LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED "LEWIS & WASINA PLS 2114", TO BE SET.
- FOUND 5/8" REBAR
- FOUND IRON PIPE UNLESS NOTED OTHERWISE
- UTILITY POLE
- N/F NOW OR FORMERLY OWNED BY
- 22059/27 DEED RECORDED IN BOOK/PAGE
- ( ) CURRENT DEED INFORMATION
- STONE WALL
- BOUNDARY LINE
- ABUTTER LINE OR RIGHT OF WAY LINE
- TREE LINE
- DECIDUOUS TREE
- CONIFEROUS TREE
- STOCKADE OR WOOD FENCE
- OW OVERHEAD WIRES

NOTES

1. THE BASIS OF BEARING IS OBSERVED MAGNETIC NORTH 2008.
2. CURRENT DEED REFERENCE: FROM CHRISTOPHER C. BECK TO DIANA S. FRIOU AND GEORGE W. FRIOU DATAED NOVEMBER 24, 2004 AND RECORDED IN BOOK 22089, PAGE 27.
3. PLAN REFERENCES:
   a. PLAN OF CITY PROPERTY AT CAPISIC POND PREPARED BY CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT DATED SEPTEMBER 1993.
   b. PLAN OF CAPISIC POND IMPROVEMENT PREPARED BY CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS DATED OCTOBER 31, 1947.
   c. 1973 CITY "BLUE SHEETS" OF THE RIGH OF WAY LINES OF CAPISIC STREET.
   d. PLAN OF WILLIAM SEAL ESTATE DATED 1988 AND RECORDED IN PLAN BOOK 8, PAGE 39.
   e. STANDARD BOUNDARY SURVEY PREPARED FOR NORTH ATLANTIC CUSTOM BUILDERS, INC. PREPARED BY TITCOMB ASSOCIATES DATED NOVEMBER 30, 2005. JOB No. 205081.
   f. PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 35, PAGE 73.
   g. REVISED PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 38, PAGE 33.
   h. "PLAN OF LAND ACQUIRED IN 1938 BY CITY OF PORTLAND, MAINE AT CAPISIC POND AND VICINITY" RECORDED IN PLAN BOOK 24, PAGE 54.
   i. PLAN OF A STANDARD BOUNDARY SURVEY PREPARED FOR DONALD AND MARCIA FARR DATED JULY 8, 1992 BY DANIEL J. DALFONSO, DRAWING No. 266.
4. THE FLOOD ZONE IS SHOWN PER FEMA MAP (COMMUNITY 230051 PANEL 0012C, DECEMBER 8, 1998).
5. TAX MAP REFERENCE: CHART 224, BLOCK B, LOTS 7,16,24,30.
6. THE PARCEL IS IN THE R3 ZONE AND A PORTION FALLS IN A STREAM PROTECTION DISTRICT.
7. PARCELS 2 AND 3 ARE BOTH DESCRIBED AS 25 FEET ALONG CAPISIC STREET RESULTING IN AN APPARENT GAP. IN 1979 AN ABUTTING CALL ON THE LINE BETWEEN THEM APPEARS IN THE DEED TO ROBERT AND BARBARA GRAVES FOR PARCEL 3 RECORDED IN BOOK 4368, PAGE 312. AT THE TIME, GRAVES OWNED PARCEL 2 BY DEED RECORDED IN BOOK 3458, PAGE 290.

REV.	BY	DATE	STATUS
2	BEL	6/30/08	DETAILS, NOTE 7, MINOR CHANGES
1	BEL	6/16/08	PROGRESS PRINT

BRUCE E. LEWIS 2114
SEAL
NOT VALID WITHOUT EMBOSS AND SIGNATURE

Lewis & Wasina, Inc.
PROFESSIONAL LAND SURVEYORS
11 Highmeadow Drive
Gorham, ME 04038
Tel (207) 892-0959 Fax (207) 892-0956

Designed:	N/A
Drawn:	BEL
Checked:	BEL
Date:	6/11/08
Scale:	1"=30'
Field Book:	FILE
Project:	08-09
File Name:	0809FRIOU
Contour Int.:	N/A

SHEET 1 OF 1

BOUNDARY SURVEY

313 CAPISIC STREET,
PORTLAND, CUMBERLAND COUNTY,
STATE OF MAINE

for record owners:
DIANA S. FRIOU
GEORGE W. FRIOU
313 Capisic Street
Portland, ME 04102

STATE OF MAINE
DEPARTMENT OF PROFESSIONAL & FINANCIAL REGULATION
Reviewed for Code Compliance
Inspection Division
Date: 03/06/15