

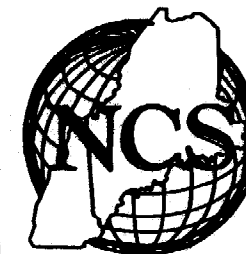
NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM SHARI B. LEVESQUE TO CHARLES H. COBB AND RECORDED IN DEED BOOK 15931, PAGE 126 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. PARCEL IS SUBJECT TO A 15' SEWER EASEMENT FOUND IN A DEED FROM JOEL J. AND SHARI B. LEVESQUE TO J. DAVID PIRONE AND RECORDED IN DEED BOOK 7176, PAGE 134 CCRD.
3. THE PARCEL IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP A, PARCEL 11.
4. PLAN REFERENCE:
 - a. PLAN ENTITLED "MEADOW VIEW PARK SECTION D" FOR THE MINAT CORPORATION BY C.R. STORER, INC. ENGINEERING. CONTRACTING DATED 7/7/1977 AND RECORDED IN PLAN BOOK 117, PAGE 9 CCRD.
5. 50' RIGHT-OF-WAY AS SHOWN ON PLAN REFERENCED IN NOTE 4a. HAS BEEN RELEASED AS DESCRIBED IN A DEED FROM ALLEN AVENUE HOUSING ASSOCIATES TO SHARI B. LEVESQUE AND RECORDED IN A DEED BOOK 15928, PAGE 86 CCRD.
6. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.

SKETCH PLAN OF LAND AT 77 MONA ROAD PORTLAND MAINE

SCALE: 1"=30' JUNE 3, 2003
 PREPARED FOR: CHARLES COBB
 77 MONA ROAD
 PORTLAND, ME 04103

JOB NUMBER: 25282 ACAD FILE: 25282.dwg



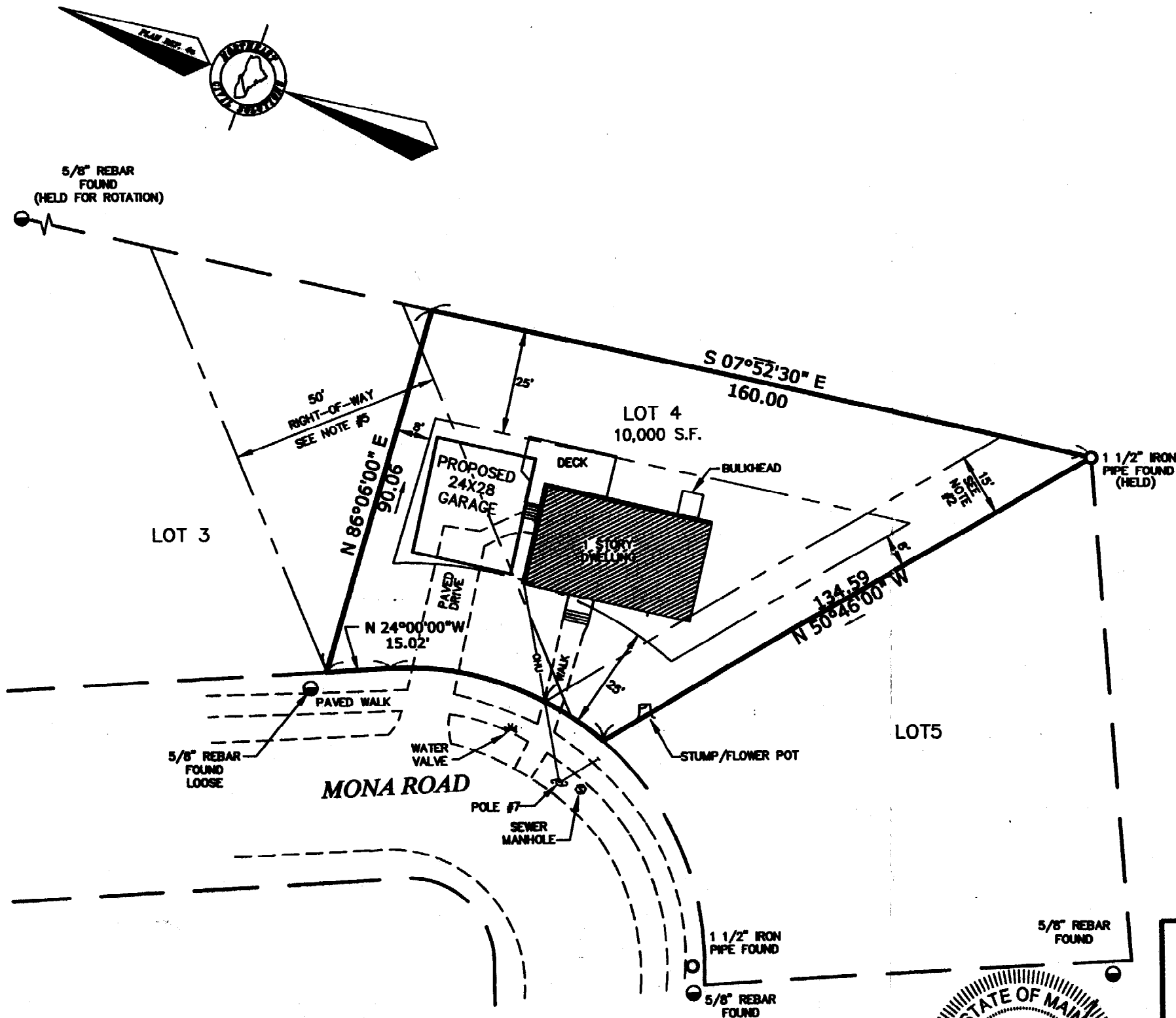
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
 INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

