



**LEGEND**

- SUBJECT BOUNDARY LINE
- ABUTTER OR RIGHT OF WAY LINE
- EDGE OF PAVEMENT
- GRANITE CURB
- OVERHEAD ELECTRIC
- SEWER LINE
- WATER LINE
- STORM DRAIN
- UNDERDRAIN
- SEWER EASEMENT
- SHORELAND ZONE LINE
- BUILDING SETBACKS
- NOW OR FORMERLY
- SANITARY SEWER MANHOLE
- ⊕ STORM DRAIN MANHOLE
- ⊕ HYDRANT
- ⊕ CATCH BASIN
- ⊕ UTILITY POLE

**NOTES**

1. RECORD OWNER - WALTER W. MULLIGAN
2. PARCEL DEED REFERENCE: SEE DEED FROM EDWARD J. SALMON AND PATRICIA A. SALMON TO WALTER W. MULLIGAN DATED FEBRUARY 22, 1995 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 11826, PAGE 287.
3. ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
4. PARCEL TAX MAP REFERENCE: CITY OF PORTLAND, MAP 259, BLOCK C, LOT 21
5. TOTAL PARCEL AREA 26315 SQ. FT.
6. BEARINGS ARE REFERENCED TO GRID NORTH AS DEPICTED ON PLAN REFERENCE 4.
7. THE PARCEL IS WITHIN THE R3 RESIDENTIAL ZONE WITH A PORTION OF THE PARCEL LYING WITHIN THE SHORELAND OVERLAY ZONE.
8. THE LOCATION OF UNDERGROUND UTILITIES IS BASED ON INFORMATION DEPICTED ON PLAN REFERENCE 2.
9. THIS PLAN DEPICTS THE RESULT OF A BOUNDARY SURVEY CONDUCTED IN NOVEMBER 1993 TO ESTABLISH THE DIVISION LINE BETWEEN THE PROPERTY AT 462 CAPISIC STREET AND THE SUBJECT PARCEL AND ADJUSTED TO THE STREITLINE OF CAPISIC STREET AS DEFINED ON PLAN REFERENCE 4.
10. ELEVATIONS ARE FROM EXISTING HOUSE SILL ELEVATIONS AS SHOWN ON PLAN REFERENCE 2 AND ADJUSTED TO CITY VERTICAL DATUM BASED CITY OF PORTLAND AND PUBLIC SERVICES DEPARTMENT, ENGINEERING SECTION, DENNETT STREET LEVELS 8-25-1999.
11. BASED ON FEMA FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBER 230051 0012C, THIS PARCEL IS OUTSIDE THE 500-YEAR FLOODPLAIN.

**PLAN REFERENCES**

1. "STANDARD BOUNDARY SURVEY - PLAN OF LAND, 462 CAPISIC STREET, PORTLAND, MAINE, MADE FOR EPS ENTERPRISES" BY R. P. TITCOMB ASSOCIATES, INC., DATED JULY 28, 1987 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 194, PAGE 231.
2. AS BUILT - "CAPISIC STREET RECONSTRUCTION PHASE 1 - PLAN/PROFILE, SHEET 2 OF 11", DATED DECEMBER 27, 1999 - CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION - FILE NO. 987/11
3. "RIGHT OF WAY PLAN - ROPE RIVER INTERCEPTOR SEWER" CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, DATED AUGUST 1994 - FILE NO. 6566
4. "SURVEY OF STREETLINES - CAPISIC STREET, BRIGHTON AVENUE, HILLCREST AVENUE, ALBION STREET", DATED NOVEMBER 2001, CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION - FILE NO. 921/13

| NO. | DATE      | DESCRIPTION   | BY  |
|-----|-----------|---|-----|
| 1   | 18/3/2015 | REVERSED AS PER PAQUOD REVIEW COMMENTS OF 7/31/2015 | GCJ |

**PLAN OF PROPERTY**  
**466 CAPISIC STREET - PORTLAND, MAINE**

OWNER OF RECORD AND PREPARED FOR:  
**Walter W. Milligan**  
24 GLENWOOD AVE  
Portland, Maine

PREPARED BY:  
Gary E. Johnson, PLS  
81 Continental Drive  
Portland, Maine

DATE: JULY 6, 2015 SCALE: 1" = 25'

