

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to Grid North. See Plan Reference 1.
 - 3) Project Benchmark: Granite monument at southeast corner of intersection of Hartley Street and Stevens Avenue. Elevation: 118.25 City of Portland datum.
 - 4) All utility locations shown on this plan are approximate, based on location of visible features and information provided by others. Dig Safe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Sewer inverts were provided by the City of Portland Department of Engineering. Field verification should be made before design work is undertaken.
 - 6) Wetlands delineated and located by Mark Hampton Associates, May, 2015.
 - 7) Property lies within Zone X based on FIRM Community #230051 Panel #0007 C, dated December 8, 1998. It does not lie within a special flood hazard area.
 - 8) Bearings and the accompanying Preliminary Geotechnical Report by Summit Geoenvironment, 12/29-30, 2014.

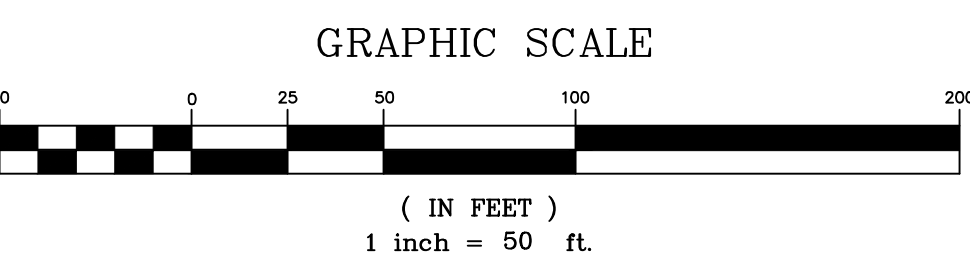
- LEGEND**
- Iron pin found
 - Monument found
 - Catch basins
 - Sewer manhole
 - Drain manhole
 - Gas valve
 - Water shutoff
 - Irrigation valve
 - Electrical fixture
 - Fire hydrant
 - Utility pole
 - Light pole
 - Ballard
 - Water valve
 - Guy wire
 - Ground light
 - Sign
 - Edge of pavement
 - Curb (granite)
 - Edge of gravel
 - Tree line
 - 1' contour
 - 5' contour
 - Abutter's line
 - Property line
 - Easement line
 - Right of way line
 - Underground storm drain
 - SS Underground sewer
 - W Underground water
 - OE Overhead utility wires
 - G Underground gas
 - T Underground telephone
 - Stockade fence
 - Chain link fence
 - X Wrought iron fence
 - Wetland
 - Boring
 - Existing building

- REFERENCES**
- 1) Site Plan done by SYTDesign Consultants, December 2000 and May 2001, not recorded.
 - 2) Standard Boundary Survey of "Mayor Baxter Woods" by Public Works Department of the City of Portland, Maine, dated April 2001, not recorded.
 - 3) Plan of Land Attached to the Last Will and Testament of Annie E. Ewing by E.C. Jordan, dated April 25, 1892, recorded in Plan Book 10, Page 131.
 - 4) Plan of Topography in Portland, Maine for Mercy Hospital by E.C. Jordan, dated March 21, 1968, not recorded.
 - 5) Plan of Maple Grove, Portland, not signed, recorded October 20, 1868 in Plan Book 2, Page 52.
 - 6) Plan of Property made for St. Joseph's Convent and Hospital Corp. by H.I. & E.C. Jordan, dated June 28, 1977, not recorded.
 - 7) Standard Boundary Survey made for Amy Mulken by Titcomb Associates, dated July 14, 1987, not recorded.
 - 8) Standard Boundary Survey, Property of St. Joseph's Convent and Hospital, made for SYTDesign Consultants by Titcomb Associates, dated November 4, 2002.
 - 9) Plan of Property and Existing Conditions, Catherine McAuley High School & St. Joseph's Convent made for Land Use Consultants by Land Use Consultants dated September 26, 2006.

- EASEMENTS AND ENCUMBRANCES**
- 1) Property is subject to a right of way 33 feet wide as shown, reserved in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
 - 2) Property benefits from a right of way 33 feet wide adjoining the southerly sideline as shown, described in deed of James P. Baxter to the Roman Catholic Bishop of Portland dated March 10, 1908 and recorded in Book 821, Page 59.
 - 3) No record evidence of an easement for utility poles on the property was found.

