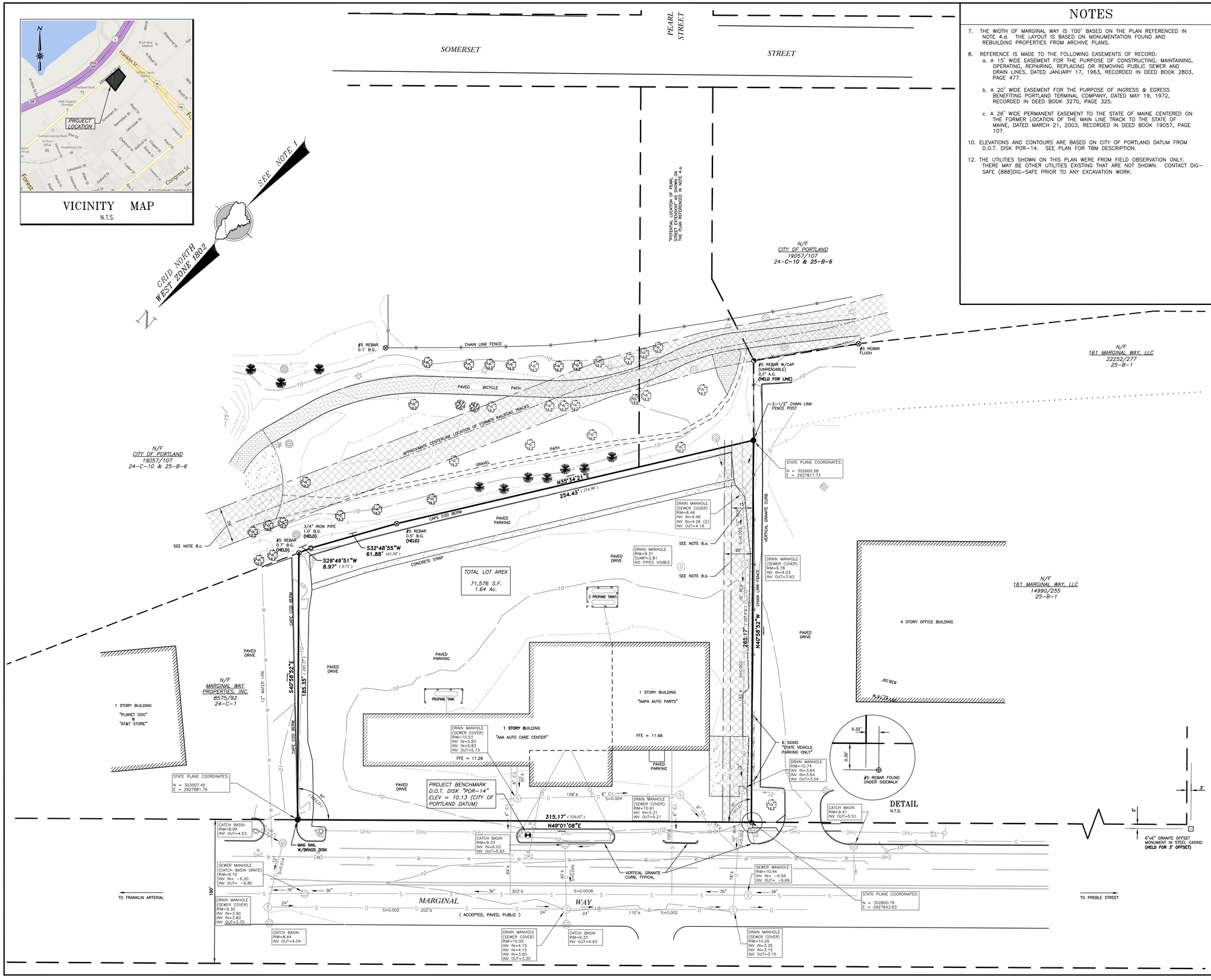
VICINITY MAP
N.T.S.



NOTES

7. THE WIDTH OF MARGINAL WAY IS 100' BASED ON THE PLAN REFERENCED IN NOTE 4.d. THE LAYOUT IS BASED ON MONUMENTATION FOUND AND REBUILDING PROPERTIES FROM ARCHIVE PLANS.

8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. A 15' WIDE EASEMENT FOR THE PURPOSE OF CONSTRUCTING, MAINTAINING, OPERATING, REPAIRING, REPLACING OR REMOVING PUBLIC SEWER AND DRAIN LINES, DATED JANUARY 17, 1963, RECORDED IN DEED BOOK 2803, PAGE 477.
   b. A 20' WIDE EASEMENT FOR THE PURPOSE OF INGRESS & EGRESS BENEFITING PORTLAND TERMINAL COMPANY, DATED MAY 19, 1972, RECORDED IN DEED BOOK 3270, PAGE 325.
   c. A 26' WIDE PERMANENT EASEMENT TO THE STATE OF MAINE CENTERED ON THE FORMER LOCATION OF THE MAIN LINE TRACK TO THE STATE OF MAINE, DATED MARCH 21, 2003, RECORDED IN DEED BOOK 19057, PAGE 107.

10. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM FROM D.O.T. DISK POR-14. SEE PLAN FOR TBM DESCRIPTION.

12. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

LEGEND

- #5 REBAR WITH PLASTIC CAP (UNLESS NOTED OTHERWISE)
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- FOUND SURVEY DISK (STAMPED AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- HYDRANT
- CATCH BASIN
- SEWER MANHOLE
- DRAIN MANHOLE
- WATER VALVE
- FOUND DECIDUOUS TREE
- FOUND CONIFEROUS TREE
- FOUND BUSH
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- S — SEWER LINE
- W — WATER LINE
- G — GAS LINE

N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (CCRD)
12-A-34	TAX MAP-BLOCK-LOT
(123.45')	PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.

2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM REDMOND LAND TRUST TO EARL W. NOYES & SON DATED DECEMBER 22, 1986 AND RECORDED IN DEED BOOK 7569, PAGE 299.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. "SUBDIVISION RECORDING PLAT OF PROPERTY LOCATED ON BAYSIDE RAIL YARD, PORTLAND, MAINE FOR DOWNTOWN PORTLAND CORPORATION" BY SGC ENGINEERING, LLC, DATED OCTOBER 30, 2008, RECORDED IN PLAN BOOK 209, PAGE 36.
   b. "161 MARGINAL WAY EXCHANGE PLAN OF CHESTNUT STREET EXT. AREA FOR CITY OF PORTLAND" BY SEBAGO TECHNICS, DATED JANUARY 20, 2004, RECORDED IN PLAN BOOK 205, PAGE 39.
   c. "CITY OF PORTLAND RAIL YARD AREA FOR BAYSIDE SURVEY, FORMERLY PORTLAND TERMINAL CO., RAIL YARD" BY OEST ASSOCIATES, INC., DATED MAY, 2002, MDOT FILE NO. 3-485.
   d. PLAN OF LAND ON MARGINAL WAY AND FRANKLIN STREET FOR MARGINAL WAY PROPERTIES, INC." BY OWEN HASKELL, INC., DATED FEBRUARY 7, 2002, CITY ARCHIVE PLAN NO. 988-29.
   e. "LAND TITLE SURVEY OF CHESTNUT STREET EXT. AREA FOR THE CITY OF PORTLAND" BY SEBAGO TECHNICS, DATED AUGUST 1, 2003, CITY ARCHIVE PLAN NO. 882.
   f. "FIVE LIVER PARTIAL SETTLEMENT PLAN OF CHESTNUT STREET EXT. AREA" BY SEBAGO TECHNICS, DATED JANUARY 20, 2004, CITY ARCHIVE PLAN NO. 920-13B.
   g. "PLAN OF PROPERTIES FOR THE FORE RIVER COMPANY, BY HTA-OEST ASSOCIATES, INC., DATED JULY, 1988, CITY ARCHIVE PLAN NO. 1004-13.

5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 24, BLOCK C, PARCEL 21 AND MAP 25, BLOCK B, PARCEL 9.

6. THE PARCEL SURVEYED IS LOCATED IN THE B7 ZONE/DISTRICT*. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   MINIMUM LOT AREA = NONE
   MINIMUM FRONTAGE = NONE
   SETBACKS:
   FRONT = NONE
   SIDE = NONE
   REAR = NONE

   MAXIMUM SETBACKS: SEE CITY OF PORTLAND CODE OF ORDINANCE SECTION 14-298.

   *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.

Revision:	By:	Date:	Change:
1	JAP	1/13/17	ADDED SET MONUMENTATION

PROJECT: 25349.2	DRAWING NAME: 25349-2.DWG	
DATE: NOVEMBER 11, 2016	SCALE: 1"= 30'	FB # 400 E. FB YES
FIELDED BY: JAP / BS	FIELD DATE: 9/27/2014	DRAWN BY: JAP

Drawing Name and Location:

BOUNDARY AND TOPOGRAPHIC SURVEY
191 MARGINAL WAY, PORTLAND, MAINE

Owner:

EARL W. NOYES & SONS
P.O. BOX 938, PORTLAND, MAINE 04104

Prepared For:

PETER NOYES
511 BLACKSTRAP ROAD, FALMOUTH, MAINE 04105

SURVEYING • ENGINEERING • LAND PLANNING
Northeast Civil Solutions
INCORPORATED
381 PAYNE ROAD, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail / website info@northeastcivilsolutions.com www.northeastcivilsolutions.com

0 30' 60' 120'

STAMP AND SIGNATURE

TROY F. McDONALD
MAINE P.L.S. No. 2080

1/13/2017
DATE

STATE OF MAINE
TROY F. McDONALD
#2080
PROFESSIONAL LAND SURVEYOR

E:\Land Projects\25000\25349.2-Noyes-191 Marginal Way Portland\dwg\25349-2.dwg