

LOCUS PLAN  
NOT TO SCALE

NOTES

- (1) Book and Page references are to the Cumberland County Registry of Deeds, unless otherwise specified.
- (2) Bearings are referenced to magnetic north - March 1989 (See Plan Reference 1)
- (3) Project Benchmark: PK nail in Pole # CMP 93 on Ocean Ave. Level run to nail in utility pole #80 at intersection of Ocean Ave. and Morse Street.
- (4) SOURCE DEED: Allison Asgatch to Donald F. Asgatch 1/17/2008, Book 3795, Page 278. See also City of Portland to Donald F. Asgatch, 1/15/1976, Book 3795, Page 278.
- (5) All utility locations shown on this plan are approximate. Water lines and underground telephone lines were located in 2004.
- (6) Wetlands mapped by Mark Hampton, and located in the field by witness associates prior to 2012.
- (7) According to the Flood Insurance Rate Map for the City of Portland (FIRM Panel #7), this parcel is not located within a flood hazard area.
- (8) Perimeter property information shown herein taken from Plan Reference 1.

EASEMENTS

- (1) Parcel subject to easement described in a deed from Allison Asgatch to Donald F. Asgatch, Book 3795, Page 278, dated July 8, 2002, recorded in Plan Book 204, Pages 393 and 394.
- (2) Plan showing a Boundary Survey and Topographic Survey made for Dore Doyle by Dow & Coltonbe Inc. dated July 8, 2002, recorded in Plan Book 204, Pages 393 and 394.
- (3) "Survey Plat - Phase 1, Alden's Work, A Condominium" by Owen Haskell dated November 2, 1987.
- (4) Ocean Avenue Reconstruction Phase 3 and Phase 4" by the City of Portland Public Works Department dated 8/31/2007.
- (5) "Utility Plan 752 Ocean Avenue" by Terrogn Consultants LLC dated 5/19/2008.

PLAN REFERENCES

- (1) "Standard Boundary Survey Plan of Property, Ocean Avenue, Portland, Maine made for The Dartmouth Company, 489 Congress St., Portland, Maine," prepared by Titcomb Associates, Falmouth, Maine, dated March 13, 1989, File # 5121, unrecorded.
- (2) Plan showing a Boundary Survey and Topographic Survey made for Dore Doyle by Dow & Coltonbe Inc. dated July 8, 2002, recorded in Plan Book 204, Pages 393 and 394.
- (3) "Survey Plat - Phase 1, Alden's Work, A Condominium" by Owen Haskell dated November 2, 1987.
- (4) Ocean Avenue Reconstruction Phase 3 and Phase 4" by the City of Portland Public Works Department dated 8/31/2007.
- (5) "Utility Plan 752 Ocean Avenue" by Terrogn Consultants LLC dated 5/19/2008.

NO.	DATE	DESCRIPTION	BY
1	7/14/04	added/defined lots 1 and 2	DRE
2	1/02/07	Lots A and B, plan ref. 2	R/C
3	6/12/08	Parcel A and B	R/C
4	6/4/12	Inverts added	W/A
5	6/4/12		

**DRAWERS OF RECORD**  
Jacob Paul Staub  
Sonia Maria Barranites  
Book 29398, Page 231

**TOTAL AREA**  
182,245 square feet / 4.18 acres

**EXISTING CONDITIONS PLAN**  
760 OCEAN AVENUE  
Portland, Maine

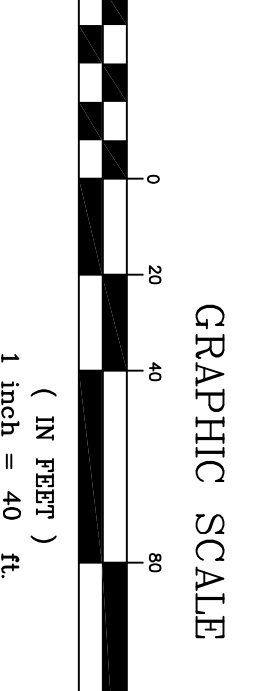
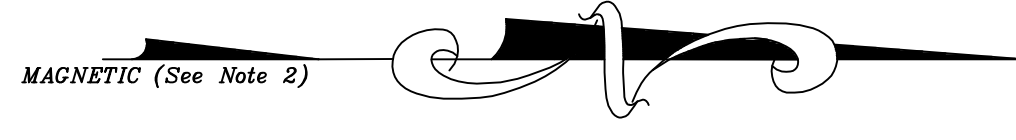
**MADE FOR**  
**JACOB PAUL STAUB AND SONIA MARIA BARRANITES**  
134 Cabot Street  
Portland, Maine

DOB# 87114.2	DATE: 05/28/2004	SCALE: 1"=40'
BOOK# 364		
87114.02.dwg		
FILE# 8127		



133 Gray Road  
Falmouth, Maine 04105

- LEGEND**
- Iron pin set, unless noted
  - Iron pin found
  - Monument found
  - ⊠ Grade stake found
  - ⊞ Utility pole
  - ⊞ Guy wire
  - Sign
  - Edge of pavement
  - Edge of gravel
  - Abutler lot line
  - Property line
  - Easement line
  - Right-of-way line
  - Tree line
  - Drain manhole
  - Catch basin
  - Sewer manhole
  - ⊞ Fire hydrant
  - ⊞ Water valve
  - Overhead electric line
  - Water line
  - Underground telephone line
  - Culvert
  - Existing building
  - Wellhead



1-1/2" from plate  
1/2" from plate  
up 0.8

N/P  
The Dartmouth Company  
"Alden's Work Condominiums"  
(See Plan Book 166, Page 65)

N/P  
Craves Hill Land Company, LLC  
Book 21500, Page 269

N/P  
William H. and Linda R. Carr  
Book 19165, Page 114

N/P  
Jacob Paul Staub  
Sonia Maria Barranites  
Book 29398, Page 231  
182,245 square feet  
4.18 acres  
Legal access via Ocean Ave.

N/P  
Donald F. Asgatch  
Remaining portion of  
Book 3795, Page 278  
See Certificate of Foreclosure  
Title Book 26684, Page 975  
47,122 square feet  
1.08 acres  
Legal access via Ocean Ave.  
Apparent public sewer and water  
connections.

N/P  
Leo J. and Jeanne B. Delicata  
Book 10226, Page 236  
Parcel 8

N/P  
Central Maine Power  
Book 2166, Page 70

N/P  
Central Maine Power  
Book 2166, Page 71

**CERTIFICATION**  
This survey conforms to the current standards of the  
Maine State Board of Licensure for Land Surveyors

William J. Adelson, Maine PLS #2271