



Zoning Map, Text Amendment, Contract or Conditional Rezoning Application Portland, Maine

Planning and Urban Development Department
Planning Division

Portland's Planning and Urban Development Department coordinates the review of requests for zoning map amendments, zoning text amendments and contract or conditional re-zoning. The Division also coordinates site plan, subdivision and other applications under the City's Land Use Code. Attached is the application form for a Zoning Map, Text Amendment or Contract/Conditional Rezonings.

Portland's development review process and requirements are outlined in the [Land Use Code \(Chapter 14\)](#), [Design Manual](#) and [Technical Manual](#).

Planning Division

Fourth Floor, City Hall

389 Congress Street

(207) 874-8719

planning@portlandmaine.gov

Office Hours

Monday thru Friday

8:00 a.m. – 4:30 p.m.

I. Project Information (Please enter n/a on those fields that are not applicable)

Project Name:	
Proposed Development Address:	
Project Description:	
Chart/Block/Lot:	
Right, Title or Interest (<i>Please identify the status of the applicant's right, title, or interest in the subject property – for example a deed, option or contract to purchase or lease the subject property</i>)	
Existing Use (<i>Describe the existing use of the subject property</i>)	
Current Zoning Designation:	
Proposed Use of the Property (<i>Please describe the proposed use of the subject property. If construction or development is proposed, please describe any changes to the physical condition of the property</i>)	
Vicinity Map (<i>Attach a map showing the subject parcel and abutting parcels, labeled as to ownership and/or current use</i>)	
Site Plan (<i>On a separate sheet, please provide a site plan of the property showing existing and proposed improvements, including such features as buildings, parking, driveways, walkways, landscape and property boundaries. This may be a professionally drawn plan, or a carefully drawn plan – to scale – by the applicant. (Scale to suit, range from 1' = 10' to 1' = 50'.) Contract and conditional rezoning applications may require additional site plans and written material that address physical development and operation of the property to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood</i>)	

II. Contact Information (Please enter n/a on those fields that are not applicable)

APPLICANT

Name:	
Business Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

OWNER

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

AGENT/REPRESENTATIVE

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

BILLING (to whom invoices will be forwarded to)

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

ENGINEER

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

SURVEYOR

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

ARCHITECT

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

ATTORNEY

Name:	
Address:	
City/State:	
Zip Code:	
Work #:	
Home #:	
Cell #:	
Fax #:	
E-mail:	

DESIGNATED PERSON(S) FOR UPLOADING INTO e-PLAN

Name:	
E-mail:	
Name:	
E-mail:	
Name:	
E-mail:	

III. APPLICATION FEES (check applicable review)

	Zoning Map Amendment from () zone to () zone	\$3,000.00
	Zoning Text Amendment to Section 14- () (For a zoning text amendment, attach on a separate sheet the exact language being proposed, including existing relevant text, in which language to be deleted is depicted as crossed out (example).)	\$3,000.00
	Combination Zoning Text Amendment and Zoning Map Amendment	\$4,000.00
	Conditional or Contract Zone <i>(A conditional or contract rezoning may be requested by an applicant in cases where limitations, conditions, or special assurance related to the physical development and operation of the property are needed to ensure that the rezoning and subsequent development are consistent with the comprehensive plan, meet applicable land use regulations, and compatible with the surrounding neighborhood. Please refer to Division 1.5, Section 14-60-62.)</i>	\$5,000.00

IV. FEES ASSESSED AND INVOICED SEPARATELY

- Notices to abutters (receipt of application, workshop and public hearing meetings) (\$.75 each)
- Legal Ad in the Newspaper (% of total ad)
- Planning Review (\$52.00 hour)
- Legal Review (\$75.00 hour)
- Third Party Review (all outside reviews or analysis, eg. Traffic/Peer Engineer, are the responsibility of the applicant and will be assessed and billed separately)

VI. APPLICANT SIGNATURE

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Planning Authority and Code Enforcement's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

This application is for a Map Amendment, Text Amendment, Conditional or Contract Rezoning review. It is not a permit to begin construction. An approved site plan, a Performance Guarantee, Inspection Fee, Building Permit, and associated fees will be required prior to construction. Other Federal, State or local permits may be required prior to construction, which are the responsibility of the applicant to obtain.

