

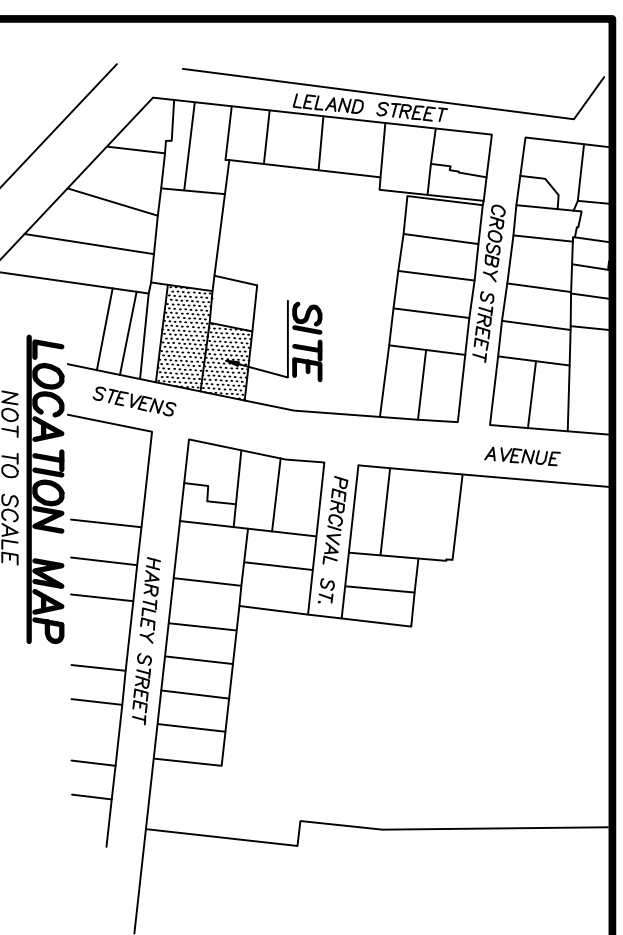
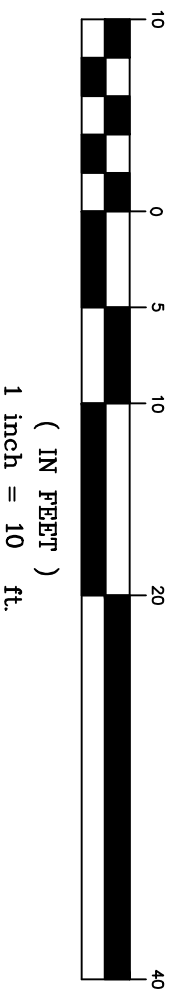
GENERAL NOTES:

1. RECORDED CHANGES OF THE SUBSEQUENTS ARE DATED 14 JANUARY BY DEED DATED JUN 10, 1989 AND RECORDED IN THE GUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) IN BOOK 8821, PAGE 50 AND DENNIS J. LACHMAN & KAREN J. SMITH BY DEED DATED NOVEMBER 05, 2015 AND RECORDED IN THE (CORD) IN BOOK 32719, PAGE 274.
2. THE PROPERTY IS SHOWN ON THE CITY OF PORTLAND MAINE TAX MAP 189E, AS BEING LOTS 135-E008 AND 135-E009.
3. PLAN REFERENCES:
4. STANDARD BOUNDARY SURVEY OF LINCOLN MIDDLE SCHOOL, PORTLAND, MAINE, BY WILLIAM W. SCOTT OF THE CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING DIVISION, DATED DECEMBER 1993, AND RECORDED IN THE (CORD) IN PLAN BOOK 937, PAGE 3.
5. PLAN OF HIGH SCHOOL LOT, BOUGHT OF GEO. WEND STEVENS, DATED SEPTEMBER 3, 1897, AND RECORDED IN THE (CORD) IN PLAN BOOK 9, PAGE 7. DEED REFERENCE IS BOOK 657, PAGE 17.
6. LELAND ST AND VICINITY, BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS, DATED FEBRUARY 15, 1978, AND RECORDED IN THE (CORD) IN PLAN BOOK 396, PAGE 3.
7. BEARINGS AND COORDINATES ARE BASED ON GRID NORTH AND 1983 MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE.
8. VERTICAL DATUM IS NAVD 1929 AND WAS DETERMINED BY STATIC OBSERVATION USING A DUAL FREQUENCY GPS UNIT. THE DATA WAS BY BENCHMARK ELEVATION CONTROLLED WITH CITY OF PORTLAND MONUMENT AT INTERSECTION OF HARTLEY STREET & STEVENS AVE.
9. CATCH BASIN & MANHOLE INVERTS ARE TAKEN FROM INFORMATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS DEPARTMENT.
10. THIS PLAN IS BASED ON A SURVEY COMPLETED TO THE BEST OF MY KNOWLEDGE IN ACCORDANCE WITH THE STATE OF MAINE BOARD OF PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE. FIELD WORK WAS COMPLETED USING ROBOTS TOTAL STATION WITH A TOLERANCE OF 0.05 FEET MORE OR LESS.
11. THIS PLAN IS SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION WHICH MAY NOTE OTHER POSSIBLE RESTRICTIONS, EASEMENTS OR CONDITIONS ENGINEERING OR BENEFITING THE SITE.
12. NO EXCAVATION OF ANY KIND CAN BE PERMITTED WITHOUT THE CONTRACTOR CONTACTING DIG-SAFE FOR LOCATION OF POSSIBLE UNDERGROUND UTILITIES. ALL UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE BASED ON VISIBLE ABOVE GROUND STRUCTURES.
13. PROPERTIES HEREON ARE NOT LOCATED WITHIN A FLOOD HAZARD ZONE AS DETERMINED ON FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 25081 0501, MAP REVISION DECEMBER 8, 1998.

LEGEND

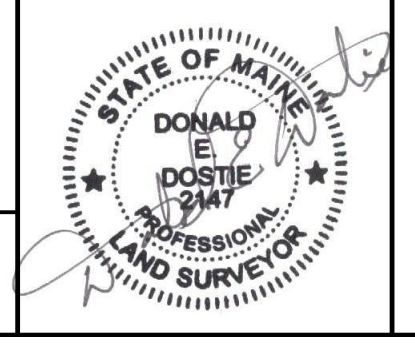
- SITE BOUNDARY
- ADJUTER BOUNDARY
- MONUMENT
- IRON PIPE/ROD
- IRON REBAR TO BE SET
- CHAIN LINK FENCE
- STOCKADE FENCE
- EDGE PAVEMENT
- CURBLINE
- BUILDING
- SIGN
- WATER VALVE
- GAS VALVE
- UTILITY POLE
- GUY WIRE
- HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- CONTOURS
- GAS
- WATER
- OVERHEAD
- ELEC. & TEL.
- DECIDUOUS TREE

GRAPHIC SCALE



EXISTING CONDITIONS
OF:
502-504 & 510 STEVENS AVENUE
PORTLAND, MAINE
FOR:
ADAM COPE
P.O. BOX 1398
PORTLAND, MAINE 04104

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



NAME:	DONALD E. DOSTIE	PLS #2147
NAME:		
DATE:	12/22/16	UPDATED FOR SUBMISSION
DATE:	9/01/16	REVISED COORDINATES AND BEARINGS TO STATE PLANE GRID NORTH
STATUS:		
PROJ. NO.:	16014	DWG NAME: COPE
SCALE:	1"=10'	PLAN BY: DED & SMM

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM THE ASSOCIATES. ANY SUCH MODIFICATION AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO FOUR POINTS ASSOCIATES, INC.