



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 TM 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 STAMPED "NCS, INC. PLS 2080" SET ON / / /	○	FOUND DECIDUOUS TREE
○	FOUND IRON PIPE (SIZE & TYPE AS NOTED)	○	FOUND CONIFEROUS TREE
□	FOUND MONUMENT (SIZE & TYPE AS NOTED)	○	FOUND BUSH
○	FOUND IRON ROD	○	
○	FOUND CAPPED IRON ROD (NUMBER AS NOTED)	○	
○	FOUND SURVEY DISK (STAMPED AS NOTED)	○	
○	UTILITY POLE (NUMBER AS NOTED)	○	
○	GUY WIRE ANCHOR	○	
○	FOUND SURVEY DISK (STAMPED AS NOTED)	○	
○	UTILITY POLE (NUMBER AS NOTED)	○	
○	SEWER MANHOLE	○	
○	DRAIN MANHOLE	○	
○	WATER VALVE	○	
---	BOUNDARY LINE	---	ABUTTER LINE
---	EASEMENT LINE	---	OVERHEAD UTILITY
---	EDGE OF GRAVEL	---	SEWER LINE
---	EDGE OF PAVEMENT	---	WATER LINE
---	RIGHT-OF-WAY LINE	---	GAS LINE

N/F
1234/567
12-A-34
(123.45)

NOW OR FORMERLY OWNED BY
DEED BOOK AND PAGE (CCRD)
TAX MAP-BLOCK-LOT
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 PLAN OF PROPERTY LOCATED ON BAYSIDE RAILYARD, 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 TERMINALCO, 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. 920-138.

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 ?? 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

*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.

Revised	By	Date	Change

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

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

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2227

STAMP AND SIGNATURE

Preliminary

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

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE

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