Signature of Applicant:	
Date:	

A R C H I T E C T Y P E

January 2, 2018

Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

Dear Ms. Barhydt,

We are proposing that the property located at 1006/1008 Congress Street be re-zoned from I-L to B-2.

The current zone, I-L is one that is designated to act as a buffer between neighboring residential zones and I-M or I-H zones allowing for uses that are low intensity in nature and therefore compatible with neighboring residences.

B-2 is a zone designated for mixed uses, including commercial, housing and services that serve the adjoining neighborhoods. This zone provides a large range of uses, with an ideal location including along arterials that are accessible by cars, pedestrians and bicycles.

By both the nature of the existing building and Portland's Comprehensive Plan, the B-2 zone seems a much better fit for the address in discussion.

The existing building is a beautiful Captain's House and barn built in the late 1800s with an addition that was added around the 1970s. Being able to keep the existing structure would be the sustainable approach. The interior spaces are smaller and want to remain so due to the nature of the masonry structure therefore being ill-suited to any industrial use.

The site sits along Congress Street where the street acts as a major connector between isolated R-6 zones and a large B-2 zone. The street is already heavily used by vehicles. By adding mixed-use at the site, which has accessible sidewalks in place, pedestrian use would be encouraged. Westfield Street is also important in the discussion because it has been designated as part of the Portland Trail system. Currently the area does not read as an inviting trail system, but by adding the proposed ability for mixed-use, the building could better serve and enhance the trail.

While the I-L zone is designed to be compatible, it seems better fitting with the Comprehensive Plan and more important that a site be zoned as B-2. It is located at an intersection joining residences, business, vehicular and pedestrian traffic. As B-2 1006 Congress Street could serve its surroundings and help to encourage a healthy and diverse neighborhood while also providing the opportunity for new and relocated businesses bringing with them jobs.

Sincerely,



William K. Hopkins
Registered Architect

7/26/17 1:04PM
COPY
Book 34/88 / Page 103

QUITCLAIM DEED
(with Covenant)

KNOW ALL PERSONS BY THESE PRESENTS, that, **DELTA REALTY LLC**, a Maine limited liability company with a principal place of business and mailing address of 380 Warren Avenue, Portland, Maine 04103, for consideration paid, grants to **1006 CONGRESS STREET, LLC**, a Maine limited liability company, with a principal place of business and mailing address of 1550 Sunset Ridge Drive, Laguna Beach, California 92651, with **QUITCLAIM COVENANT**, the land and improvements in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

A certain lot or parcel of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, on the southerly side of Congress Street, being part of the homestead lot formerly owned and occupied by Frederick W. Clark, late of said Portland, deceased, bounded and described as follows:

Commencing at a point on the westerly side of said, homestead on a right-of-way called Westfield Street, formerly Cumberland Place, one hundred eighty-four and five tenths (184.5) feet northerly from the rear line of said lot; thence by the westerly side of said lot bounding on the said right-of-way one hundred thirty-one and five tenths (131.5) feet to Congress Street; thence southeasterly by said Congress Street one hundred fourteen and two tenths (114.2) feet to an angle; thence continuing southeasterly by said Congress Street two and eight tenths (2.8) feet to a stake; thence South forty-five degrees twenty-four minutes (45° 24') West by land now or formerly of Mary E. McKenney one hundred eighty-seven and sixty-five one hundredths (187.65) feet to a stake at a point distant one hundred eighty-four and five tenths (184.5) feet northerly in a perpendicular line from said rear line of said homestead lot; thence on a line parallel with the rear line of said Homestead lot North thirty degrees twenty-five minutes (30° 25') West one hundred and fifty-two and five tenths (152.5) feet, to the point of beginning.

