

LEGEND

L.C.E. - LIMITED COMMON ELEMENTS
C.E. - COMMON ELEMENTS

PROJECT: 27319	DRAWING NAME: 27319.DWG
DATE: JANUARY 31, 2005	SCALE: 1"=10'
REVISED DATE: N/A	COMMENTS: N/A
CONDOMINIUM PLAN, OCEAN PLACE CONDOMINIUM 39 OCEAN AVENUE PORTLAND, MAINE	
Prepared For: ROBERT POOR 7 PLEASANT VALLEY ROAD CUMBERLAND, MAINE 04021	
Prepared By: ROBERT POOR 7 PLEASANT VALLEY ROAD CUMBERLAND, MAINE 04021	

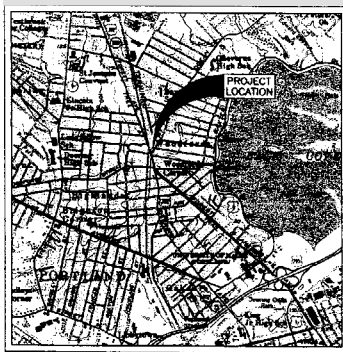
Stamp and Signature

Professional Engineer
Name: Robert Poor
Date: 2/2/2005

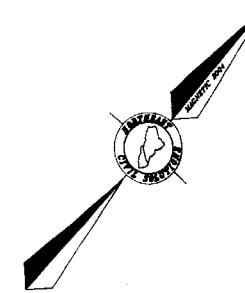
Stamp: ROBERT POOR, 2/2/2005

Logo and Contact Information

NCS
Northeast Civil Solutions
SURVEYING ENGINEERING LAND PLANNING INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
Tel: 207.883.1000 Fax: 207.883.1001
Email: info@northeastcivil.com
www.northeastcivil.com



VICINITY MAP
NTS



LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314"
- FOUND IRON PIN (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- OHU
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (CCRD)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, DECEMBER 2005.
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 JAMES M. DUPLISSIE TO ROBERT J. AND DARCY M. POOR AS RECORDED IN DEED BOOK 21821, PAGE 312 IN SAID REGISTRY.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "STANDARD BOUNDARY SURVEY AND EXISTING CONDITIONS SURVEY, 701 FOREST PORTLAND, MAINE" BY FITCOMB ASSOCIATES DATED 05/19/95 RECORDED IN PL 128 PAGE 203.
 - b. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RIGHT-OF-WAY SHEETS OF AVENUE DATED, 12-15-73, AND 2-27-25, ALSO IRVING STREET DATED 1-14-
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE TOWN OF PORTLAND ASSESSING MAP 129 BLOCK B LOT 5.
6. THE PARCEL SURVEYED IS LOCATED IN THE B-1 AND R-5 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - a. MINIMUM LOT SIZE = 4500 SF FOR R-5, 1000 SF FOR B-1.
 - b. MINIMUM FRONTAGE = 50 FEET.
 - c. R-5 SETBACKS = FRONT 20 FEET, SIDE 14', REAR 20 FEET.
 - d. B-1 SETBACKS = FRONT 10 FEET, SIDE 10 FEET, REAR 20 FEET.
7. THE WIDTH AND LAYOUT OF OCEAN AVENUE AND IRVING STREET WAS TAKEN FROM CITY OF PORTLAND RIGHT-OF-WAY SHEETS (SEE 4.b. ABOVE).

PROJECT: 27319	DRAWING NAME: 27319.DWG
DATE: JANUARY 31, 2005	SCALE: 1" = 20'
REVISED DATE: N/A	COMMENTS: N/A

PORTLAND, MAINE 04021

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail ncs@maine.ncs.com
800.882.2227

STAMP AND SIGNATURE

M. J. Blais
M. J. BLAIS
DATE 2/28/2005
MAINE PLS No. 1314

THIS PLAN DOES NOT CONVEY AN ENLARGED REAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. ENLARGED SEAL ABOVE

