VICINITY MAP
N.T.S.

THE PROFESSIONAL SEAL AND SIGNATURE ON THIS PLAN IS SOLELY FOR THE EXISTING CONDITIONS ON THE SITE AS OF OCTOBER 19, 2017. NO BOUNDARY SURVEY OR RESEARCH WAS CONDUCTED IN CONJUNCTION WITH THIS PROJECT.

LEGEND

- FOUND IRON (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- SEWER MANHOLE
- CATCH BASIN
- FIRE HYDRANT
- BUSH
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE
- 12-3-45 — TAX MAP-BLOCK-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DEED DATA

NOTES

1. RECORD OWNER OF THE PARCEL SURVEYED IS FOREST 1844, LLC AS DESCRIBED IN A DEED FROM GABRIEL J. ZAPPIA a/k/a GABRIEL ZAPPIA, DATED OCTOBER 1, 2015 AND RECORDED IN BOOK 32645, PAGE 253 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 327, BLOCK B, PARCELS 4 & 5.
3. THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAGNETIC NORTH, 1968.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. BOUNDARY SURVEY, 1844 FOREST AVENUE, PORTLAND, MAINE" BY NORTHEAST CIVIL SOLUTIONS, INC., DATED FEBRUARY 10, 2012, LAST REVISED JUNE 18, 2014, NCS FILE NO. 33113.
5. THE WIDTH OF FOREST AVENUE IS 66' BASED ON PLAN REFERENCED IN NOTE 4.b. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON MONUMENTATION FOUND.
6. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. SEWER EASEMENT FROM GABRIEL ZAPPIA TO WELLESLEY ESTATES LIMITED PARTNERSHIP, DATED JUNE 27, 2014, RECORDED IN BOOK 31598, PAGE 243.
   b. EASEMENT FOR EMERGENCY ACCESS RESERVED BY WELLESLEY ESTATES LIMITED PARTNERSHIP AS DESCRIBED IN A DEED FROM WELLESLEY ESTATES LIMITED PARTNERSHIP TO GABRIEL ZAPPIA, DATED APRIL 4, 2013, RECORDED IN BOOK 30532, PAGE 150.
7. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
8. THE PURPOSE / INTENT OF THIS PLAN IS TO SHOW IMPROVEMENTS ON THE SITE AS OF OCTOBER 19, 2017. NO BOUNDARY SURVEY OR RESEARCH WAS PERFORMED IN CONJUNCTION WITH THIS PROJECT.

Revision:	By:	Date:	Change:

PROJECT: 33113	DRAWING NAME: 33113-EC.dwg		
ISSUED: OCTOBER 23, 2017	SCALE: 1"=20'	FB # 449	DRAWN BY: JAP
FIELDED BY: JAP/DRB	FIELD DATE: 10/19/2017		CHECKED BY: TFM

Drawing Name and Location:
EXISTING CONDITIONS PLAN
1844 FOREST AVENUE, PORTLAND, MAINE

Owner:
FOREST 1844, LLC
1844 FOREST AVENUE, PORTLAND, MAINE

Prepared For:
FOREST 1844, LLC
1844 FOREST AVENUE, PORTLAND, MAINE

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

10/23/2017
TROY F. McDONALD
MAINE PROFESSIONAL LAND SURVEYOR No. 2080
DATE

STATE OF MAINE
TROY F. McDONALD
#2080
PROFESSIONAL LAND SURVEYOR

E:\Land Projects\3300's\33113 Forest Ave\dwg\33113.dwg