Also, a right-of-way in common with others over so much of the thirty (30) foot strip of land as adjoins the premises hereby conveyed on the rear, said way extending to Westfield Street, together with a right-of-way in common with others in Westfield Street.

Being the same premises conveyed to Delta Realty LLC by Quitclaim Deed from the Deliverance Center, dated November 9, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32723, Page 215.

IN WITNESS WHEREOF, Delta Realty LLC has caused this instrument to be signed and sealed in its company name by Andrea E. Girard, its Manager, thereunto duly authorized this 26th day of July, 2017.

Delta Realty LLC


Witness

By: Andrea E. Girard
Andrea E. Girard
Title: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 26, 2017

Then personally appeared before me the above named Andrea E. Girard, Manager of Delta Realty LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of Delta Realty LLC.


Notary Public/Attorney at Law
Andre Duchette, Bar No. 9872



April 11, 2018

Ms. Shukria Wiar, Planner

Development Review Coordinator
City of Portland – Planning Authority
389 Congress Street
Portland, ME 04101

Subject: Application for Rezoning – 1006 Congress Street
Applicant: 1006 Congress LLC

Dear Shukria:

Stantec is assisting the applicant in their request for rezoning of the property at 1006 Congress Street. We have received your email transmission of April 6, 2018 and offer the following information related to the relayed questions.

Comment #1 How is the circulation and parking handled for the site?

Response: The intent is that the site's primary access will be off Westfield Street, as it currently exists today. Basically, there is a poorly defined curb opening along Westfield that allows vehicles to enter the rear of the property for parking etc. This appears to be the primary historic site access. There is also an existing curb opening along Congress Street that appears to offer very limited use to the property. That curb opening also appears to allow for limited access to the neighboring property, used by Atlantic Hardwoods for access to their sawdust collection equipment. Moving forward the primary site plan objective is to maintain the Westfield Access for two-way vehicle movements. The site plan also contemplates a one-way directional movement from the rear of the site onto Congress Street. Congress Street in one-way inbound at this location, so vehicle exiting movements will be right turning only. The site plan contemplates traditional 90-degree parking at the rear of the building and some parallel spaces along the drive exiting onto Congress Street.

Comment #2 Is that a shared access way to the rear or a street of some type?

Response: The survey plan by Owen Haskell Inc identifies a 30' wide R.O.W. labeled as Cumberland Place. To the best of our understanding this ROW is not a publicly accepted way nor has it in the past been constructed as a City Street etc. According to the deeds for both the applicant's property at #1006 Congress and the Fitzgerald property (TM 76-A-26), each property has access rights to the 30' wide ROW and thus over time each owner has made use of this space for access from Westfield Street. Copies of the property deeds accompany this letter.

Comment #3 What is the status of Cumberland Place and does the owner have rights in it?



Ms. Shukria Wiar
April 11, 2018
Page 2

Response: See previous response and accompanying deeds which show evidence of the owner's rights to use the ROW for access from Westfield. We have purposely shown on the concept plan an access driveway only and not any parking, given the shared rights between the property owners. The proposed zoning request to B-2 is likely to provide increased opportunity for business services to be offered on the property, and the Westfield Street access seems like an ideal condition, thereby affording only limited exiting vehicle movements onto Congress Street.

Comment #4: We also need to analyze the surrounding uses and zones and how is the rezoning meeting the Comprehensive plan?

Response:

The following is a brief summary of the existing zoning patterns in the vicinity of the site as identified by the zoning map information contained in the original application:

1. The site is currently located in the Industrial Low Impact Zone (IL), which is defined by Congress Street to the north, Westfield Street back to the Fore River Parkway to the west and south and the Maine Central Rail corridor to the east. Land uses include the Cumberland County Correctional Facility, A Cross Fit Training facility, Atlantic Hardwoods, and Bunker Brewing at the end of Westfield Street. Paulins Tire and Auto Care is also located on the west side of Westfield Street, and Fitzgerald Tile is located south of the subject site on Westfield Street, within the IL zone.
2. Within the site vicinity there are two R6 zones principally defined by single family homes or apartments. These are located within the area bounded by Park Avenue and Congress Street or by Frederic Street westerly to the Highway.
3. Other land north of Congress Street over to Park Street and easterly to the St. John Street/Valley Street neighborhood is zoned as B-2 and is characterized by various Businesses, including medical offices, motels, shops, retail, restaurants and related business uses.
4. Contract Zone 31 is located at the end of Frederic Street and is associated with a housing development.

The original application cover letter from Archetype PA, dated January 2, 2018 provides a brief analysis of the requested zoning change to B-2 and findings regarding compliance with the Comprehensive plan. Given the breadth of B-2 zoning area to the north and east of the site as well as the character of the existing building within the subject property, it is our opinion that the requested zoning change will result in a wider opportunity of land use for the site. This then is consistent with the comprehensive plan goals of complete neighborhoods. As defined, the B-2 Zone is to provide a broad range of goods and services and general businesses with a mixture of large and small buildings such as grocery stores, shops and services located in a major shopping centers and along arterial streets. Such establishments should be readily accessible by automobile, by pedestrians and by bicycle. Development in the B-2 zone should relate to the surrounding neighborhoods by design, orientation, and



Ms. Shukria Wiar
April 11, 2018
Page 3

circulation patterns. We believe that the site's location off Congress Street and the existing proximity of B-2 zoning areas near to the subject site, make for a reasonable and rational approach for this re-zoning request.

If you have any questions with regards to the information submitted, please contact our office.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Stephen Bushey, PE

Associate

Phone: 207-887-3478

Fax: 207-883-3376

Stephen.Bushey@stantec.com

c: Jennifer Lauren Packard, 1006 Congress LLC
Bill Hopkins, Archetype PA

V:\1953\resource\fst\Admin Resources\PROPOSALS\Stantec Proposals\1008 Congress Street Portland\Zoning application\tr#1_Wiar_rezone-app_20180410.docx

QUITCLAIM DEED
(with Covenant)

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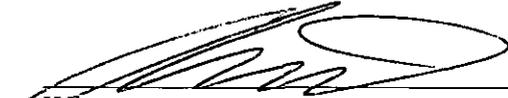
Also, a right-of-way in common with others over so much of the thirty (30) foot strip of land as adjoins the premises hereby conveyed on the rear, said way extending to Westfield Street, together with a right-of-way in common with others in Westfield Street.

Being the same premises conveyed to Delta Realty LLC by Quitclaim Deed from the Deliverance Center, dated November 9, 2015 and recorded in the Cumberland County Registry of Deeds in Book 32723, Page 215.

IN WITNESS WHEREOF, Delta Realty LLC has caused this instrument to be signed and sealed in its company name by Andrea E. Girard, its Manager, thereunto duly authorized this 26th day of July, 2017.

MAINE REAL ESTATE TAX PAID

Delta Realty LLC


Witness

By: Andrea E. Girard
Andrea E. Girard
Title: Manager

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 26, 2017

Then personally appeared before me the above named Andrea E. Girard, Manager of Delta Realty LLC, and acknowledged the foregoing instrument to be her free act and deed in her said capacity, and the free act and deed of Delta Realty LLC.


