



PLAN REFERENCES

1. "PLAN OF LAND IN PORTLAND, MAINE SURVEYED FOR THE TEXAS COMPANY BY E.C. JORDAN & COMPANY" DECEMBER 27, 1923.
2. "STANDARD BOUNDARY SURVEY, 524-526 WASHINGTON AVENUE, PORTLAND, MAINE PREPARED FOR: DANIEL W. ANDERSON, JAMES G. RUSSO" PREPARED BY TCM LAND SURVEYORS, INC. DATED JAN. 2007.
3. "BOUNDARY SURVEY/SITE PLAN AT WASHINGTON AVE. & BATES STREET, PORTLAND, MAINE FOR: CHIPS SERVICE CENTER" PREPARED BY BACK BAY BOUNDARY, INC. DATED JAN. 3, 2002
4. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION BUREAU OF HIGHWAYS RIGHT OF WAY MAP, STATE HIGHWAY "15" PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-0731(1)" FEBRUARY 1979 D.O.T. FILE NO. 3-268 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 134, PAGE 15.
5. "PLAN MADE FOR WALTER VINCENT" BY E.C. JORDAN & CO. CIVIL ENGINEERS DATED OCTOBER 1915.
6. "PLAN SHOWING PROPOSED SCHEME OF STREETS AND LOTS OF LAND OF L.W. DYER EAST DEERING MAINE" BY E.C. JORDAN RECORDED 1899 IN PLAN BOOK 7 PAGE 2.

GENERAL NOTES

1. OWNER OF RECORD: WASHINGTON AVENUE PROPERTIES, LLC, 522 WASHINGTON AVENUE, PORTLAND, MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 25509, PAGE 215.
2. PARCEL IS SHOWN AS LOT 3 BLOCK J ON CITY OF PORTLAND'S ASSESSORS MAP 429.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83, CITY POINT MDOOT-PO-285-29 N:308183.16 E:2927410.833 AND T103-30-8 N:308584.611 E:2927511.4960 HELD.
4. ELEVATIONS ARE BASED ON NGVD 1929. BENCHMARK: CITY POINT MDOOT-PO-285 ELEVATION 12.00'.
5. CALVIN STREET AND PROPERTY LINES BASED ON PLAN REFERENCE 5 AND CITY THE SHEETS. WASHINGTON AVENUE SHOWN 1 FOOT BEHIND SIDEWALK AS NOTED ON PLAN REFERENCE 4, WHICH PLAN SHOWS NO MONUMENTS AND CAN NOT ACCURATELY BE RECREATED.
6. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND B2 ZONE. PLEASE REFER TO THE CITY OF PORTLAND ZONING ORDINANCE FOR BUILDING SETBACK REQUIREMENTS.

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- CAPPED IRON ROD TO BE SET
- UTILITY POLE
- MANHOLE
- ⊕ EM/GM ELECTRIC/GAS METER
- ⊕ WATER VALVE OR SHUTOFF CURB
- OHW OVERHEAD WIRES
- 1' CONTOUR
- N/F NOW OR FORMERLY
- F/E FINISHED FLOOR ELEVATION
- 000/000 DEED BOOK AND PAGE
- E UNDERGROUND POWER
- W WATER LINE
- G GAS LINE
- T TELEPHONE
- S9 STORM DRAIN
- SS SANITARY SEWER

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO DSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON AND THE RESULT OF AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE 3-14-2016
 John C. Schwanda, PLS No. 1252



BOUNDARY SURVEY
 AT
 522 WASHINGTON AVENUE, PORTLAND, MAINE
 MADE FOR RECORD OWNER
WASHINGTON AVENUE PROPERTIES, LLC
 522 WASHINGTON AVENUE, PORTLAND, MAINE

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, FAIRBANKS, ME 04106 (207) 774-0424

Drawn By JLS	Date MARCH 8, 2016	Job No. 2016-040 P
Trace By JLW	Scale	Trng. No.
Check By JCS	1" = 30'	
Book No. 1144		