Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/12/16

LOCUS MAP NOT TO SCALE

LEGEND:

C.C.R.D.	CUMBERLAND COUNTY REGISTRY OF DEEDS
9708/38	BOOK / PAGE NUMBER
TYP.	TYPICAL
EP	EDGE OF PAVEMENT
(R=6.08'±)	RECORD DISTANCE
⊡	GRANITE BOUND
— — —	ROAD RIGHT-OF-WAY
———	PROPERTY LINE
— — —	APPROXIMATE ADJOINING PROPERTY LINE

SEE GENERAL NOTE 2

CURVE DATA TABLE				
CURVE	ARC LENGTH	CHORD BEARING	CHORD LENGTH	RADIUS
CURVE 1	18.78'	S56°17'55"W	18.78'	2,596.48'

MAP REFERENCES:

1) "COMMERCIAL STREET, P.I.N. 000555.00, STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, PORTLAND, CUMBERLAND COUNTY, FEDERAL AID PROJECT NO. M-0685 (1)", SHEETS 4 AND 5 OF 7, PREPARED BY MAINE DEPARTMENT OF TRANSPORTATION, DATED AUGUST 1985, LAST REVISED MAY 26, 1988.

2) "A PLAN OF A SURVEY MADE IN PORTLAND AT THE REQUEST OF MR. CHARLES FOX", PREPARED BY E. RUSSEL, SURVEYOR, DATED FEBRUARY 1928, RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS AT PLAN BOOK 1, PAGE 27.

3) PLAN SHOWING PASSAGEWAY NO. 3, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 93, PAGE 280.

4) "PLAN OF COMMERCIAL & LONG WHARVES SHOWING THEIR DOCK PROPERTY LINES, PORTLAND MAINE", DATED MAY 1875, RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS AT PLAN BOOK 3, PAGE 57.

5) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CITY OF PORTLAND ACCEPTANCE OF "WHARF STREET"", PREPARED BY H.I.&E.C. JORDAN-SURVEYORS, DATED DECEMBER 9, 1977, PLAN 609/22, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

6) "PLAN OF PROPERTY IN PORTLAND, MAINE, MADE FOR CITY OF PORTLAND, WHARF ST.", PREPARED BY H.I.&E.C. JORDAN-SURVEYORS, DATED MAY 31, 1978, PLAN 609/23, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

7) "CITY STREET WORKING PLAN WHARF STREET AREA", NOT DATED, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

8) "COMMERCIAL STREET, 4 SHEETS, SHEET NO. 2", DATED JULY 1925, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

9) UNTITLED PLAN 624/2 OF COMMERCIAL STREET, NOT DATED, UNTITLED PLAN OF DANA STREET, DATED FEBRUARY 1926, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

10) "PLAN OF PROPERTY, 185-191 COMMERCIAL STREET, PORTLAND, ME, MADE FOR FRANK AKERS, 386 FORE STREET, PORTLAND, MAINE", PREPARED BY R.P. TITCOMB ASSOCIATES, INC. LAND SURVEYORS / ENGINEERS, DATED JULY 26, 1985, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

11) "PLAN OF PROPERTY, COMMERCIAL & MOULTON ST., PORTLAND, ME, JOHN GENDRON", PREPARED BY R.P. TITCOMB ASSOCIATES, INC. LAND SURVEYORS, DATED MAY 12, 1986, PROVIDED TO SURVEY & GEODETIC CONSULTANTS, INC. BY CITY OF PORTLAND ENGINEERS OFFICE.

NO.	DATE	

FOR REGISTRY USE ONLY

GENERAL NOTES:

1) PLANIMETRIC DETAIL SHOWN HEREON IS A RESULT OF AN ON-THE-GROUND FIELD SURVEY PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. DECEMBER 16-17, 1999.

2) NORTH AS SHOWN HEREON IS BASED UPON MAP REFERENCE NUMBER 1, PURPORTED TO BE GRID NORTH, MAINE WEST ZONE, NORTH AMERICAN DATUM OF 1983 (NAD83).

