

LEGEND

□	Monument - found
○	Iron marker - found
—	Property line (locus)
---	Property line (abutment)
---	Edge of pavement
---	Edge of gravel
---	Curb
—	Sign
☆	Lamp or light pole
⊙	Utility pole
—	Guy wire
⊕	Water valve
⊕	Fire hydrant
⊕	Sewer manhole
—	Overhead utility line
---	Contours (1ft)
---	Contours (5ft)
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
—	Tree line
⊙	Coniferous tree
⊙	Existing building
⊙	Deciduous tree

- 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.
 - 3) Elevations are based on City of Portland datum.
 - 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 #007C, dated December 8, 1998. It does not lie within a special flood hazard area.

- PLAN REFERENCES**
- 1) Plan of a Standard Boundary Survey made for The Naabek Co. by Daniel J. Dalphonso dated September 30, 1989.
 - 2) Plan of Property made for Keeley Banquet Center by R.P. Titcomb Associates, Inc. dated August 4, 1987 and revised through May 09, 1991 as recorded in Plan Book 191, Page 2.

EASEMENTS / ENCUMBRANCES

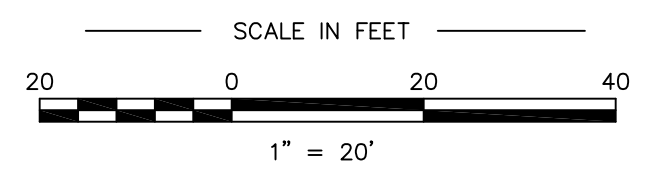
- 1) Property is subject to such conditions and restrictions as set forth in Book 1836, Page 86.

AREA

56,622 square feet / 1.30 acres

OWNERS OF RECORD

Delta Realty LLC; Book 31868, Page 216



N/F
Aquila Investment Group, LLC
29836/194

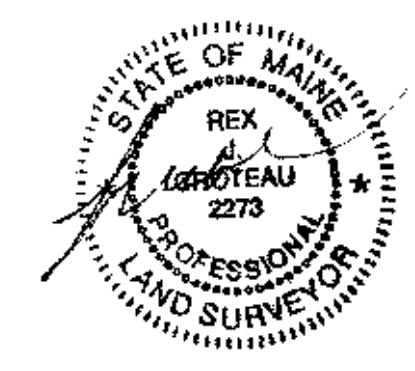
N/F
PWS Holdings-Warren LLC
31868/208

N/F
Portland Terminal Company

CERTIFICATION

This plan is based on Plan of a Standard Boundary Survey made for The Naabek Co. by Daniel J. Dalphonso dated September 30, 1989. The deed research has been updated from the date of the Dalphonso plan.

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



PLAN OF
Existing Conditions Survey
134 Warren Avenue Portland, Maine

MADE FOR
Ransom Consulting Engineers
400 Commercial Street Portland, Maine

JOB #215073	DATE: October 9, 2015	SCALE: 1" = 20'
BOOK #889		
215073.dwg		
FILE #9793		

Titcomb Associates
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