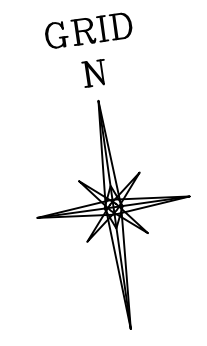
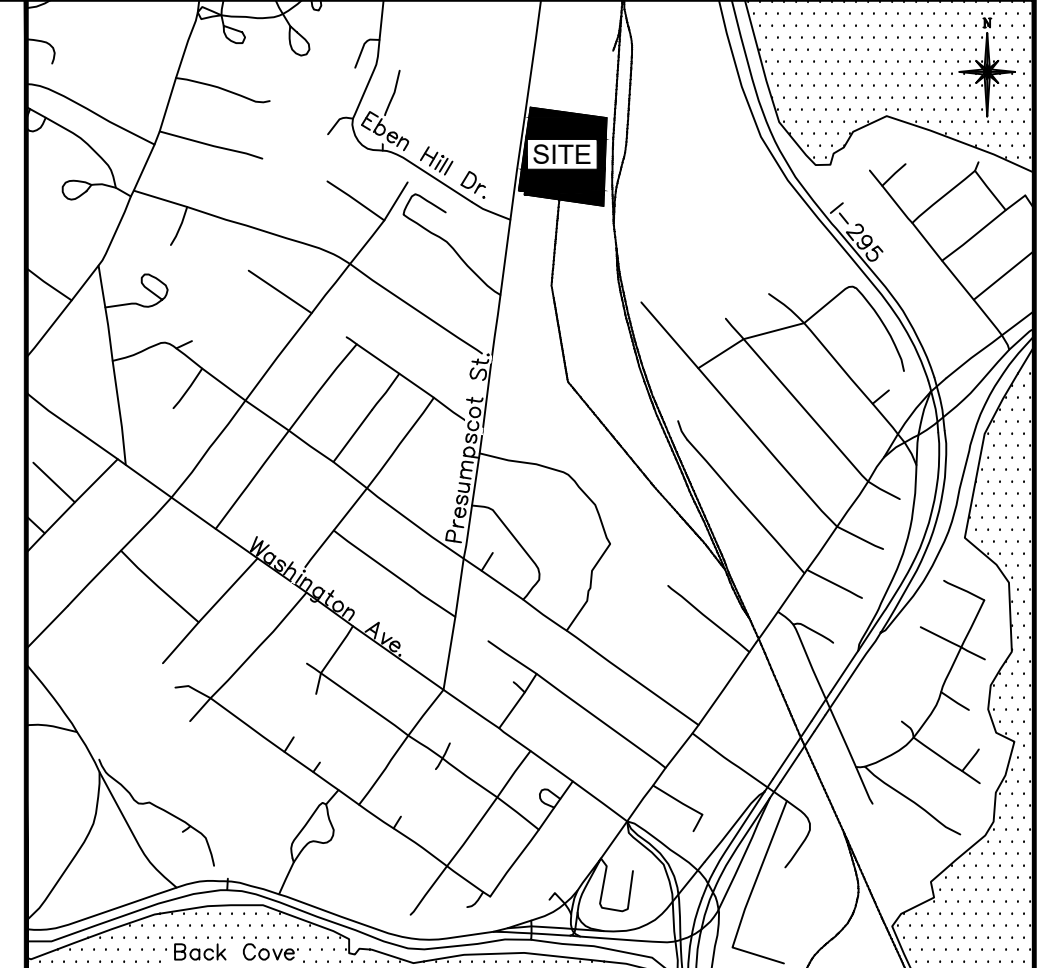


N/F
State of Maine
Department of Transportation
Book 25500, Page 215



LEGEND

- Iron marker - found
- Iron marker - set (#5 rebar)
- Property line (locus)
- - - Property line (abutter)
- - - Right of way line
- - - Easement line
- - - Chain link fence
- - - Guard rail
- - - Edge of pavement
- - - Curb
- - - Edge of gravel
- - - Sign
- ☆ Lamp or light pole
- Utility pole
- Guy wire
- Water valve
- Water shutoff
- Fire hydrant
- Sewer manhole
- Catch basin
- Drain manhole
- Bollard
- Water manhole
- Overhead utility line
- Sewer line
- Storm drain
- Underground water line
- Underground gas line
- Railroad track
- Railroad electric line
- Contours (1ft)
- Contours (5ft)
- Now or formerly of
- 1234/567 Deed reference (Book/Page)
- Deciduous tree
- Coniferous tree
- Shrubbery
- Existing building
- Concrete
- Flagpole



