LEGEND

EXISTING	DESCRIPTION	PROPOSED	EXISTING	DESCRIPTION
	PROPERTY/ROW		OHE	ELEC. & TEL.
	SETBACK			GATE VALVE
	EASEMENT			LIGHT POLE
	CENTERLINE			UTILITY POLE
	MONUMENT			HYDRANT
	IRON PIPE/ROD			CATCH BASIN
C1/L1	CURVE/LINE NO.			MANHOLE
	BUILDING			CULVERT
	WETLANDS			CHAIN LINK FENCE
	EDGE WETLAND			BARB WIRE FENCE
	STREAM			STOCKADE FENCE
	EDGE PAVEMENT			STONE WALL
	GRAVEL ROAD			RAILROAD
8"S	SEWER		D.C.	DEED CALL
	5/8" IRON REBAR SET 5-16-00	●	MEAS.	MEASURED

LOCATION MAP N.T.S.

GEORGIA ESTATES ABUTTER OWNERSHIP	
LOT 1	JOHN E. & CHRISTINA E. GEARY 9392/168
LOT 2	GEORGE G. & NANCY M. FARR 9360/153
LOT 3	DANIEL SULLIVAN 9323/70

GENERAL NOTES

1. THE RECORD OWNER OF THE PROPERTY IS MARY MARGARET I. HAVERTY BY DEVISE FROM JOHN E. HAVERTY AN ABSTRACT OF THE WILL BEING RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 14636 PAGE 179. REFERENCE IS MADE TO THE FOLLOWING DEEDS:

   WILLIAM F. COOK JR. REPRESENTATIVE OF THE ESTATE OF WILLIAM F. COOK TO JOHN E. HAVERTY BY DEED DATED OCTOBER 27, 1987 AND RECORDED IN BOOK 8036 PAGE 111.

   CAROLINA I. HAVERTY TO JOHN E. HAVERTY BY CORRECTIVE DEED DATED FEBRUARY 27, 1987 AND RECORDED IN BOOK 7676 PAGE 81.

2. THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND'S TAX MAPS 371 AS LOTS 2 AND 8, MAP 384A AS LOT 11 AND MAP 385A AS LOT 1.

4. PLAN REFERENCES:
   - A) PLAN OF GREENFIELD ACRES 2, LESTER DRIVE IN PORTLAND, MAINE DATED THROUGH MARCH 7, 1985 BY LAND PLAN ASSOCIATES AND SURVEY, INC. FOR KASPRZAK INC. AND RECORDED IN PLAN BOOK 148, PAGE 23.
   - B) PLAN OF PROPERTY, REVISED PLAN OF GREENFIELD ACRES IN PORTLAND, MAINE MADE FOR LESTER E. MARSTON, DATED NOVEMBER 14, 1961 BY CARL E. EMERY C.E. AND RECORDED IN PLAN BOOK 60, PAGE 24.
   - C) PLAN OF GEORGIA ESTATES ON LAMBERT STREET IN PORTLAND, ME. BY GROUP:DESIGN AND RECORDED IN PLAN BOOK 164, PAGE 34.
   - D) PLAN DRAWN FOR THE DIVISION OF THE ESTATE OF LEVI COBB, PREPARED BY E. H. STARBIRD DATED JULY 9, 1866 AND RECORDED IN DEED BOOK 348, PAGE 31.
   - E) PLAN OF PROPERTY IN PORTLAND MADE FOR RIGHT OF WAY LOCATION PRESUMPSCOT NORTH FORCE MAIN DATED MARCH 13, 1969 BY H.I. & E.C. JORDAN.
   - F) PLAN OF LAND OWNED BY SHELDON GRANT ON WASHINGTON AVE. PORTLAND ME. DATED MAY 1948 AND REVISED NOV. 1961 BY C. E. EMERY.
   - G) STANDARD BOUNDARY SURVEY OF THE HAVERTY ESTATE PROPERTY FOR MARGARET HAVERTY DATED THROUGH MAY 31, 2000 BY SEBAGO TECHNICS, INC.
   - H) PLAN OF A DIVISION OF LAND OF THE HAVERTY ESTATE PROPERTY FOR MARGARET HAVERTY DATED THROUGH APRIL 19, 2000 BY SEBAGO TECHNICS, INC AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 200 PAGE 187.

5. STREET REFERENCES:

   WASHINGTON AVENUE IS A 66 FOOT WIDE ROADWAY AS SHOWN ON THE CITY OF PORTLAND'S ENGINEERING DEPT. BLUE SHEETS 28, 29, & 30, AND WAS FORMERLY THE ORIGINAL COUNTY ROAD RUNNING FROM PORTLAND TO GRAY.