Notary Public/Attorney at Law
Andre Duchette, Bar No. 9872

Received
Recorded Register of Deeds
Jul 26 2017 01:04:24P
Cumberland County
Nancy A. Lane

Know All Men by these Presents,

That **Riverside Realty Corporation** ~~Company~~

a corporation organized and existing under the laws of the State
of Maine and located at Portland
in the County of Cumberland and State of Maine
in consideration of One Dollar and other valuable considerations,

paid by Mary E. Fitzgerald of Somerville, and John J. Mulkerin of
Arlington, County of Middlesex, Commonwealth of Massachusetts,
Trustees under Declaration of Trust dated the *15th* day of
October, 1967, said Trust Agreement to be recorded herewith,

the receipt whereof it does hereby acknowledge, does hereby give,

grant, bargain, sell and convey, unto the said
Mary E. Fitzgerald and John J. Mulkerin, Trustees as aforesaid,
their successors
their heirs and assigns forever,

a certain lot or parcel of land with the buildings thereon,
situated in Portland, County of Cumberland and State of Maine,
being a part of the Homestead lot of F. W. Clark, bounded and
described as follows: Commencing at the southwesterly corner of
said Homestead lot on a right-of-way called Cumberford Place, at
the easterly corner of land sold by the said F. W. Clark to
Franklin J. Rollins, and running northerly by the westerly line
of said Homestead lot and by said right-of-way, one hundred fifty-
four and five tenths (154.5) feet; thence easterly on a line
parallel with the rear line of said Homestead lot, to the easterly
line of said Homestead lot, at a right-of-way called Ogdensburg
Street; thence southerly by the easterly line of said Homestead
lot and on said right-of-way to the rear line of said lot; thence
by the rear line of said lot, by said land sold to said Rollins,
to the point of beginning.

Also, a right-of-way in common to a passageway thirty (30) feet
wide adjoining the above-described lot on the north, running from
the westerly side of said lot to the easterly side of said lot.
Also, a right-of-way in common as reserved by said Frederick W.
Clark on the easterly and westerly side of said Homestead lot,
running from Congress Street to the rear of said Homestead.

This conveyance is made subject to a mortgage from the grantor
herein to the Union Mutual Life Insurance Company dated October
15, 1971 and being recorded in Volume 3195, Page 805, Cumberland
County Registry of Deeds on which there is owed the principal sum
of \$46,005.25, which said mortgage and the debt thereby secured
the grantees herein assume and agree to pay and assume and agree
to abide thereby all according to the terms thereof as a part of
the consideration of this deed.

This conveyance is further made subject to a lease to the A. B.
Dick Company of New England, Inc., which said lease and the
interest in the grantor therein have been assigned to the grantees
herein by Assignment of even date herewith.

Real estate taxes assessed against the aforescribed premises by the City of Portland in contemplation of law as of April 1, 1973 shall be pro-rated between the grantor and grantees herein as of the date of delivery of this deed.

Being the same premises conveyed to the grantor herein by deed of Millard F. Coffin dated July 23, 1969 and recorded in Cumberland County Registry of Deeds in Book 3096, Page 193.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said Mary E. Fitzgerald and John J. Mulkerin, Trustees as aforesaid,

their ^{successors} heirs/and assigns, to them and their use and behoof forever.

And the said Grantor Corporation does hereby COVENANT with the said Grantees, their ^{successors} heirs/and assigns, that it is lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid;

that it has good right to sell and convey the same to the said Grantees to hold as aforesaid; and that it and its successors, shall and will WARRANT AND DEFEND the same to the said Grantees, their ^{successors} heirs/and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

In Witness Whereof, the said Riverside Realty Corporation Company has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Edward S. Boulos, Jr., its President, ~~its Treasurer~~ thereunto duly authorized, this 31st day of December in the year one thousand nine hundred and seventy-three

Signed, Sealed and Delivered in presence of

RIVERSIDE REALTY CORPORATION

~~Company~~

By

[Handwritten Signature]

Its President

~~Treasurer~~



State of Maine.

County of Cumberland ss. December 31 1973

Then personally appeared the above named Edward S. Boulos, Jr.

President ~~Treasurer~~ of said Grantor

Corporation as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said corporation.