VICINITY MAP
No Scale

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds unless otherwise noted.
 - 2) Bearings are referenced to City of Portland Datum.
Base Point: T124-40-1476 (N: 311142.30, E: 2928055.16); Azimuth: T124-36-1465.
 - 3) Elevations are based City of Portland Datum. Benchmark is a "X" cut on the front bolt of a hydrant located on the easterly side of Presumpscot Street. Elevation: 31.56'.
 - 4) Utility information on this plan is approximate, based on location of visible features. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 5) Property lies within Zone C based on FIRM Community #230051 Panel #0007-C, dated December 8, 1998. It does not lie within a special flood hazard area.
 - 6) Prior to conveying the 16-foot wide strip to the locus property, Canadian National Railway Company conveyed the right to use the roadway (then 66-foot wide) to the abutting property (currently owned by BAS Eldredge) as described in Book 4365, Page 66 and Book 28021, Page 318.

PLAN REFERENCES

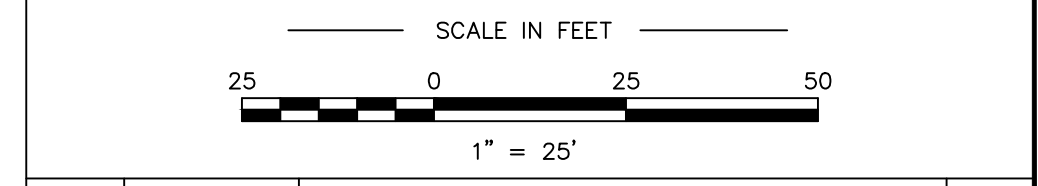
- 1) Plan of Boundary Survey & Existing Conditions of 191-195 Presumpscot Street made for Maine Yacht Center by Sebago Technics dated September 5, 2012 and revised through September 21, 2012.
- 2) Plan of Standard Boundary Survey made for Deering Ave. Associates, Inc. by Titcomb Associates dated September 21, 2016.
- 3) Plan of Eldredge Lumber made for Acorn Engineering, Inc. by Titcomb Associates dated October 24, 2011 and revised through June 8, 2012.
- 4) Plan of Property made for Cumberland & York Distributors by H.I. & E.C. Jordan dated May 12, 1970. Recorded in Plan Book 83, Page 30.
- 5) Plan of Land made for Joseph W. Bourque by James C. Lauzier dated November 1977 and revised through March 13, 1978. Recorded in Plan Book 121, Page 18.
- 6) Plan of Property made for Cumberland & York Distributors by H. I. & E.C. Jordan dated October 10, 1967 and revised through April 13, 1968. Recorded in Plan Book 76, Page 31.

EASEMENTS / ENCUMBRANCES

- 1) Benefiting from a 50 foot wide access easement as described in Book 30608, Page 25.
- 2) Subject to a road maintenance agreement by and between BAS Eldredge LLC and Maine Yacht Center, LLC as described in Book 30608, Page 26.
- 3) Subject to a utility easement as described in Book 3190, Page 787.
- 4) Subject to a utility easement as described in Book 3978, Page 219.
- 5) Subject to an access easement as described in Book 4598, Page 304.

AREA
159,785 Sq. Ft. / 3.67 Acres

OWNERS OF RECORD
Maine Yacht Center, LLC.
Book 30168, Page 179
Book 30168, Page 181



Rev. 1 6/29/2018 Invert elevations JMS

PLAN OF
Boundary Survey & Existing Conditions
197 Presumpscot Street Portland, Maine

MADE FOR
Acorn Engineering
158 Danforth Street Portland, Maine

JOB #218034 DATE: May 4, 2018 SCALE: 1" = 25'
BOOK #909 218034_R1.dwg
Titcomb Associates
133 Gray Road, Falmouth, Maine 04105
(207)797-9199 www.titcombsurvey.com

CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Nicholas S. Elliston
Nicholas S. Elliston, P.L.S. #2518

