Date: 02/21/17

LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON 7/10/08
⊙	#5 REBAR WITH ALUMINUM CAP STAMPED "NCS, INC. PLS 1314" SET ON 7/10/08
	FOUND IRON PIPE
	FOUND MONUMENT
	FOUND IRON ROD
	FOUND CAPPED IRON ROD
PK	FOUND PK NAIL
	UTILITY POLE
	STONEWALL
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	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 (CCRD)
12-3-45	TAX MAP-BLOCK-LOT
(123.45')	PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS FROM PLAN REFERENCED IN NOTE 4.a.
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 THE FOLLOWING DEEDS:
   a. LINA L. SCHEUCHZER TO CAROLINE I SCHEUCHZER, DATED SEPTEMBER 20, 1979 AND RECORDED IN DEED BOOK 4500, PAGE 273. (MAIN PARCEL)
   b. KASPRZAK LANDBANK TO CAROLYN SCHEUCHZER, DATED AUGUST 4, 1993 AND RECORDED IN DEED BOOK 10876, PAGE 62. (10' STRIP)
   c. ESTATE OF ALICE KERN TO CAROLYN SCHEUCHZER, DATED DECEMBER 14, 2005 AND RECORDED IN DEED BOOK 23829, PAGE 109. (90' PARCEL & 20' STRIP)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. BOUNDARY SURVEY FOR CAROLYN SCHEUCHZER, BY NORTHEAST CIVIL SOLUTIONS, DATED AUGUST 14, 2008 TO BE RECORDED.
   b. PLAN OF LAND AT GREENWOOD ACRES, BY WILLIAM BOOTHBY, DATED DECEMBER 12, 1967 AND RECORDED IN PLAN BOOK 78, PAGE 13.
   c. ORCHARD GREEN SUBDIVISION, BY LAND USE CONSULTANTS, DATED JUNE 8, 1993 AND REVISED ON JUNE 10, 1993 AND RECORDED IN PLAN BOOK 193, PAGE 223.
   d. REVISED PLAN OF GREENWOOD ACRES, BY J.P. BEAULIEU AND W.S. BOOTHBY, DATED AUGUST 26, 1967 AND RECORDED IN PLAN BOOK 75, PAGE 13.
   e. ORCHARD GREEN SUBDIVISION, BY LAND USE CONSULTANTS, DATED JULY 8, 1993 AND RECORDED IN PLAN BOOK 194, PAGE 112.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 351, BLOCK A, PARCELS 37, 40-41 & 2.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   FRONT.....25'
   SIDE.....12'
   REAR.....25'
   MINIMUM FRONTAGE.....50'
   MINIMUM S.F.....10,000
7. THE WIDTH AND LAYOUT OF ROADS IS AS FOLLOWS:
   a. SHEPHERD LANE IS FROM PLAN REFERENCED IN NOTE 4.A.
   b. WASHINGTON AVENUE IS 66 FEET AND FROM VARIOUS PLANS FOUND IN THE CITY VAULT.
8. MONUMENTS ON THE EASTERLY SIDE OF THE LOCUS PARCEL WERE HELD EVEN THOUGH THEY VARIED FROM THE RECORD ANGLES ON THE PLAN REFERENCED IN NOTE 4.a.

Revision:	By:	Date:	Change:

PROJECT: 30933.04	DRAWING NAME: 30933.DWG
DATE: AUGUST 7, 2008	SCALE: 1"=20'
FIELDED BY: ADA, NJH	DRAWN BY: ADA

Drawing Name and Location:
BOUNDARY SURVEY
1728 WASHINGTON AVENUE, PORTLAND, MAINE

Owner:
CAROLYN SCHEUCHZER
1728 WASHINGTON AVENUE, PORTLAND, MAINE

Prepared For:
SCHWARTZ & SCHWARTZ
482 CONGRESS STREET, PORTLAND, MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

M. JOHANN BUISMAN
MAINE P.L.S. No. 1314

4-5-12
DATE

STATE OF MAINE
M. JOHANN BUISMAN 1314
PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

E:\Land Projects\30000\30933\dwg\30933.dwg