- OWNERS OF RECORD**
- Tax Assessment Map 136, Lot E-6
 St. Joseph's Convent and Hospital
 Book 698, Page 427
 Book 486, Page 322
 Book 494, Page 178
 Book 496, Page 71
 Book 479, Page 327
 Book 563, Page 275
 Book 698, Page 426

AREA
 826,755 sq. ft./18.98 acres



Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
SMH #1	110.01	118.8	12" CP	116.5	15" VCP
SMH #2	125.54	117.8	12" CP	116.5	15" VCP
SMH #3	125.18	118.7	8" VCP	118.8	8" VCP
SMH #4	125.80	117.9	12" CP	117.9	15" VCP
SMH #5	125.80	122.0	STANDARD WATER		
SMH #6	124.87	118.2	16" VCP	118.1	12" VCP
SMH #7	124.87	118.8	100' of 12" VCP	118.4	115' CPP

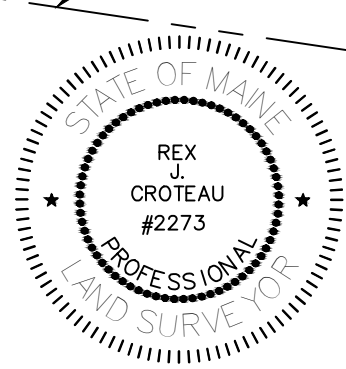
Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
SMH #8	126.58	118.0	8" VCP	115.5	8" VCP
SMH #9	126.11	118.7	15" VCP	115.7	15" VCP
SMH #10	122.50	119.5	15" VCP	115.7	15" VCP
SMH #11	121.55	119.3	15" VCP	112.3	15" VCP
SMH #12	120.75	112.3	12" VCP	112.3	15" VCP
SMH #13	119.43	111.0	15" VCP	111.0	15" VCP
SMH #14	118.04	107.0	12" VCP	107.0	12" VCP
SMH #15	115.42	105.0	UNK	105.0	UNK
SMH #16	114.24	107.0	12" VCP	107.0	12" VCP
SMH #17	109.44	105.0	UNK	105.0	UNK
SMH #18	109.44	105.0	UNK	105.0	UNK
SMH #19	104.50	117.3	18" VCP		
SMH #20	125.45	117.3	18" VCP		
SMH #21	124.64	113.6	8" PVC	113.6	8" PVC
SMH #22	120.25	110.5	8" PVC	110.5	8" PVC
SMH #23	118.78	110.5	8" PVC	110.5	8" PVC
SMH #24	110.71	103.6	6" PVC	103.9	6" PVC

Structure	Rm	Inv. In	Pipe	Inv. Out	Pipe
CB #1	113.24	111.1	12" CP	111.0	12" CP
CB #2	115.07	113.0	12" CP	111.6	12" CP
CB #3	114.09	109.4	8" PVC	109.2	12" CP
CB #4	95.63	95.4	UNK	94.6	6" PVC
CB #5	124.48	121.9	UNK		
CB #6	121.65	120.7	UNK		
CB #7	124.83	119.0	8" CP	111.0	12" VCP
CB #8	114.72	111.2	8" PVC	111.0	12" CP
CB #9	114.72	111.0	12" CP	110.7	12" CP
CB #10	115.39	112.8	6" CP	112.0	12" CP
CB #11	113.62	112.8	6" CP	112.8	8" CP
CB #12	114.40	110.8	6" CP	112.9	8" CP
CB #13	113.78	108.7	12" CP	108.1	12" CP
CB #14	113.56	108.7	12" CP	108.1	12" CP

State of Maine, Cumberland ss
 Registry of Deeds
 Received at _____ m _____ M and recorded in
 Plan Book _____ Page _____
 Attest: _____
 Register

Approved by the City of Portland Planning Board

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



"Mayor Baxter Woods"
 N/F
 City of Portland
 Book 1813, Page 302

STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS PLAN

605 Stevens Avenue
 Stevens Avenue & Walton Street
 Portland, Maine

MADE FOR
Sea Coast at Baxter Woods Associates, LLC
 100 Commercial Street, Suite 414
 Portland, Maine

JOB#	202096.1	DATE:	June 24, 2015	SCALE:	1" = 50'
BOOK#	525, 578				
202096-2006.dwg					
FILE#	8538				

Titcomb Associates
 133 Gray Road, Falmouth, Maine 04105
 (207)797-9199 www.titcombsurvey.com