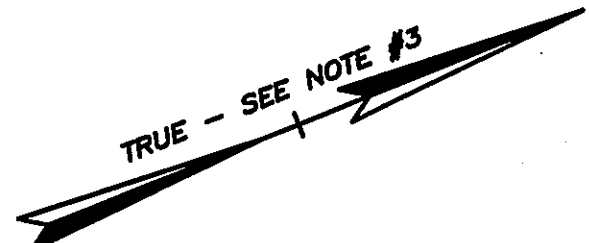


LEGEND :

- SET IRON ROD WITH CAP
- CATCH BASIN
- DRAIN MANHOLE
- ⊕ HYDRANT
- ⊕ WATER VALVE
- ⊕ SEWER MANHOLE
- ⊕ SIGN
- ⊕ UTILITY POLE
- ⊕ HEDGE OR SHRUB
- ⊕ NOW OR FORMERLY
- W — WATER MAIN
- S — SANITARY SEWER MAIN
- 90 — CONTOUR LINE
- OU — OVERHEAD UTILITY LINES
- ⊕ STONE WALL

NOTES :

1. THIS SURVEY CONFORMS TO STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS.
2. AREA = 18.323 ACRES.
3. BEARINGS REFER TO TRUE NORTH PER PLAN REFERENCES #4 & #5.
4. INFORMATION IN PARENTHESES COPIED FROM DEED AND PLAN REFERENCES.
5. THE LINE OF OCEAN AVENUE IS BASED ON RECORDS FURNISHED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT, AND EVIDENCED BY MONUMENTATION FOUND ALONG A 3.0' OFFSET LINE TO THE EASTERLY LINE OF SAID STREET.
6. ELEVATIONS ARE BASE ON A CLOSED LEVEL LOOP RUN FROM THE TOP OF THE HYDRANT LOCATED NEAR THE ANGLE POINT IN OCEAN AVENUE SOUTHERLY OF HOUSE #752 AS SHOWN ON PLAN REFERENCE #1 (ELEVATION 88.17), AND REFER TO NATIONAL GEODETIC VERTICAL DATUM OF 1929, ACCORDING TO THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
7. FOR FURTHER INFORMATION ON UNDERGROUND UTILITIES LOCATED WITHIN OCEAN AVENUE, REFERENCE IS MADE TO PLAN REFERENCES #2 AND #4.



LINE TABLE :

LINE	DIRECTION	DISTANCE
L1	S 88°-14'-10" W	14.82
L2	S 30°-28'-20" W	53.24
L3	S 14°-07'-00" W	92.80
L4	S 25°-13'-20" W	24.71

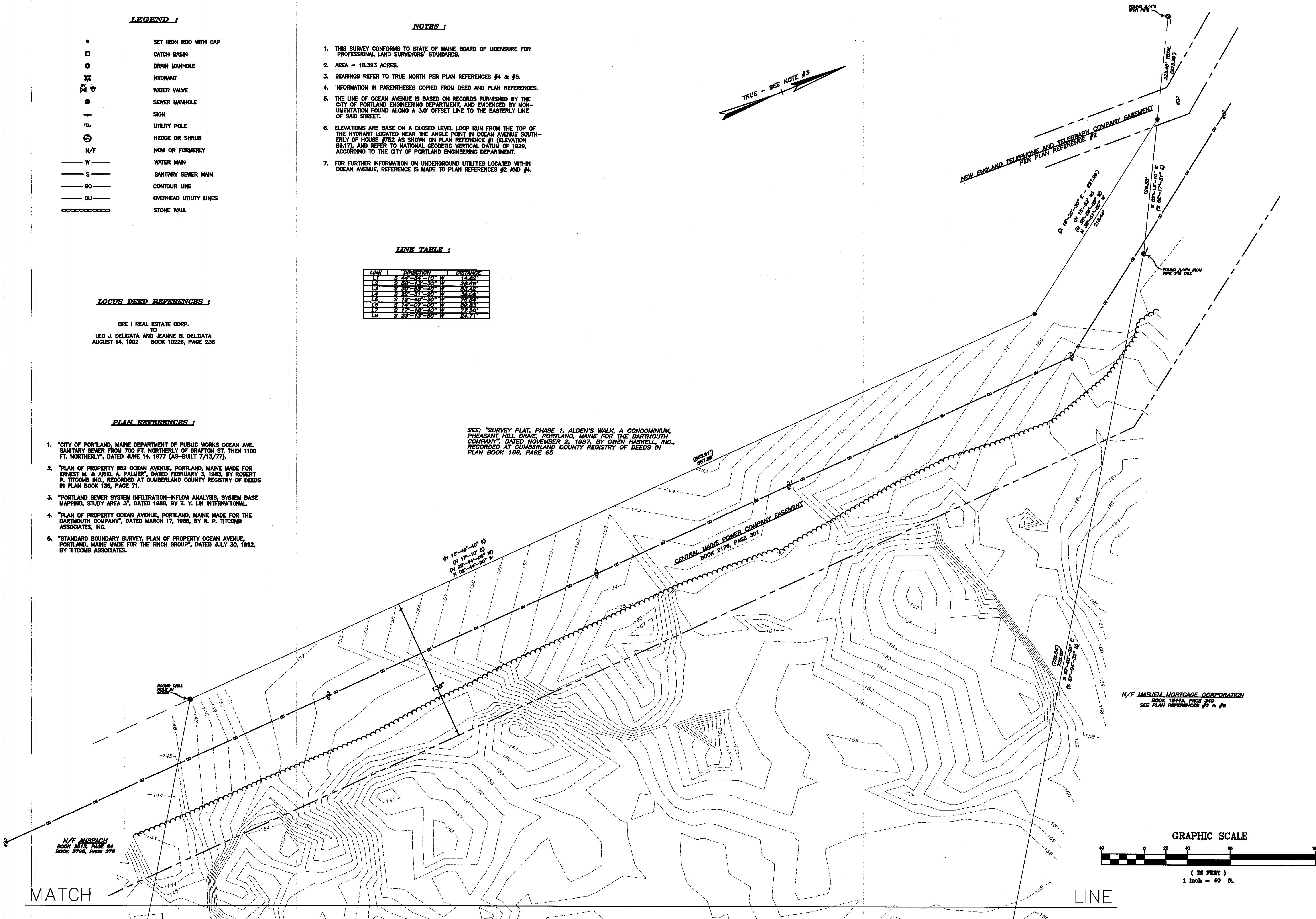
LOCUS DEED REFERENCES :

CRE I REAL ESTATE CORP.
TO
LEO J. DELICATA AND JEANNE B. DELICATA
AUGUST 14, 1992 BOOK 10226, PAGE 236

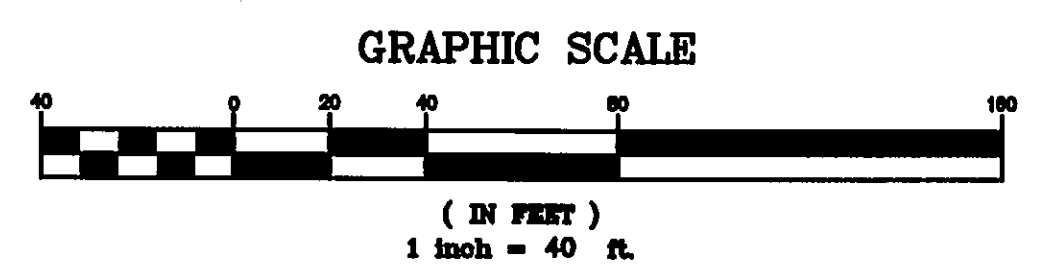
PLAN REFERENCES :

1. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS OCEAN AVE. SANITARY SEWER FROM 700 FT. NORTHERLY OF GRAFTON ST. THEN 1100 FT. NORTHERLY", DATED JUNE 14, 1977 (AS-BUILT 7/13/77).
2. "PLAN OF PROPERTY 852 OCEAN AVENUE, PORTLAND, MAINE MADE FOR ERNEST M. & ARIEL A. PALMER", DATED FEBRUARY 3, 1983, BY ROBERT P. TITCOMB INC., RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 136, PAGE 71.
3. "PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS, SYSTEM BASE MAPPING, STUDY AREA 3", DATED 1988, BY T. Y. LIN INTERNATIONAL.
4. "PLAN OF PROPERTY OCEAN AVENUE, PORTLAND, MAINE MADE FOR THE DARTMOUTH COMPANY", DATED MARCH 17, 1988, BY R. P. TITCOMB ASSOCIATES, INC.
5. "STANDARD BOUNDARY SURVEY, PLAN OF PROPERTY OCEAN AVENUE, PORTLAND, MAINE MADE FOR THE FINCH GROUP", DATED JULY 30, 1992, BY TITCOMB ASSOCIATES.

SEE: "SURVEY PLAT, PHASE 1, ALDEN'S WALK A CONDOMINIUM, PHEASANT HILL DRIVE, PORTLAND, MAINE FOR THE DARTMOUTH COMPANY", DATED NOVEMBER 2, 1997, BY OWEN HASKELL, INC., RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 166, PAGE 65



N/F MARJEM MORTGAGE CORPORATION
BOOK 18443, PAGE 349
SEE PLAN REFERENCES #2 & #6

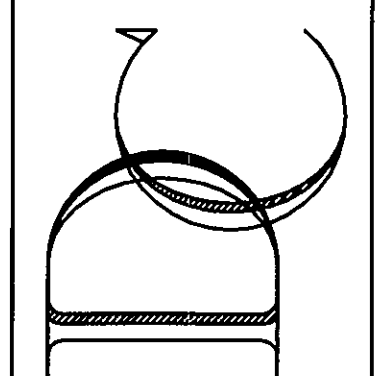


MATCH

LINE

No.	Revision	Date

PLAN SHOWING A BOUNDARY SURVEY AND TOPOGRAPHIC SURVEY
MADE FOR
DIANE DOYLE
(MAILING ADDRESS : 16 TIFFANY LANE, SACO, ME 04072)
PARCEL LOCATED AT OCEAN AVENUE
PORTLAND MAINE



Dow & Coulombe, Inc.
Land Surveyors & Land Planners
13 Park Street, Saco, ME 04072
Telephone: 207-284-4521 • Fax: 207-284-4522

Date:
JULY 8, 2002
H. Scale: Drawn by:
1" = 40' MJC
Chk'd by: Appv'd by:
PDD MJC

SHEET 2 OF 2

ZONE-MISC
DWGS2002A_DD-PORTA.TPO