   AUBURN STREET IS A 60 FOOT WIDE ROADWAY ALSO KNOWN AS THE NEW GRAY ROAD AND IS SHOWN ON THE CITY OF PORTLAND ENGINEERING DEPT. BLUE SHEETS 3, 4, & 5 DATED JANUARY 19, 1971.

   LAMBERT STREET IS A 66 FOOT WIDE ROADWAY AS SHOWN ON THE CITY OF PORTLAND ENGINEERING DEPT. BLUE SHEETS 1 & 2 DATED JANUARY 14, 1974. MONUMENTATION SHOWN ON CITY PLANS WERE HELD FOR ALL ROADWAYS.

6. SUBJECT TO:
   - A) AN EASEMENT FOR THE PURPOSES OF CONSTRUCTING A SEWER FORCE MAIN AS DEPICTED HEREON AND SHOWN ON PLAN REFENCED IN NOTE 4E AND RECORDED IN BOOK 2764 PAGE 362.
   - B) "RESERVATION OF THE SCOOLHOUSE AND LOT USED FOR THE SAME AS IN FORMER DEEDS CONVEYING THE SAME PREMISES" AS DESCRIBED IN A DEED FROM JOSEPH H. SAWYER TO CHARLES COBB JR. DATED AUGUST 23, 1875 AND RECORDED IN BOOK 418, PAGE 397.

7. THE 20' WIDE RIGHT OF WAY AND 30' WIDE DRAINAGE EASEMENTS WITHIN LESTER DRIVE SUBDIVISION ARE BASED UPON THE SUBDIVISION PLANS APPROVED BY THE CITY OF PORTLAND AS REFERENCED IN NOTES 4A & 4B ABOVE. NO CONVEYANCE TO OR FROM THE LOCUS PROPERTY CHAIN OF OWNERSHIP WAS FOUND WHEREBY THE RIGHT TO DRAIN ONTO THE PROPERTY WAS CONVEYED NOR THE RIGHT OF WAY GRANTED TO THE LOCUS PROPERTY.

8. WETLANDS SHOWN HEREON WERE DELINEATED BY DAVID ST.CLAIR JR. AS AN EMPLOYEE OF SEBAGO TECHNICS, INC. USING THE 1987 ARMY CORPS OF ENGINEERS MANUAL FOR DELINEATING JURISDICTIONAL WETLANDS.

REV:	BY:	DATE:	STATUS:
H	DED	9-14-01	REMOVE PROPOSED ANGELO OUTSALE
G	DED	3-22-01	REVISE PROPOSED OUTSALE, ADD PROPOSED ANGELO LOT
F	DED	3-12-01	ADD PROPOSED OUTSALE, REVISE NOTE 7, ADD NOTE 8
E	DED	5-31-00	ADD PROPOSED OUTSALE TO DAVID HAVERTY
D	DED	5-19-00	ADD DETAIL OF HUCHANAN LINE
C	DCS	1-24-00	ADD SEWER LINE INFORMATION IN LAMBERT ST.
B	DCS	1-17-00	ADD WETLANDS, CONTOURS
A	DCS	1-6-00	ISSUED FOR CLIENT REVIEW

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

STANDARD BOUNDARY SURVEY

OF:

THE HAVERTY ESTATE PROPERTY

WASHINGTON AVE EXTENSION
PORTLAND, MAINE

FOR:

MARGARET HAVERTY

WASHINGTON AVE EXTENSION
PORTLAND, MAINE

SURVEYOR'S STATEMENT

THIS PLAN IS BASED ON A STANDARD BOUNDARY SURVEY PERFORMED TO THE BEST OF MY KNOWLEDGE, IN CONFORMANCE WITH THE STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE, CATEGORY 1, CONDITION 2, WITH THE FOLLOWING EXCEPTIONS:

1) NO REPORT OF SURVEY HAS BEEN COMPLETED
2) SUBJECT TO REVISION UPON RECEIPT OF A TITLE OPINION AND CONFIRMATION ON THE LOCATION OF THE FORMER SCHOOLHOUSE PARCEL.

STATE OF MAINE

CUMBERLAND COUNTY SS REGISTRY OF DEEDS
RECEIVED OCTOBER 6TH 2003
AT 12 h 40 m P M. AND RECORDED IN
PLAN BOOK 203 PAGE 558
ATTEST John B. O'Brien REGISTER

SEAL
10-6-03

Sebago Technics
Engineering & Planning for the Future
One Chabot Street
Westbrook, Me 04098-1339
Tel (207) 856-0277

DESIGN BY:	
DRAWN BY:	DCS
CHECKED BY:	DED
DATE:	12-23-99
SCALE:	1"=100'
FIELD BK:	698
PROJ. NO:	98611
DRAWING:	98611EC1
SHEET	OF

Reviewed for Code Compliance Inspection Services Department Approved
Date: 03/31/15