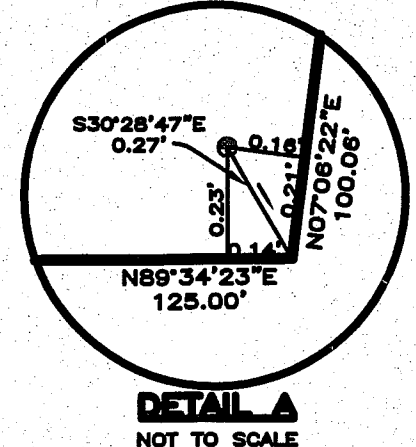


HELD CITY BUILDING TIES TO PIPE FROM 2338 FOUNDATION AND 2336 CORNER OF BRICK. MAGNETIC LOCATION SIGNAL UNDER PAVEMENT.

SANDY TERRACE

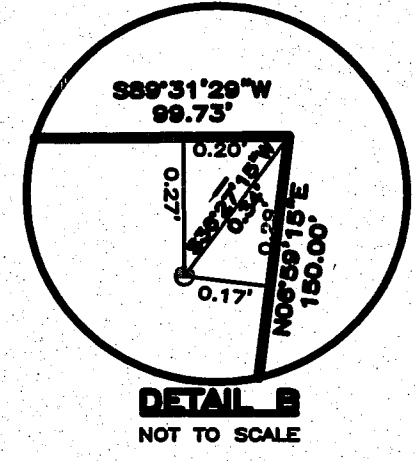
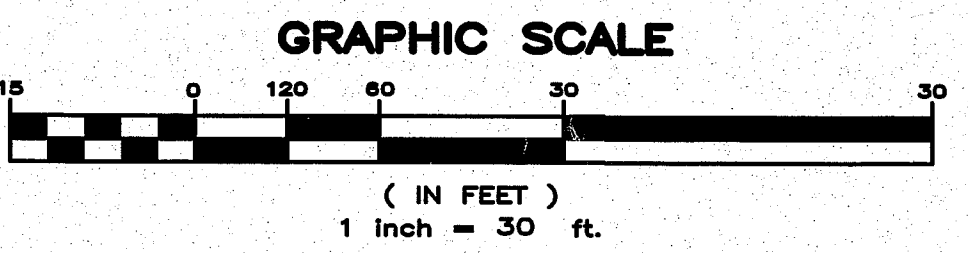


LEGEND

- 5/8 INCH REBAR WITH ALUMINUM CAP STAMPED LEWIS & WASINA PLS 2114, TO BE SET.
- FOUND 5/8\"/>

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 DATED NOVEMBER 24, 2004 AND RECORDED IN BOOK 22089, PAGE 27.
3. PLAN REFERENCES:
 - a. PLAN OF CITY PROPERTY AT CAPSIC POND PREPARED BY CITY OF PORTLAND PARKS AND PUBLIC WORKS DEPARTMENT DATED SEPTEMBER 1993.
 - b. PLAN OF CAPSIC POND IMPROVEMENT PREPARED BY CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS DATED OCTOBER 31, 1947.
 - c. 1973 CITY "BLUE SHEETS" OF THE RIGHT OF WAY LINES OF CAPSIC STREET.
 - d. PLAN OF WILLIAM SEAL ESTATE DATED 1898 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, 2006, JOB NO. 2030981.
 - f. PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 35, PAGE 73.
 - g. REVERSED PLAN OF PROPERTY OF ROBERT LANNIGAN RECORDED IN PLAN BOOK 38, PAGE 33.
 - h. PLAN OF LAND ACQUIRED IN 1838 BY CITY OF PORTLAND, MAINE AT CAPSIC 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. 295.
4. THE FLOOD ZONE IS SHOWN PER FEMA MAP (COMMUNITY 230081 PANEL 0012C, DECEMBER 8, 1998).
5. TAX MAP REFERENCE: CHART 224, BLOCK 8, LOTS 7, 18, 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 38 FEET ALONG CAPSIC 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 3456, PAGE 290.



STATE OF MAINE
 RECEIVED _____ COUNTY SS REGISTRY OF DEEDS
 AT _____ M. AND RECORDED IN
 PLAN BOOK _____ PAGE _____ REGISTER
 PLAN ATTEST _____ REGISTER

BRUCE E. LEWIS 2114
 SEAL

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

REVISED	6/17/15	L. Kaynor
2	BEL	6/30/08 DETAILS, NOTE 7, MINOR CHANGES
1	BEL	6/18/08 PROGRESS PRINT
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		

SITE PLAN
 315 CAPSIC STREET,
 PORTLAND, CUMBERLAND COUNTY,
 STATE OF MAINE
 for record owners:
EDWARD & LESLIE KAYNOR
 315 Capaic Street
 Portland, ME 04102