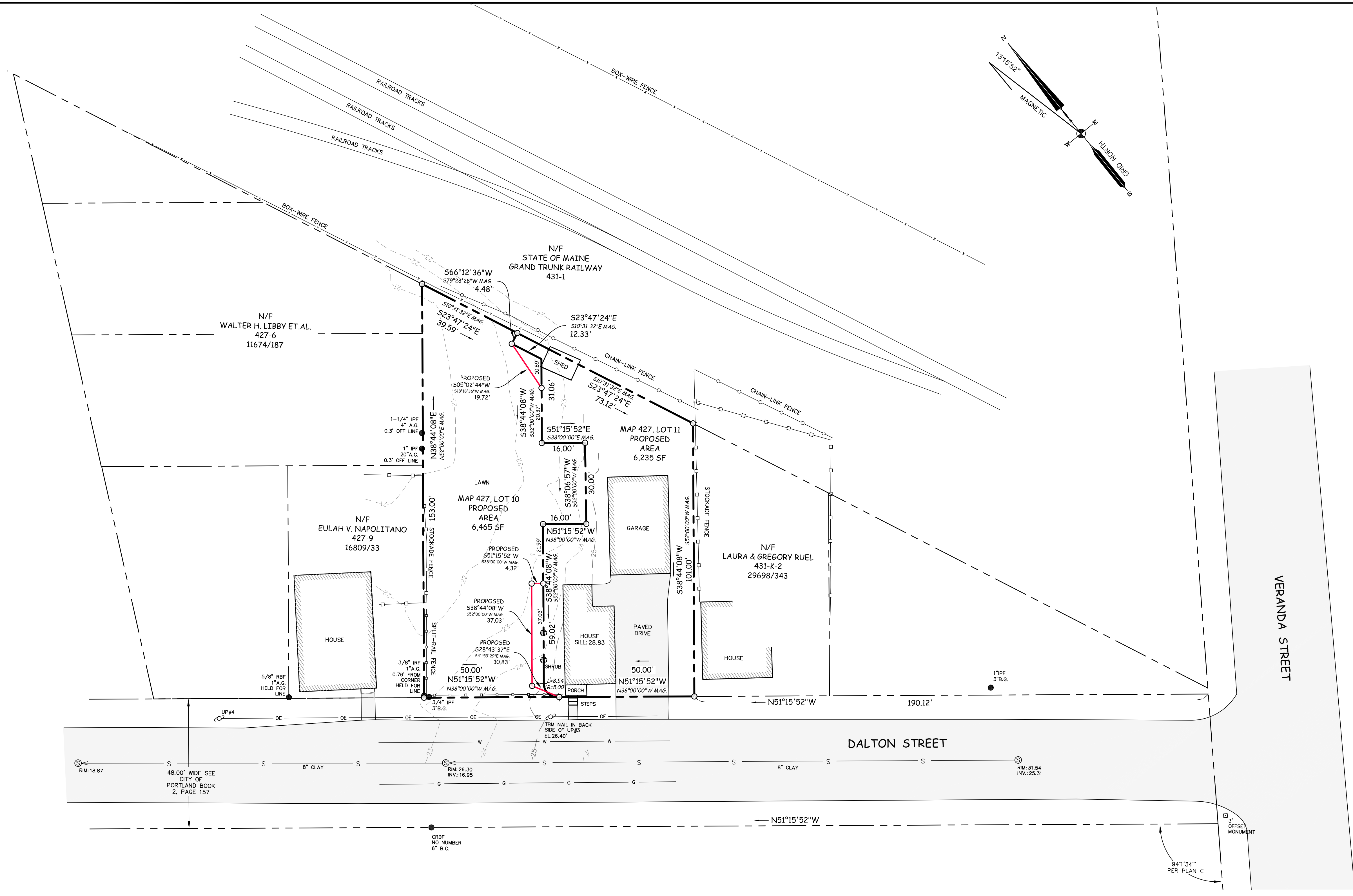


LOCATION PLAN

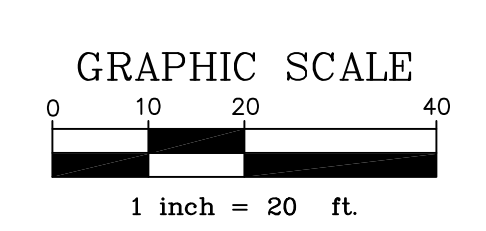
NOTES:

- RECORD OWNERS: LIBERTY BLOCK, LLC. (MAP 427 LOT 10) AND JOHN BOGOLAWSKI & ASHLEE CLAY (MAP 427, LOT 11)
- PARCEL DEED REFERENCE: SEE DEED FROM LIBERTY BLOCK, LLC. TO LIBERTY BLOCK, LLC. DATED JUNE 26, 2014, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31594, PAGE 160 AND DEED FROM LIBERTY BLOCK, LLC TO JOHN BOGOLAWSKI & ASHLEE CLAY RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 31764, PAGE 126.
- ALL BOOK AND PAGE REFERENCES REFER TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- PARCEL TAX MAP REFERENCE: CITY OF PORTLAND, MAP 427, LOT 10 AND MAP 427, LOT 11, IN ZONE R5
- TOTAL EXISTING AREA OF PARCEL MAP 427, LOT 10 IS 6689 SQUARE FEET & PARCEL MAP 427, LOT 11 IS 6010 SQUARE FEET.
- ALL BEARINGS ARE REFERENCED TO MAINE STATE PLANE WEST ZONE NAD83 PER CITY OF PORTLAND MONUMENTS, MAGNETIC DECLINATION IS 13°15'52" BASED ON PLAN REFERENCE A. BELOW.
- COORDINATES FOR THIS PLAN BASED ON POINTS PROVIDED BY CITY OF PORTLAND AS BELOW:  
 BASE POINT L742-2-4 N.309844.8640' E.2929450.3490'  
 AZ. POINT L742-9-112 N.310613.2580' E.2929992.0940'
- ELEVATIONS SHOWN ARE TIED TO CITY OF PORTLAND DATUM (NGVD 1929) PER "BM HODGINS", MONBOLT ON 3" O/S VERANDA STREET AT 1ST ANGLE POINT SWLY OF HODGINS STREET ELEVATION: 22.95.
- THIS PARCEL IS NOT LOCATED IN A SPECIAL FLOOD HAZARD ZONE AS DEPICTED ON FEMA FLOOD PANEL #230051-7C
- THE LOCATION, SIZE, AND DEPTH OF UNDERGROUND UTILITY LINES, TANKS, AND OR STRUCTURES NOT DETERMINED BY THIS SURVEY.
- THE BOUNDARY LINES OF THE SURVEYED PREMISES (LOCUS PARCEL) ARE BASED ON FOUND IRON PINS ALONG DALTON STREET AND ALONG THE SOUTHWESTERLY LINE OF THE LOCUS PARCEL. THESE PINS WERE FOUND TO MATCH RELATIVELY WELL TO THE ORIGINAL SUBDIVISION PLAN AND WERE HELD. THE BOUNDARY LINES AS SURVEYED VARY FROM THE LINES AS DEPICTED ON PLAN REFERENCE A BELOW BY 0.67 FEET TO THE SOUTHEAST. NO PINS WERE FOUND SET FROM PLAN REFERENCE A.
- THE LOCUS DEED DESCRIPTION FOUND IN BOOK 31594, PAGE 160 CONTAINS A NUMBER OF ERRORS, ADDITIONS, AND OMISSIONS. A CLOSED FIGURE CANNOT BE CREATED FROM THE DESCRIPTION AS WRITTEN. HOWEVER, IT IS CLEAR FROM THIS DEED THAT THE INTENT WAS TO DESCRIBE THE PARCEL AS DEPICTION ON PLAN REFERENCE A. THE GEOMETRY OF THIS LOT WAS TAKEN AS SHOWN ON SAID PLAN.
- PLAN REFERENCES:  
 A. PROPOSED LOT SPLIT PLAN, AT 19 DALTON STREET PORTLAND, MAINE, FOR ADD BUILDERS, LLC, PREPARED BY ROBERT T. GREENLAU PLS, DATED APRIL 10, 2014.  
 B. PLAN OF LUNT PROPERTY EAST DEERING, ME, SURVEYED BY E.C. JORDAN, DATED 1874, RECORDED AT SAID REGISTRY OF DEEDS IN PLAN BOOK 7, PAGE 25.  
 C. VERANDA STREET MONUMENT LAYOUT PLAN WASHINGTON AVENUE TO RICHMOND STREET, DATED JANUARY 1996, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT.  
 D. HODGINS STREET SEWER SEPARATION PLAN, DATED JULY 2002, ON FILE AT THE CITY OF PORTLAND ENGINEERING DEPARTMENT  
 E. RIGHT OF WAY AND TRACK MAP, ATLANTIC AND ST. LAWRENCE R.R., GRAND TRUNK, DATED JUNE 30, 1917, V26 /22, ON FILE AT THE OFFICE OF THE MAINE DEPARTMENT OF TRANSPORTATION.



LEGEND

- SUBJECT BOUNDARY LINE
- - - ABUTTER OR RIGHT OF WAY LINE
- S SEWER LINE
- G GAS LINE
- W WATER LINE
- N/F NOW OR FORMERLY
- 000/000 DEED BOOK PAGE REFERENCE
- 000-000 TAX MAP AND LOT NUMBER
- MF GRANITE MONUMENT FOUND
- IPF/IRF/RBF IRON PIPE/ROD/REBAR FOUND
- DHF DRILL HOLE FOUND
- CRBS 5/8" REBAR W/ CAP TO BE SET
- UTILITY POLE
- SEWER MANHOLE
- CATCH BASINS



REVISIONS			
NO.	DATE	DESCRIPTION	BY
01	5/10/16	ADDED DIMENSIONS & PROPOSED LOT AREA	DH
02	7/21/16	REMOVED DECK ON WESTERN SIDE OF GARAGE ON MAP 427, LOT 11	DH

**DRAFT**  
 PLAN OF LAND LOCATED AT  
 19 & 21 DALTON STREET  
 PORTLAND, MAINE

PREPARED BY: <b>JONES ASSOCIATES INC.</b> <small>Foresters, Surveyors And Environmental Consultants</small> 280 POLAND SPRING ROAD, AUBURN, MAINE 04210 (207) 241-0235	RECORD OWNER: LIBERTY BLOCK, LLC. 796 FOREST AVENUE PORTLAND, ME 04103
PLAN DATE: <b>NOVEMBER 19, 2015</b>	SCALE: 1"=20' PROJ. #:15-023PD