



REV. 1 11-27-05 ADJUSTED FINISHED FLOORS
BOUNDARY & TOPOGRAPHIC SURVEY
 ON
 VERANDA STREET, PORTLAND, MAINE
 MADE FOR
MARTINS POINT HEALTH CARE CENTER
 OWEN HASKELL, INC.
 18 Casco St., Portland, ME 04101 (207) 774-4424
 PROFESSIONAL LAND SURVEYORS

Drawn By	JWS	Date	DEC. 2, 2004
Checked By	JWS	Scale	1" = 40'
Book No.	FILE	Job No.	8644P
Dwg. No.			

CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULTS OF, AN ON-THE-GROUND FIELD SURVEY AND THAT TO THE BEST OF HIS KNOWLEDGE AND BELIEF, AND TO THE BEST OF HIS REASONABLE MIND, THE SURVEYOR HAS COMPLIED WITH ALL REQUIREMENTS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

12/07/05
 DATE

JOHN W. SWAN, PLS #1038

NOTES:

- LOCUS IS SHOWN AS LOTS 1 & 5 BLOCK C ON CITY OF PORTLAND'S ASSESSORS' MAP 434.
- BEARINGS ARE BASED ON MARKERS FOUND AS SHOWN ON PLAN REFERENCE 4.
- PROPERTY LIES WITHIN THE 250 FOOT WIDE SHORELAND ZONE AND RESOURCE PROTECTION ZONE.
- BENCH MARK: FINISHED FLOOR ELEVATION OF BRICK BUILDING TAKEN FROM PLAN REFERENCE 1.
- LOCUS IS SHOWN IN FLOOD ZONES C, A2 AND V2 ON FLOOD INSURANCE RATE MAP, CITY OF PORTLAND PANEL 8 OF 17. COMMUNITY PANEL NUMBER 230051 0008 B, EFFECTIVE DATE JULY 17, 1986.

PLAN REFERENCES:

- PLAN OF LAND STANDARD BOUNDARY SURVEY ON VERANDA STREET, PORTLAND, MAINE FOR MARTINS POINT HEALTH CARE CENTER, MAY 14, 1986, REV. 5 6/25/97 OWEN HASKELL, INC.
- "SITE PLAN OF MARTINS POINT CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS DATED JUNE 5, 1974," BY MORTON AND ROSE.
- "TOPOGRAPHICAL SURVEY OF MARTINS POINT ON VERANDA STREET, PORTLAND, MAINE, MADE FOR DELUCA-HOFFMAN ASSOC. DATED APRIL 7, 1994," BY OWEN HASKELL, INC.
- "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR PENOBSCOT BAY MEDICAL ASSOCIATES NOV. 23, 1981," BY MORTON AND ROSE ASSOC. RECORDED IN PLAN BOOK 133, PAGE 18.
- "STANDARD BOUNDARY SURVEY AT MARTINS POINT ON VERANDA STREET, PORTLAND, MAINE MADE FOR PENOBSCOT BAY MEDICAL ASSOC.," JUNE 7, 1984, REV. 6/20/97 BY OWEN HASKELL, INC.

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 UTILITIES THAT MAY BE PRESENT. THE SURVEYOR 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, 1-888-888-8888 AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION.

LEGEND:

- IRON PIPE OR ROD FOUND
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- ELECTRIC METER
- MANHOLE
- CATCH BASIN
- SIGN
- DECIDUOUS TREE
- CONIFEROUS TREE
- CURB
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- WATER LINE
- SANITARY SEWER
- STORM DRAIN
- PROPERTY LINE
- TEST PIT BY OTHERS

GRAPHIC SCALE
 0 20' 40' 80' 160'

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