

LEGEND

○	Iron marker - found
●	Iron marker - set (#5 rebar)
—	Property line (locus)
---	Property line (abutler)
---	Edge of pavement
—	Curb
—	Guard rail
—	Post and rail fence
—	Overhead utility line
—	Water valve
—	Water shutoff
—	Catch basin
—	Sewer manhole
—	Utility pole
—	Sewer line
—	Underground water line
—	Underground gas line
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
—	Tree line
—	Deciduous tree
—	Existing building
⑫	Lot number per reference 1

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone. Horizontal information derived from City of Portland Sewer R.O.W. Boundary Plan (plan number 973/31) provided by the City of Portland.
 - 3) Elevations are based on City of Portland vertical datum. Benchmark is a USC & GS disc "H121 1955". Benchmark information provided by the City of Portland.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone X based on FIRM Community #230051 Panel #0012C, dated December 8, 1998. It does not lie within a special flood hazard area.
 - 6) The unaccepted portion of Riverview Street is listed under "Plan of Copic Heights" in the 1997 order excepting streets from deemed vacation in Book 13326, Page 19, it is listed as continued.
 - 7) Property lies in an R3 Zone with a stream protection overlay.

- PLAN REFERENCES**
- 1) Plan of Copic Heights made by A.E. Skillin dated January, 1913 recorded in Plan Book 12, Page 75.
 - 2) Standard Boundary Survey of the West Side Interceptor Sewer made by Deluca Hoffman Assoc., Inc. by Owen Haskell, Inc. dated March 11, 1999 and revised through April 5, 2000.
 - 3) Sewer R.O.W. Boundary Plan-West Side Interceptor Sewer (Sections 2 & 3) West Side Combined Sewer (Section 1) Copic Street to Congress Street made by the City of Portland Public Services Department Engineering Section dated May, 2010.

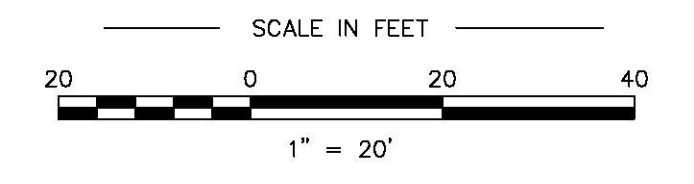
- EASEMENTS / ENCUMBRANCES**
- 1) Seventy foot wide easement conveyed to Central Maine Power Company by Lillian Swan recorded in Book 2372, Page 388.
 - 2) Thirty foot wide sewer easement conveyed to City of Portland by Warren G. Swan and Dolores H. Swan recorded in Book 27321, Page 297.

AREA

Parcel: 29,011 square feet
 Portion of Riverview Street: 3,394 square feet
 Total Area: 32,405 square feet

OWNERS OF RECORD

Diversified Properties, Inc.; Book 32755, Page 298
 P.O.Box 10127, Portland, Maine



PRELIMINARY

State of Maine, Cumberland ss
 Registry of Deeds
 Received _____ 20____
 at ___h___m___M and recorded in
 Plan Book _____ Page _____
 Attest: _____
 Register

CERTIFICATION

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

Res J. Croteau, P.L.S. #2273

Rev. 1 06/22/16	Lot 1 and 2 reconfiguration	RJC
PLAN OF Division of Property		
51 Riverview Street		Portland, Maine
MADE FOR Diversified Properties		
P.O. Box 10127		Portland, Maine
JOB #215076	DATE: October 9, 2015	SCALE: 1" = 20'
BOOK #890	 Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-5199 www.titcombsurvey.com	
215076 Lot Division_R1.dwg		
FILE #9796		