3) TAX MAP REFERENCE: CITY OF PORTLAND ASSESSOR'S MAP 32 BLOCK U LOT 3

4) OWNER OF RECORD: JOHN O. ROBERTSON 161 COMMERCIAL STREET PORTLAND, MAINE 04101

5) DEED REFERENCE: CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 9708 AT PAGE 38

6) THIS PLAT AND ALL WORK ASSOCIATED WITH IT PERFORMED BY SURVEY & GEODETIC CONSULTANTS, INC. PURSUANT TO A PROFESSIONAL SERVICES CONTRACT BETWEEN BURNS RAY & DELANO PROFESSIONAL ASSOCIATION ATTORNEYS AT LAW AND SURVEY & GEODETIC CONSULTANTS, INC., DATED OCTOBER 22, 1999.

7) ABUTTER INFORMATION SHOWN HEREON IS REFLECTIVE OF THE CITY OF PORTLAND TAX ASSESSORS OFFICE AT THE TIME RESEARCH WAS PERFORMED.

8) COMMERCIAL STREET IS A STATE ROAD PURSUANT TO MAP REFERENCE NUMBER 1. COMMERCIAL STREET RIGHT-OF-WAY IS 100' WIDE PURSUANT TO CITY OF PORTLAND BOOK 7, PAGE 211, DATED MARCH 29, 1850. FURTHERMORE, RIGHT-OF-WAY AS SHOWN HEREON IS CONSTRUCTED FROM BASELINE DEPICTED ON MAP REFERENCE NUMBER 1.

9) WHARF STREET IS AN ACCEPTED CITY STREET BY ORDER OF CITY COUNCIL, PASSED ON SEPTEMBER 18, 1978. RIGHT-OF-WAY IS OF VARIABLE WIDTH.

10) BUILDINGS SHOWN HEREON ARE REFLECTIVE OF FOUNDATION DIMENSIONS AND DO NOT INCLUDE ROOF OVERHANGS. NO STATEMENT OF POSSIBLE ROOF OVERHANG ENCROACHMENT OR LACK THERE OF SHOULD BE INFERRED FROM INFORMATION PUBLISHED HEREON.

11) OWNERSHIP IN PASSAGEWAY SHOWN HEREON IS UNDETERMINED.

SURVEY & GEODETIC CONSULTANTS, INC. HEREBY STATES TO BURNS RAY & DELANO PROFESSIONAL ASSOCIATION EXCLUSIVELY, THAT:

1) SURVEY & GEODETIC CONSULTANTS, INC. HAVE CONDUCTED A SURVEY OF THE PREMISES DEPICTED HEREON, UNDER MY SUPERVISION, IN THE U.S. STANDARDS OF MEASUREMENT.

2) THE WORK MEETS OR EXCEEDS THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CATEGORY I, CONDITION I SURVEYS.

3) THIS WORK, IN MY PROFESSIONAL OPINION, IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

TIMOTHY A. PATCH DATE:
MAINE PROFESSIONAL LAND SURVEYOR #2294
SURVEY & GEODETIC CONSULTANTS, INC.
PORTLAND MAINE

EXCEPTIONS:
1. FOUND MONUMENTATION IS AS SHOWN HEREON
2. NO REPORT TO DATE
3. NO DESCRIPTION TO DATE

ISSUED FOR REVIEW ONLY

TITLE:

STANDARD BOUNDARY SURVEY
ASSESSORS MAP 32, BLOCK U, LOT 3
COMMERCIAL STREET
PORTLAND, MAINE
CUMBERLAND COUNTY

RECORD OWNER:

JOHN O. ROBERTSON
161 COMMERCIAL STREET
PORTLAND, MAINE 04101

SURVEY & GEODETIC CONSULTANTS, INC.
S.G.C.
EXCELLENCE IN SURVEYING OF NEW ENGLAND

966 Riverside Street
Portland, Maine 04103
Phone: 207-878-7800 Fax: 207-878-0201
E-Mail: sgc@gwi.net

10 5 0 10 20

DATE: 12/22/99	DRAWN: MPP	JOB NO.: 1-000050.00	SCALE: 1" = 10'
COMP/DESIGN: MPP	CHECK: TAP	DWG NO.: 1-000050.DWG	SHEET 1 OF 1

ONLY VALID WITH ORIGINAL STAMP