Before me,

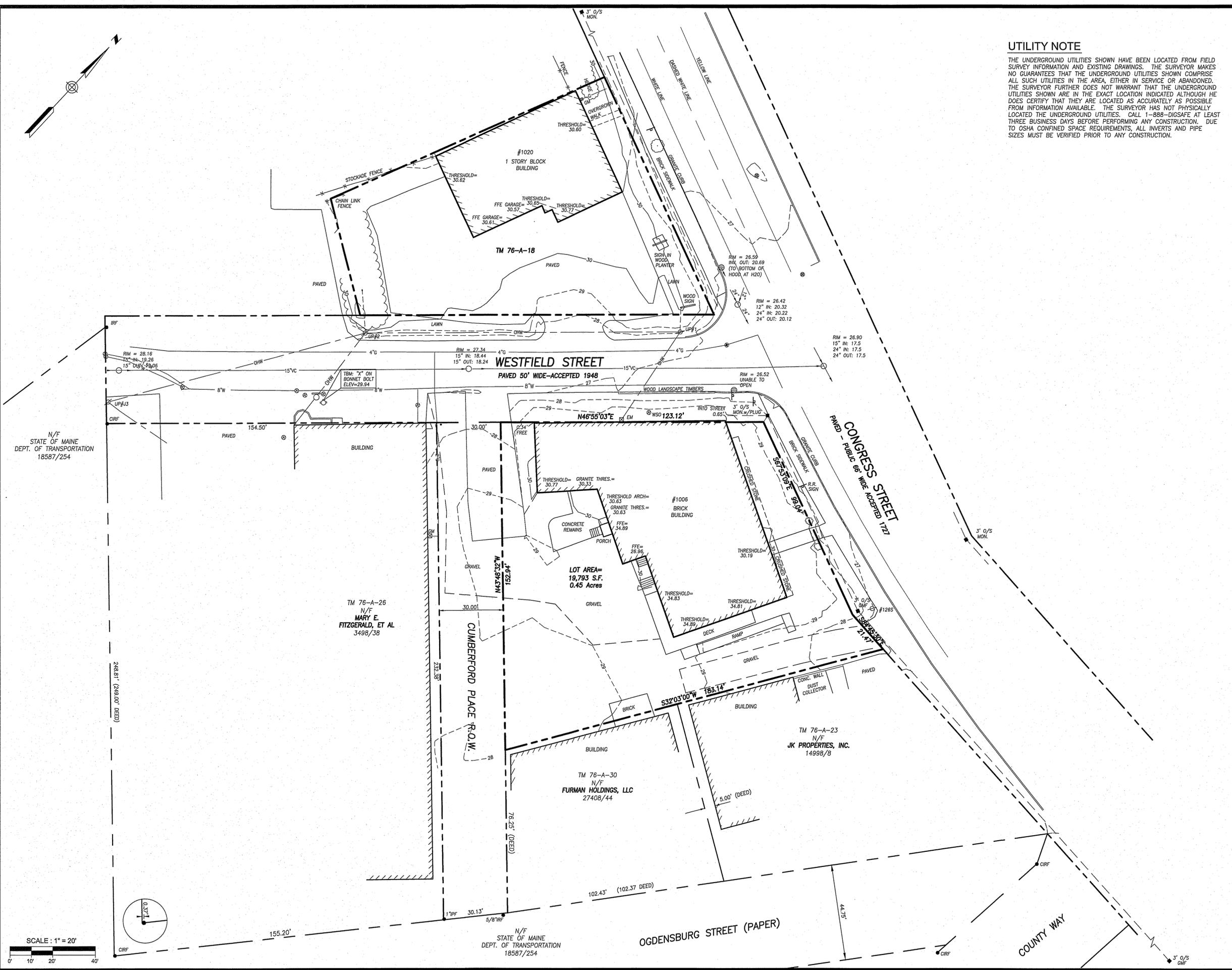
[Handwritten Signature]
Justice of the Peace.

JAN 3 1974

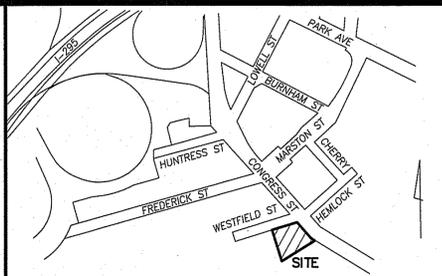
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE

Received at 2:36 PM, and recorded in

BOOK 3498 PAGE 38 *[Handwritten Signature]* register



UTILITY NOTE
 THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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.



