GENERAL NOTES:

1. RECORD OWNERS OF THE PROPERTY ARE STEVEN E. & ROBERTA S. COPE BY DEED OF STEPHEN D. SEWALL DATED DECEMBER 22, 2015, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS DECEMBER 24, 2015 IN BOOK 32822, PAGE 198.

2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND TAX MAP 129 AS LOT G-001

3. PLAN REFERENCES:

A) PLAN OF CODMAN STREET SUBDIVISION SURVEYED OCTOBER OF 1913 BY PERCY H. RICHARDSON, C.E. AND RECORDED AT SAID REGISTRY IN PLAN BOOK 12, PAGE 99.

B) PLAN OF LAND IN PORTLAND MAINE SURVEYED FOR STANDARD OIL COMPANY OF NEW YORK, DATED JULY 1926 BY PERCY H. RICHARDSON, C.E. (ON THE OPPOSITE SIDE OF HERSEY STREET ON OCEAN AVENUE) RECORDED AT SAID REGISTRY IN PLAN BOOK 17, PAGE 28.

C) PLAN OF HERSEY SAUNDERS FIELD, WOODFORDS MAINE BY PERCY H. RICHARDSON, C.E. RECORDED MAY 18, 1926 AT SAID REGISTRY IN PLAN BOOK 17, PAGE 4. THIS WAS THE LATEST OF SEVERAL PLANS SHOWING LOTS ON BOTH SIDES OF HERSEY STREET.

D) STANDARD BOUNDARY AND EXISTING CONDITIONS SURVEY 701 FOREST AVENUE, PORTLAND, ME FOR THERMO CONSULTING ENGINEERS REVISED TO JUNE 1, 1998 INCLUDING AS-BUILT SURVEY BY TITCOMB ASSOCIATES AND RECORDED AT SAID REGISTRY IN PLAN BOOK 198, PAGE 203.

E) BLUE SHEETS FOR HERSEY STREET DATED FEBRUARY 3, 1938 AND OCEAN AVENUE DATED NOVEMBER 1, 1973 PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT. THE STREET LINE FOR HERSEY STREET WAS DETERMINED BY HOLDING AN OFFSET OF 0.08' OFF AN 8" SQUARE MONUMENT WITH BOLT FOUND IN A MONUMENT BOX ON THE WEST SIDE OF BAXTER BOULEVARD AND AN OFFSET OF 3 FEET FROM THE MONUMENT SHOWN HEREON AT THE INTERSECTION WITH OCEAN AVENUE. THE STREET LINE FOR OCEAN AVENUE WAS DETERMINED BY HOLDING AN ANGLE OF 66°17' OFF HERSEY STREET.

4. THE FIELD SURVEY WAS COMPLETED USING A COMBINATION OF REAL TIME KINEMATIC GPS EQUIPMENT AND A OSA ROBOTICS INSTRUMENT. ALL POINTS LOCATED WITHIN A POSITIONAL TOLERANCE OF 0.10 FEET HORIZONTALLY AND 0.2 FEET VERTICALLY PER MANUFACTURER SPECIFICATIONS FOR THE GPS EQUIPMENT.

5. VERTICAL DATUM IS NGVD 1929 AND WAS TAKEN FROM A MONUMENT WITH BOLT FOUND IN A MONUMENT BOX AT THE NORTHWEST CORNER OF THE INTERSECTION BETWEEN HERSEY AND CLIFTON STREETS, ELEVATION OF 29.16 FEET PER PORTLAND PUBLIC WORKS DEPT.

6. THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE,

7. THIS PLAN IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION WHICH MAY NOTE OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENCUMBERING OR BENEFITING THE SITE.

8. FOUR POINTS ASSOCIATES, INC. HAS NOT CONFIRMED ALL UNDERGROUND UTILITY LOCATIONS. ALL UTILITIES SHOWN HEREON ARE BASED ON VISIBLE ABOVE GROUND STRUCTURES AND A PLAN FOR THE DEVELOPMENT OF THE RITE AID PARCEL ON THE OPPOSITE SIDE OF OCEAN AVENUE. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES.

LEGEND

- SITE BOUNDARY
- ABUTTER BOUNDARY
- PAINTED YELLOW LINES
- EDGE PAVEMENT
- CURBLINE
- STOCKADE FENCE
- BUILDING
- MONUMENT
- IRON PIPE/ROD
- IRON REBAR TO BE SET
- 6"G — GAS
- 8"W — WATER
- 8"S — SEWER
- SD — STORM DRAIN
- OHC — OVERHEAD CABLE
- OHE&T — OVERHEAD ELEC. & TEL.
- UGE — UNDERGROUND ELECTRIC
- UGT — UNDERGROUND TELEPHONE
- SIGN
- WATER VALVE
- GAS VALVE
- LIGHT POLE
- UTILITY POLE
- GUY WIRE
- HYDRANT
- CATCH BASIN
- DRAINAGE MANHOLE
- SEWER MANHOLE
- TELEPHONE MANHOLE

GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM FOUR POINTS ASSOCIATES, INC. ANY ALTERATIONS AUTHORIZED BY OTHERS SHALL BE AT THE USE'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.

REV:	DATE:	
A	01/18/2016	ADD ENCLOSED PORCH, HEDGES AND MORE TREES
A	01/13/2016	SUBMISSION TO CLIENT FOR REVIEW

PROJ. NO: 15069 | DWG NAME: 23 OCEAN | SCALE: 1"=10' | PLAN BY: DED

STATUS:

NAME: . LIC. #: .

DONALD E. DOSTIE PLS #2147

EXISTING CONDITIONS PLAN

OF:
23 OCEAN AVENUE
PORTLAND, MAINE

FOR RECORD OWNERS:
STEVEN E. AND ROBERTA S. COPE
P.O. BOX 1398
PORTLAND, MAINE 04104

Four Points Associates, Inc.
Donald E. Dostie PLS Principal
9 Ralph Avenue, Lewiston, ME 04240 Tel. 207-577-5840

Reviewed for Code Compliance
Inspection Services
Date: 05/31/17