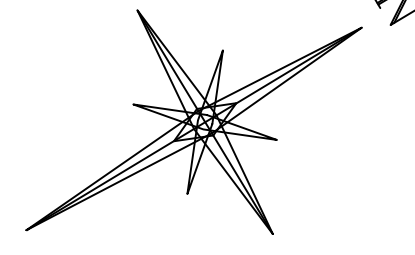


GRID



LANE AVENUE
(50' wide)

Temporary Benchmark (TBM) #1
Spike in utility pole CMP #3
Elevation: 101.05'

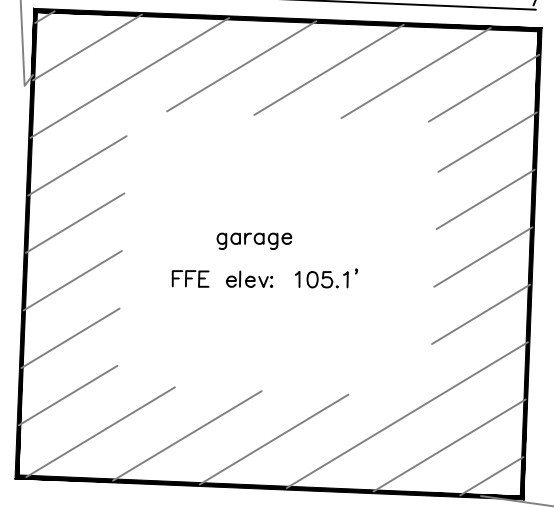
Temporary Benchmark (TBM) #2
Spike in utility pole CMP #197.1
Elevation: 105.15'

N/F
Stanley Maxwell Adams, Trustee
Stanley Maxwell Adams Living Trust
30906/88
N68°50'38"W
107.12'

FOREST AVENUE
(Route 302)
N60°40'00"W
106.00'

PROPOSED PARCEL A
8,856 Sq. Ft / 0.20 Acres

PROPOSED PARCEL B
22,042 Sq. Ft / 0.51 Acres



capped iron rod PLS #1303
33.73'

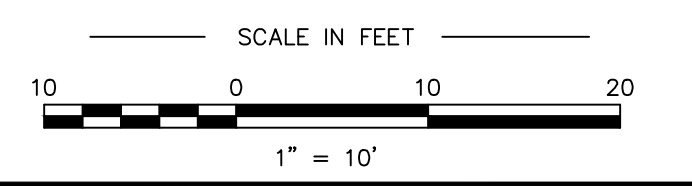
capped iron rod PLS #1303

N/F
Herbert Clarence Edgar, III
Arabella Perez
14106/212

N/F
Alphonso M. Caiazza
27784/184

N/F
Cheryl W. Shuttleworth
21865/194

OWNER OF RECORD
Jean B. Higgins a/k/a Jean B. Dunnell
Book 3676, Page 81
Total Area: 30,898 Sq. Ft. / 0.71 Acres



LEGEND

- Iron marker - found
- Property line (locus)
- Property line (abutter)
- Fence
- Edge of pavement
- Curb
- Sign
- Lamp or light pole
- Utility pole
- Guy wire
- Gas valve
- Water valve
- Sewer manhole
- ⊙ Water manhole
- OHW Overhead utility line
- S Sewer line
- W Underground water line
- Contours (1ft)
- Contours (5ft)
- Now or formerly of Deed reference (Book/Page)
- Tree line
- Existing building
- Lot # per plan ref #7
- Lot line per plan ref #7

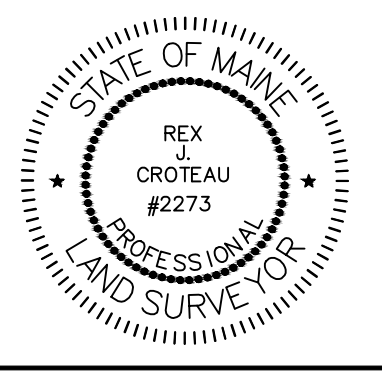
NOTES

- 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. Benchmark #1 is a spike in utility pole CMP #3. Elevation: 101.05'. Benchmark #2 is a spike in utility pole CMP #197.1. Elevation: 105.15'.
- 4) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.

PLAN REFERENCES

- 1) Boundary Survey Map made for the Estate of Jean B. Dunnell by Maine Boundary Consultants, dated December 23, 2013. Unrecorded.
- 2) Plan of Forest Avenue Sanitary Sewer by the City of Portland, Maine Department of Public Works, dated 1981.
- 3) Plan of Lane Avenue Sanitary Sewer by the City of Portland, Maine Department of Public Works, dated December 11, 1978.
- 4) Sketch Plan provided by Portland Water District, dated April 8, 2014.
- 5) Sketch Plan of New Sewer Service at 1670 Forest Avenue, dated June 17, 1981.
- 6) Water Service Card provided by Portland Water District, dated July, 31, 1930.
- 7) Plan made for Mrs. E.H. Cushman by E.C. Jordan & Co., dated September 1916. Recorded in Plan Book 13, Page 67.

PRELIMINARY



SURVEYOR'S SEAL IS FOR INTERNAL DIVISION LINES, EXISTING CONDITIONS AND TOPOGRAPHY ONLY. THE BOUNDARY PERIMETER IS BASED ON PLAN REFERENCE #1. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARY.

PLAN OF
Proposed Division of Property
1670 Forest Avenue Portland, Maine

MADE FOR
Diversified Properties
PO Box 10127 Portland, Maine

JOB #214037	DATE: July 21, 2014	SCALE: 1" = 10'
BOOK #859	G:CP/2014/214037.dwg	
FILE #9711	Titcomb Associates 133 Gray Road, Falmouth, Maine 04105 (207)797-9199 www.titcombsurvey.com	