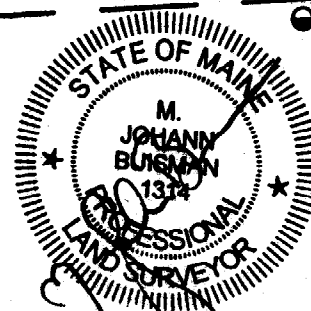
tel
 207.883.1000
 800.882.2227

fax
 207.883.1001

e-mail
 ncs@maine.rr.com



7. FOR THE PURPOSE OF THIS PLAN WE HELD THE RECORDED SUBDIVISION PLAN AND ROTATED INTO THE REAR PROPERTY LINE. HOWEVER, WE ALSO BELIEVE THE FRONT MONUMENTATION TO BE GOOD EVEN WITH 5'± OF ERROR. IT APPEARS THERE ARE SOME ERRORS BETWEEN FIELD AND RECORD INFORMATION. SO WE RECOMMEND A BOUNDARY SURVEY.



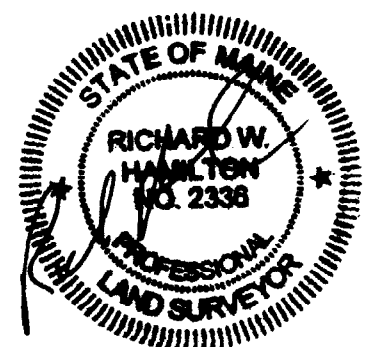
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6. TBM ELEVATION BASED UPON CITY OF PORTLAND BM TOP OF COPPER BOLT IN 3' OFFSET MONUMENT ON WESTERLY SIDE OF ALLEN AVENUE AT 1ST ANGLE IN ALLEN AVENUE SOUTH OF PENNELL AVENUE. PUBLISHED ELEVATION 94.168 N.G.V.D.1929.
7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYOR'S RULES.
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9. THIS SKETCH PLAN IS BASED UPON A BASE PLAN ENTITLED "SKETCH PLAN OF 77 MONA ROAD" DATED JUNE 3, 2003 REVISED JUNE 10, 2003 BY NORTHEAST CIVIL SOLUTIONS INC. THE ONLY ADDITIONS TO THIS SKETCH ARE THE LOCATION OF THE APPROXIMATE EDGE OF WETLANDS, AND THE LOCATION OF THE PROPOSED GARAGE.

