WillCo, LLC
30 Lincoln Street, #14
Westbrook, ME 04092
Book 32128, Page 146



PLAN OF Boundary Survey		
495 Forest Avenue		Portland, Maine
MADE FOR Alta Vista LLC		
79 Bow Street		Freeport, Maine
JOB #217008	DATE: January 18, 2017	SCALE: 1" = 20'
BOOK #899	Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	
217008.dwg		
FILE #9870		

CERTIFICATION

This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston

Nicholas S. Elliston, P.L.S. #2518

