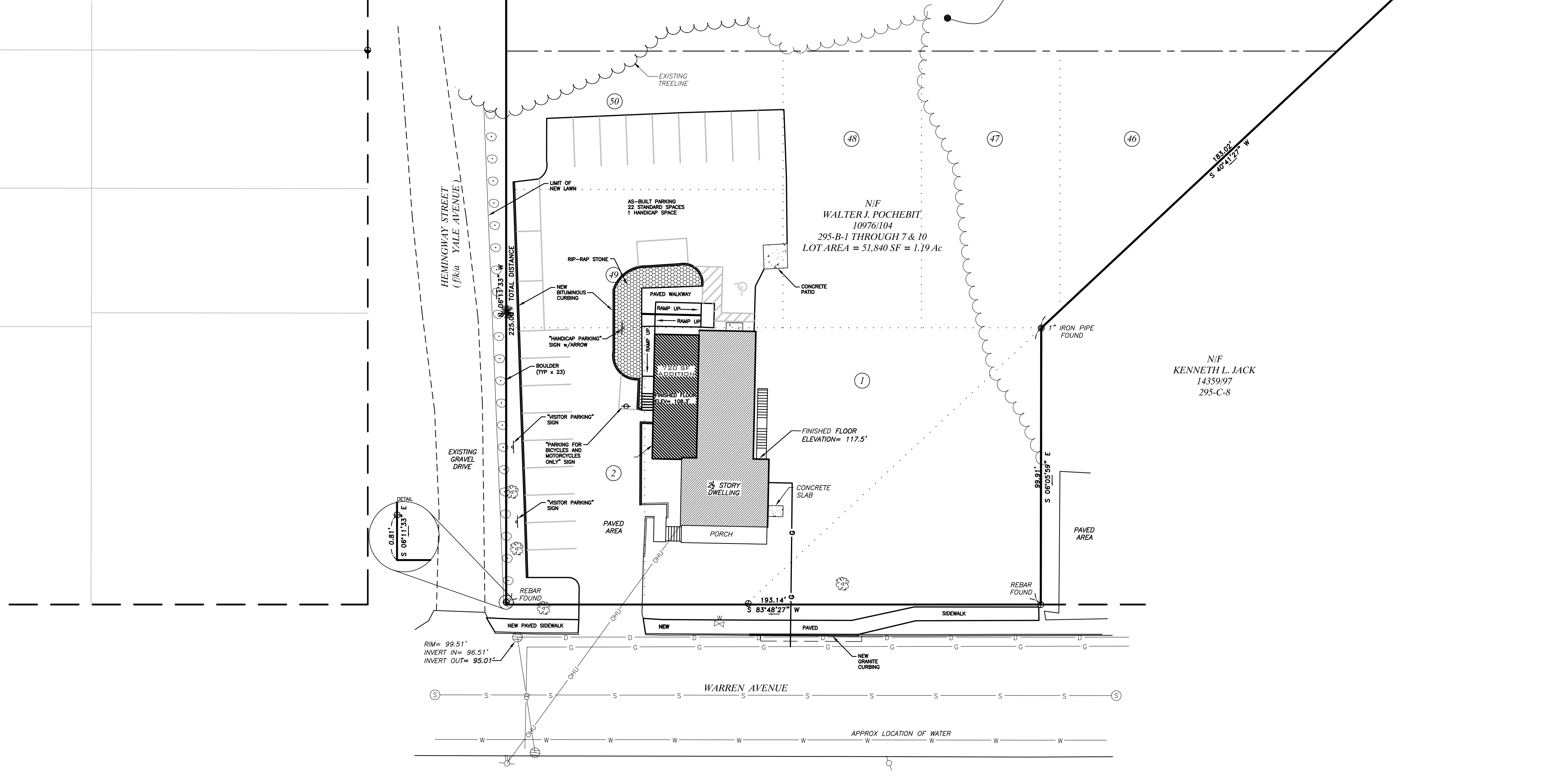


VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
- "NCS, INC. PLS 1314" SET ON 9/10/2010
- FOUND IRON PIPE
- FOUND MONUMENT
- FOUND IRON ROD
- FOUND CAPPED IRON ROD
- UTILITY POLE
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE
- ① LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.a.
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
- TAX MAP-BLOCK-LOT
- PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAINE STATE COORDINATE SYSTEM WEST ZONE 1802 (2 ZONE PROJECTION) GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM FLEET BANK OF MAINE TO WALTER J. POCHEBIT DATED SEPTEMBER 24, 1993 AND RECORDED IN DEED BOOK 10976, PAGE 104.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. PLAN OF PINE HURST MADE FOR FIDELITY BOND AND REALTY TRUST, BY E.C. JORDAN AND CO., DATED JULY 1917 AND RECORDED IN PLAN BOOK 13, PAGE 91.
 - b. PLAN OF FOREST VILLA ESTATES, BY ERNEST W. BRANCH, DATED AUGUST 15, 1919 AND RECORDED IN PLAN BOOK 14, PAGE 25.
 - c. PLAN OF PROPERTY MADE FOR KEELEY BANQUET CENTER, BY R.P. TITCOMB ASSOCIATES, INC., DATED AUGUST 4, 1987 AND RECORDED IN PLAN BOOK 191, PAGE 2.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 295, BLOCK B, PARCELS 1 THROUGH 7 AND 10
6. THE WIDTH AND LAYOUT OF STREETS IS AS FOLLOWS:
 - a. WARREN AVENUE IS 66' WIDE PER PLANS PROVIDED BY THE CITY ENGINEERING OFFICE.
 - b. HEMINGWAY STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.a.
 - c. KATAHDIN STREET IS 50' WIDE AND FROM PLAN REFERENCED IN NOTE 4.a. (THIS STREET HAS BEEN VACATED BY THE CITY OF PORTLAND) SEE DEED BOOK 13326, PAGE 019.
7. ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1929 DATUM.
8. THE UTILITIES SHOWN ON THIS PLAN AND THEIR LOCATIONS ARE TO BE CONSIDERED APPROXIMATE. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACTOR TO CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
9. AS-BUILT INFORMATION BASED ON SITE SURVEY DATED SEPTEMBER 23, 2011 AND VERIFIED ON OCTOBER 4, 2011.

Revision:	By:	Date:	Change:
2	ADA	9/10/10	UPDATED SET MONUMENTATION

PROJECT: 32209 DRAWING NAME: 32209POULIN-ASBUILT.DWG
 DATE: OCTOBER 4, 2011 SCALE: 1"=20'
 FIELD BY: JAP DRAWN BY: JAP

Drawing Name and Location:
AS-BUILT SURVEY
 171 WARREN AVENUE, PORTLAND, MAINE

Owner:
WALTER J. POCHEBIT
 7 HALE STREET, PORTLAND, MAINE 04103

Prepared For:
POULIN PROPERTY HOLDINGS, LLC
 276 CANCO ROAD, PORTLAND, MAINE 04103

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
 800.882.2227

STAMP AND SIGNATURE

J. Buisman 10-05-2011
 M. JOHANN BUISMAN 1314 DATE
 MAINE No. 1314