



NOTES

1. RECORD OWNERSHIP OF THE PARCEL SHOWN CAN BE FOUND IN A DEED FROM SUMNER T. BERNSTEIN TO KOHARIG SARIBEKIAN DATED APRIL 14, 1989 AND RECORDED IN DEED BOOK 8721, PAGE 214 CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. THE PARCEL SHOWN IS LOCATED ON THE TOWN OF PORTLAND ASSESSOR'S MAP 158, PARCEL 10.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS OF RECORD:
 - a. "WORKING DRAWING FOR KO SARIBEKIAN", BY WAYNE WOOD & CO., DATED AUGUST 2013 UNRECORDED.
 - b. "PLAN FOR BENSON & GRANT", BY H.J. & E.C. JORDAN CIVIL ENGINEERS, DATED FEBRUARY 1950, PLAN BOOK 53 PAGE 38.
4. THIS IS NOT A BOUNDARY SURVEY. THIS EXISTING CONDITIONS PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
5. DUE TO THE FACT THAT THIS IS NOT A BOUNDARY SURVEY, THE RELATIONSHIP BETWEEN THE EXISTING STRUCTURES AND THE PROPERTY LINES ARE CONSIDERED APPROXIMATE AND SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
6. ELEVATIONS ARE BASED ON NGVD 1929 DATUM TAKEN FROM BENCHMARKS PROVIDED BY THE CITY OF PORTLAND.

EXISTING CONDITIONS PLAN OF 31 BROOKSIDE ROAD PORTLAND MAINE

SCALE: 1"=30'

DATE: NOVEMBER 5, 2015

PREPARED FOR: KOHARIG SARIBEKIAN
31 BROOKSIDE ROAD
PORTLAND, MAINE, 04103

JOB NUMBER: 40377

ACAD FILE: 40377.DWG



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

381 PAYNE ROAD, SCARBOROUGH, MAINE 04074

tel
207.883.1000
800.882.2227

fax
207.883.1001

e-mail
info@northeastcivilsolutions.com