SKETCH PLAN OF LAND
AT
77 MONA ROAD
IN
PORTLAND
CUMBERLAND COUNTY,
MAINE

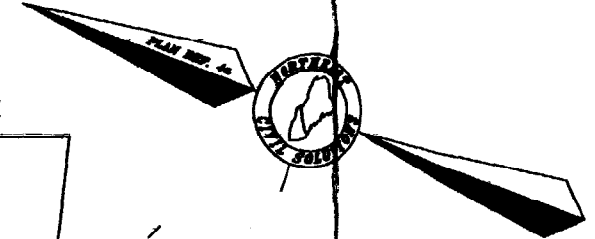
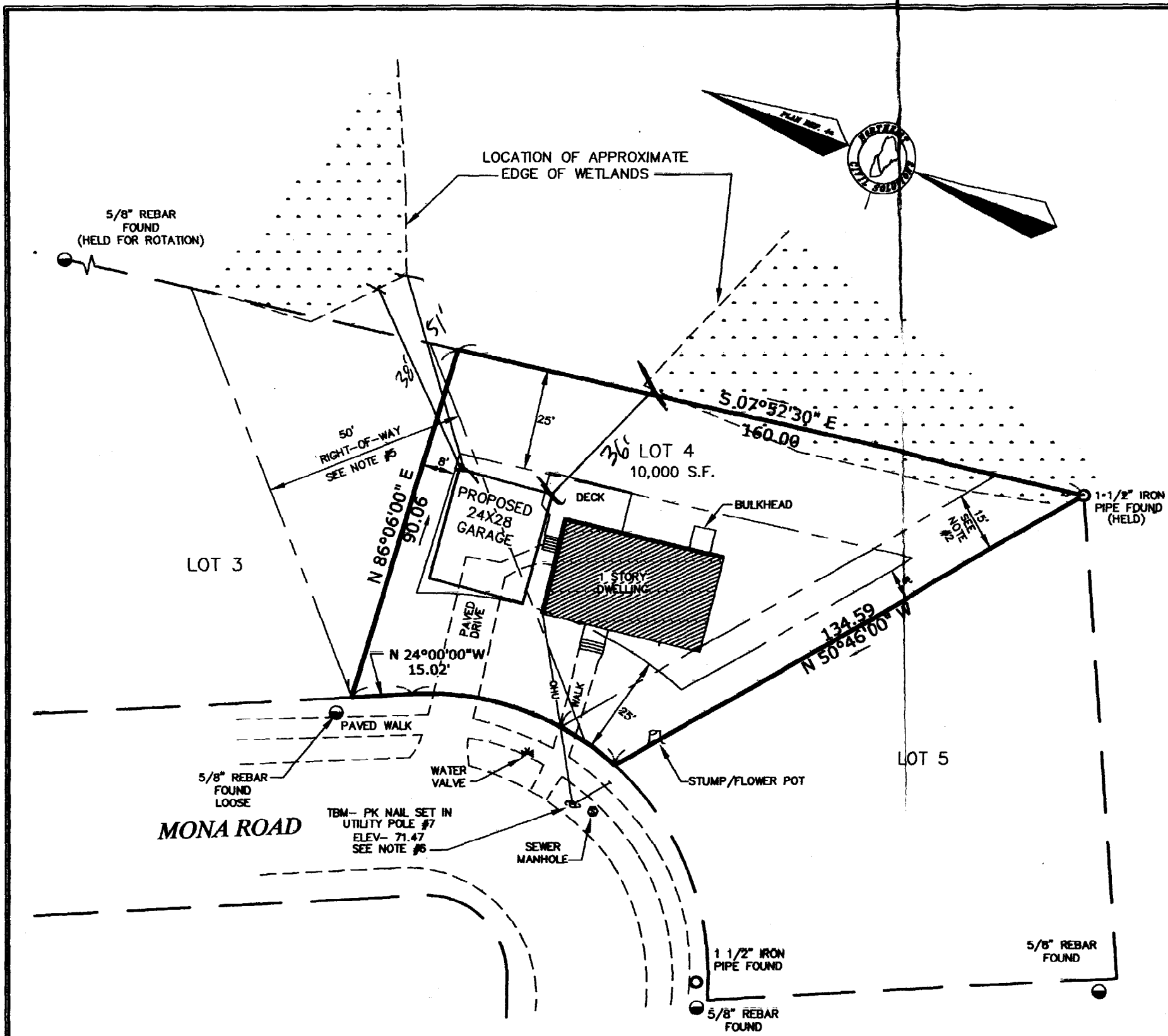
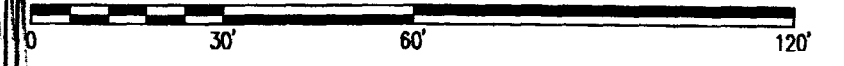
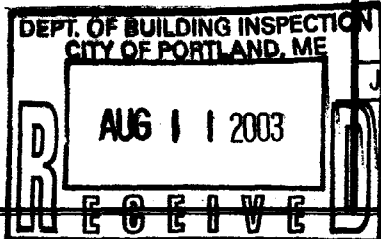
PREPARED FOR: CHARLES COBB
77 MONA ROAD
PORTLAND, MAINE 04103

DATE: AUGUST 7, 2003
SCALE: 1"=30'



BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-2379

JOB NUMBER: 03009COBB DRAWING FILE: COBB

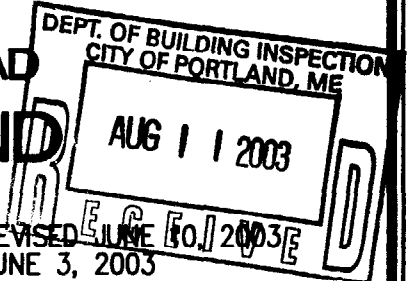


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SKETCH PLAN OF LAND

AT
77 MONA ROAD
PORTLAND
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SCALE: 1"=30'

PREPARED FOR: CHARLES COBB
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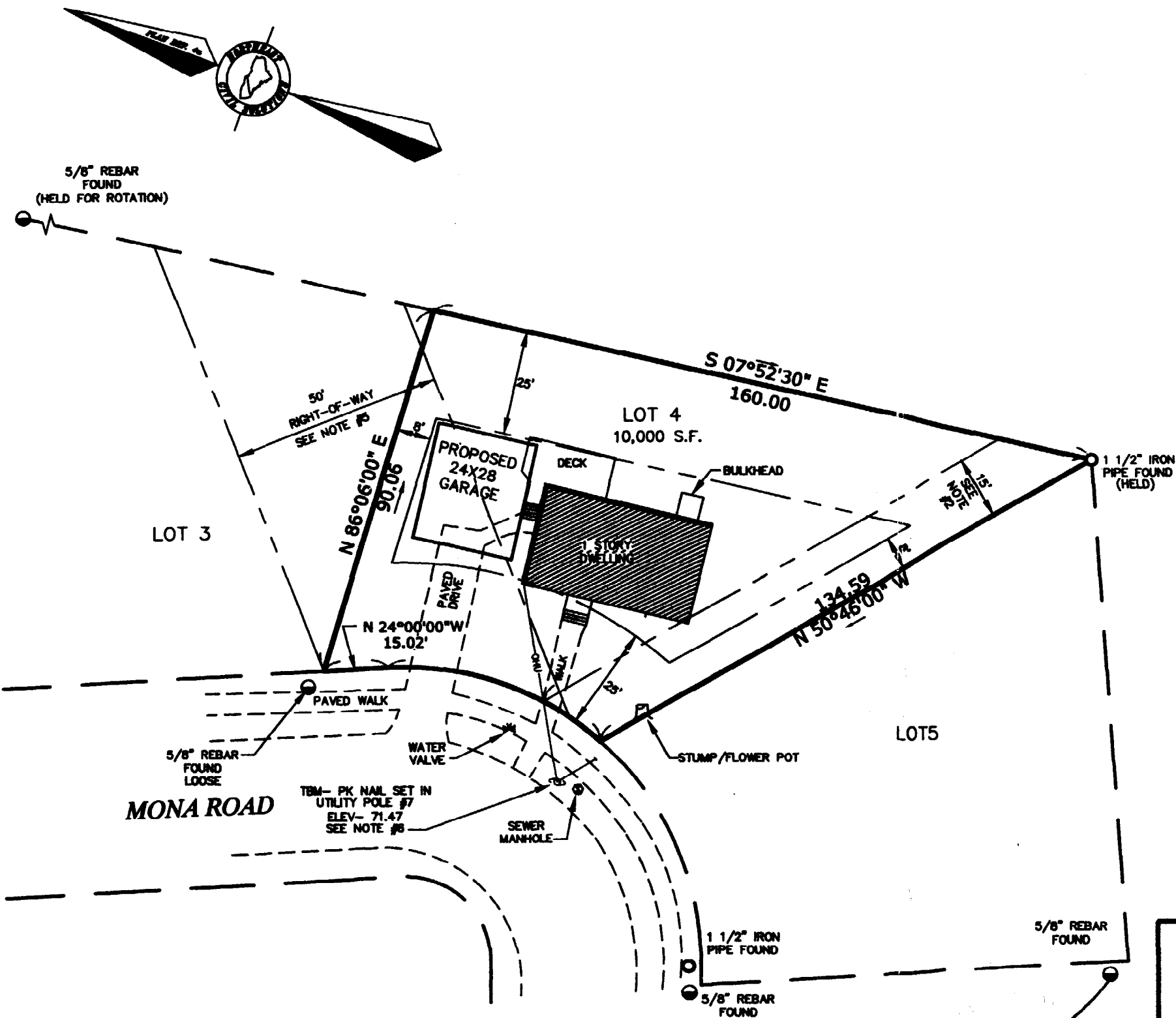
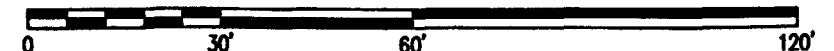
SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel
207.883.1000
800.882.2227

fax
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e-mail
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