

TAX MAP 429 BLOCK J LOT 2  
N/F  
WASHINGTON AVE PROPERTIES LLC  
25509/215

TAX MAP 429 BLOCK J LOT 5  
N/F  
RUSSELL A. LEVINE  
11579/157

TAX MAP 429 BLOCK J LOT 4  
N/F  
RUSSELL A. LEVINE  
9630/295

LOT AREA=  
7,191 Sq. Feet  
0.17 Acres

N:308642.86  
E:2928468.79

N:308613.98  
E:2928509.61

N:308761.01  
E:2928554.01

N:308729.13  
E:2928592.67

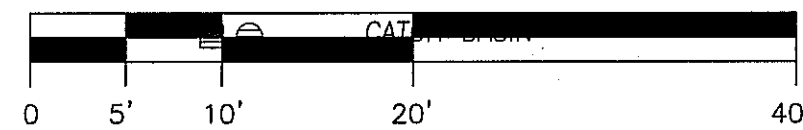
### LEGEND

- 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
- 100' 1' CONTOUR
- N/F NOW OR FORMERLY
- FFE FINISHED FLOOR ELEVATION
- 000/000 DEED BOOK AND PAGE
- E UNDERGROUND POWER
- W WATER LINE
- G GAS LINE
- T TELEPHONE
- SD 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 OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

### GRAPHIC SCALE



### 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 TKM 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 1890 IN PLAN BOOK 7 PAGE 2.

### GENERAL NOTES

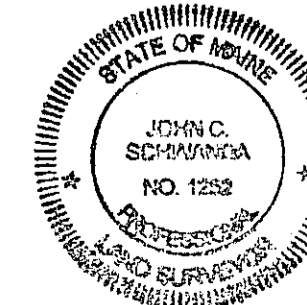
1. OWNER OF RECORD: WASHINGTON AVENUE PROPERTIES, LLC, 522 WASHINGTON AVENUE, PORTLAND, MAINE, CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 25509, PAGE 215.
2. PARCEL IS SHOWN AS LOT 3 BLOCK J ON CITY OF PORTLAND'S ASSESSORS MAP 429.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83, CITY POINT MDOOT-PO-295-29 N:308183.18 E:2927410.833 AND T103-30-8 N:309584.611 E:2927511.4960 HELD.
4. ELEVATIONS ARE BASED ON NGVD 1929. BENCHMARK: CITY POINT MDOOT-PO-295 ELEVATION 12.00'.
5. GALVIN STREET AND PROPERTY LINES BASED ON PLAN REFERENCE 5 AND CITY TIE 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.

### 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  
380 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424

Drawn By RS	Date MARCH 8, 2016	Job No. 2016-040 P
Trace By JLW	Scale 1" = 10'	Drwg. No. 1
Check By JCS		
Book No. 1144		