LOCATION MAP N.T.S.

LEGEND

●	IRON PIPE OR ROD FOUND	—	CURB
■	MONUMENT FOUND	—	OHW OVERHEAD WIRES
○	UTILITY POLE	—	W WATER LINE
○	MANHOLE	—	G GAS LINE
⊗	ELECTRIC/GAS METER	—	SS SANITARY SEWER
—	SIGN	—	IPF/IRF IRON PIPE OR ROD FOUND
⊕	CATCH BASIN	—	CONC. CONCRETE
⊗	WATER VALVE OR SHUTOFF	—	GMF GRANITE MONUMENT FOUND
		—	N/F NOW OR FORMERLY
		—	000/000 DEED BOOK / PAGE

- PLAN REFERENCES**
- "BOUNDARY SURVEY ON 12-24 WESTFIELD STREET, PORTLAND, MAINE MADE FOR FITZGERALD TITLE" DATED 12/28/2015 BY OWEN HASKELL, INC.
 - "ALTA/ACSM LAND TITLE SURVEY, 17 WESTFIELD STREET, PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR WESTFIELD STREET REALTY LLC" JANUARY 8, 2014 BY OWEN HASKELL, INC.
 - "PLAN OF PROPERTY IN PORTLAND MADE FOR GENERAL BAKING COMPANY" BY E.C. JORDAN DATED MARCH 1948 FILED WITH THE CITY ENGINEERS OFFICE PLAN 462/25.
 - "PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR ROBERT R. JANKUS CONSTRUCTION CO. BY H.I. & E.C. JORDAN DATED 12-27-63 REVISED JAN. 11, 1964.

- GENERAL NOTES**
- OWNER OF RECORD: 1006 CONGRESS STREET LLC
 1550 SUNSET RIDGE DRIVE
 LAGUNA BEACH, CA 92651
 TAX MAP 76 BLOCK A LOT 22
 C.C.R.D. BOOK 34188 PAGE 103
 - BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM MAINE WEST NAD83. CITY MONUMENTS AT "D" STREET AND "A" STREET PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
 - ELEVATIONS ARE BASED ON NGVD 1929. CITY BENCHMARK 3' O/S MONUMENT AT ST. JOHN STREET AND "C" STREET ELEVATION 37.56.
 - BOUNDARY LINES SHOWN FOR TM 76-A-18 TAKEN FROM PLAN REFERENCE 4, NOT VERIFIED BY OWEN HASKELL, INC.

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.

JOHN W. SWAN, PLS NO. 1038
 DATE _____

REV. 1 | 01-24-18 | TAX MAP LOT 76-A-18 & TOPOGRAPHY ADDED

Boundary Survey
 At
 1006 & 1020 Congress St., Portland, Maine
 Made for
 PK Realty Management Investments
 380 Riverside Street, Portland, Maine

OWEN HASKELL, INC.
 PROFESSIONAL LAND SURVEYORS
 390 U.S. ROUTE ONE, UNIT 10, FALMOUTH, MAINE 04105

DRAWN BY: RS / JLW DATE: NOV. 16, 2017 JOB NO. 2017-315 P
 CHECKED BY: EBC / JWS SCALE: 1" = 20' DRWG. NO. 1

N/F STATE OF MAINE DEPT. OF TRANSPORTATION 18587/254

TM 76-A-26
 N/F MARY E. FITZGERALD, ET AL 3498/38

TM 76-A-23
 N/F JK PROPERTIES, INC. 14998/8

TM 76-A-30
 N/F FURMAN HOLDINGS, LLC 27408/44

N/F STATE OF MAINE DEPT. OF TRANSPORTATION 18587/254

