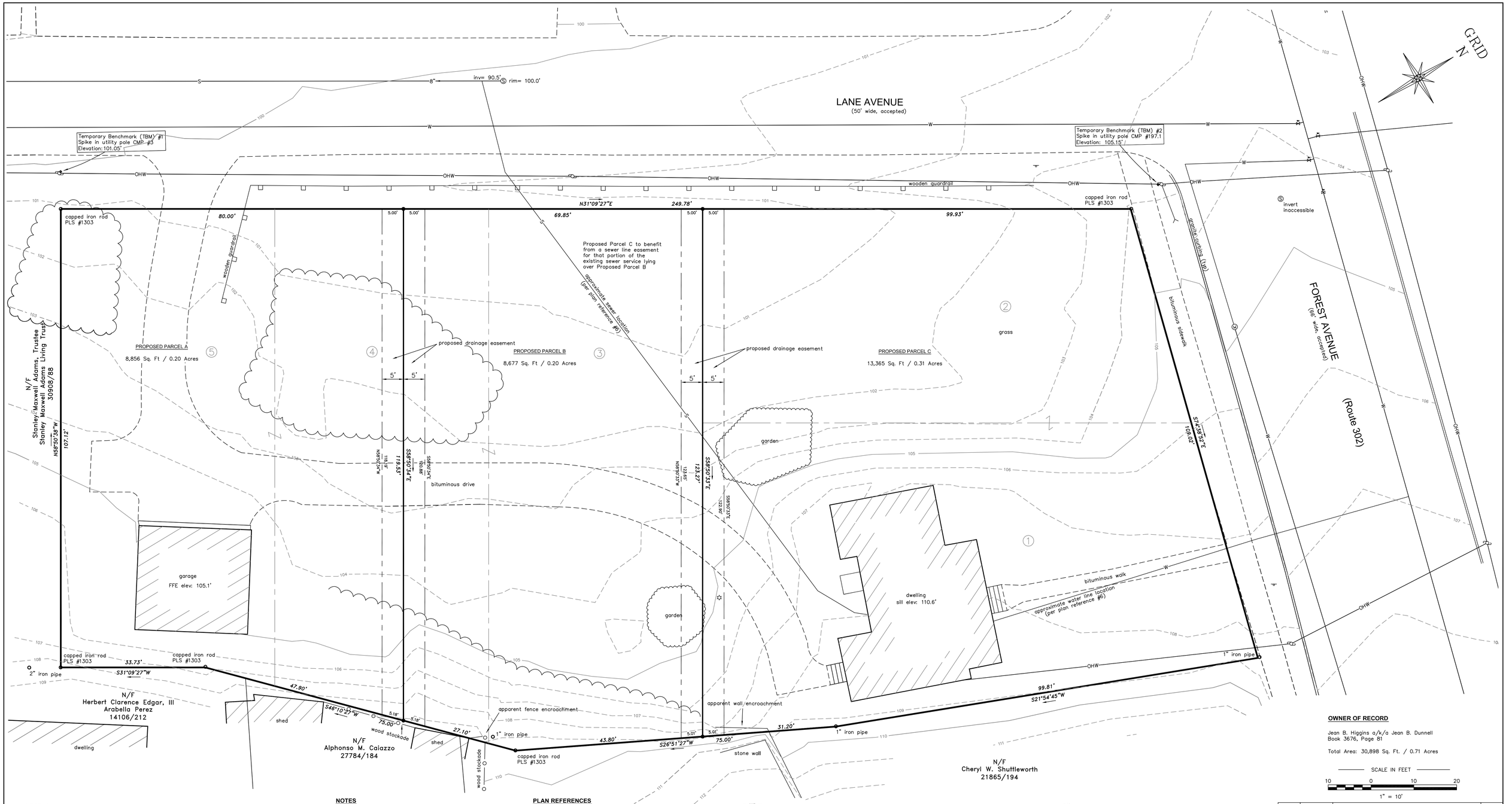

OWNER OF RECORD

Jean B. Higgins a/k/a Jean B. Dunnell
Book 3676, Page 81

Total Area: 30,898 Sq. Ft. / 0.71 Acres

SCALE IN FEET

10 0 10 20

1" = 10'

LEGEND

●	Iron marker to be set (#5 rebar)
O	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)
N/F	Now or formerly of
1234/567	Deed reference (Book/Page)
	Tree line
	Existing building
①	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. Temporary 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'. Project Benchmark is a 3" o/s monument at the intersection of Forest Avenue and Homestead Avenue.

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.

State of Maine, Cumberland ss
Registry of Deeds
Received _____ 20____
at___h___m___M and recorded in
Plan Book _____ Page ____
Attest: _____
Register

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.

STATE OF MAINE
REX
A.
CROTEAU
#2273
PROFESSIONAL
LAND SURVEYOR

Rev. 1	09/08/14	per City of Portland comments	RJC

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
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