1. RECORD OWNER OF PARCE
IN THE CUMBERLAND COUNTY
PORTLAND TAX ASSESSORS PL

2. BEARINGS ARE BASED UPO
USING THE NAD1983(HARN) D
SURVEY WAS PERFORMED UTI
LIETZ SOKKISHA SET 4 TOT
COMPASS.
(SEE NOTE 9. BELOW FOR

3. AREA OF SUBJECT PARCEL

4. REFERENCE IS MADE TO T
a.) STANDARD BOUNDARY S
MAINE, RECORDED IN THE CU
1198.940801, DATED AUGUST

b.) PLAN OF RELIEF SEWE
ENGINEERING VAULT DATED M

c.) AS-BUILT PLAN AND P
CHAMBER DATED MAY 31, 19
IN FOX STREET FROM ANDERS

d.) AS-BUILT PLAN AND P
CITY OF PORTLAND ENGINEERI

e.) BOUNDARY SURVEY/TOP
ARCHITECTS DATED AUGUST 10, 2008 BY BACK BAY BOUNDARY INC. PORTLAND MAINE. UNRECO
THIS TIME.

5. THERE WERE APPARENT EASEMENTS AND RESTRICTIONS BURDENING OR BENEFITING SUBJECT
PROPERTY AT THE TIME OF THIS SURVEY:

a.) EXCEPTING AND RESERVING THE RIGHT OF INDUSTRIES, INC., ITS SUCCESSORS AND ASS
LOCATE A SPUR RAILROAD TRACK ACROSS THE NORTHWESTERLY CORNER OF THE LOT, NORTHW
OF SIDE TRACK NO. 33 AS RELOCATED.

b.) A RIGHT TO MAINTAIN A GASOLINE TANK NEAR THE NORTHEASTERLY LINE OF THE PREMIS
THE EXTENT NOW IN FORCE AND APPLICABLE.

c.) THE RIGHT TO MAINTAIN TRACK NO. 33 ACROSS A PORTION OF THE REMAINING LAND OF
INDUSTRIES, INC. SITUATED NORTHWESTERLY OF SAID FRANK B. GORDINO'S LAND AND CONNECTI
THE LINE OF THE PORTLAND TERMINAL COMPANY (NOW STATE OF MAINE), TO THE EXTENT NOW
FORCE AND APPLICABLE.

d.) ALL OF THE RIGHTS TITLE AND INTEREST IN ANY APPURTENANT RIGHTS WHICH MAY CONT
BENEFIT THE PREMISES.

6. THE BOUNDARY LINE TO THE NORTHERLY END OF SUBJECT PROPERTY IS BASED UPON AN L
RENDERED BY WILLIAM C. SHIPPEN, PLS #2118, DATED 9/16/2005, AND A QUITCLAIM WITH CO
DEED FROM SLEEPY HOLLOW DEVELOPMENT, INC., TO CHADBALLS, INC., DATED AUGUST 25, 200
RECORDED IN C.C.R.D. BOOK 23077 PAGE 198.

7. THE CATCHBASINS SHOWN HEREON AND LOCATED ON ANDERSON STREET ARE EQUIPPED WITH
TRAPS" POLLUTION CONTROL DEVICES. THE INVERT SHOWN FOR EACH CATCHBASIN IS THE TOP
STANDING WATER IN EACH CATCHBASIN. THE ACTUAL INVERT OF THE PIPE WAS NOT OBTAINABLE

THE SEWER LINE SHOWN IN ANDERSON STREET IS A 44" EGG SHAPED BRICK SEWER LINE.

THE STORM WATER LINE RUNNING FROM EACH CATCH BASIN DOWN ANDERSON STREET IS A 27
REINFORCED CONCRETE PIPE. EACH UNDERGROUND UTILITY WAS PLOTTED FROM THE AVAILABLE
STRUCTURES IN THE FIELD AND FROM PLANS GATHERED FROM THE CITY OF PORTLAND ENGINEE
VAULT EACH OF WHICH IS REFERENCED ABOVE IN NOTE 4.

8. ELEVATIONS ARE BASED UPON AN ELEVATION SUPPLIED BY THE CITY OF PORTLAND ENGINEER
DEPARTMENT OF A GRANITE MONUMENT FOUND AT THE CORNER OF LANCASTER AND ANDERSON
SAID MONUMENT REPORTED TO HAVE AN ELEVATION OF 19.57' H.G.V.D. 1929 CITY OF PORTLAN

9. MAINE STATE COORDINATE SYSTEM POINTS USED:
a.) CONTROL POINT NEAREST TO PROJECT SITE: T102-77-2; COORDINATES: 2929187.900E, 303502.357N
b.) AZIMUTH POINT: T102-78-103; AZIMUTH S 57°34'35" E; COORDINATES: 2929322.506E, 303416.856N.

RESURGAM, CITY OF PORTLAND, MAINE

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/29/14

## ZONING:

ZONE: ILb – INDUSTRIAL (LOW IMPACT) ZONE
SETBACKS: FRONT – NONE
REAR – NONE (25 FT ABUTTING RESIDENTIAL)
SIDE – NONE (25 FT ABUTTING RESIDENTIAL)
PARKING LOTS AND DRIVEWAYS: 15 FT FROM BOUNDARY
MINIMUM LOT SIZE: NONE
MINIMUM LOT WIDTH (STREET FRONTAGE): 60 FT
MAXIMUM BUILDING HEIGHT: 45 FT
MAXIMUM LOT COVERAGE (IMPERVIOUS SURFACE RATIO): 100%

## FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE 'C' OF THE FLOOD INSURAN
MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JUL
1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## LEGEND:

| | | | |
|---|---|---|---|
| MONF | Monument Found | | |
| IPF | Iron Pipe Found | (50.00') | Distance from refe Plan or deed. |
| SMH | Sewer Manhole | N/F | Now Or Formerly |
| WG | Water Gate | 12345/99 | Deed Book/Page of Local Registry |
| CB | Catch Basin | | |
| | Abutter Line | | Edge of traveled w |
| | Property Line | OHU | Overhead Utility |
| | Street Line | | Utility Pole |
| | Setback Line | | Direction of Bearin |
| | Old Lot Line | Z | Indicates Ownership in Common |
| 101 | Contour Line | | |
| | RR Spur Centerline | S | Sewer Line/Combin |
| W | Water Line | SS | Sewer Line/Combin |
| G | Gas Line | | |

# BOUNDARY SURVEY/TOPOGRAPHIC SITE
## AT 122 ANDERSON STREET, PORTLAND, MAIN

FOR: CARDENTE REAL ESTATE

## REVISIONS:

REVISION 2: 11-13-2007: CHANGED OWNER: MOVED TO STATE COORDS.

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED , 2007
AT H M. AND RECORDED IN

0' 50' 100' 150'
GRAPHIC SCALE

STATE OF MAINE
ROBERT T. GREENLAW
#2303

## CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a.) NO WRITTEN REPORT
b.) NO NEW DESCRIPTION

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE

DRAWN BY: P.
CHECKED BY:
SCALE:
DATE OF SURVEY:
JOB NUMBER: