

FOREST AVENUE  
PAVED - PUBLIC VARIABLE WIDTH

MARGINAL WAY  
PAVED - PUBLIC 100' WIDE

KENNEBEC STREET  
PAVED - PUBLIC 50' WIDE

BRATTLE ST.

N:301386.76  
E:2925953.09

N:301325.45  
E:2925981.21

N:301265.16  
E:2925997.58

N:301487.14  
E:2926126.12

N:301378.68  
E:2926173.20

N:301334.77  
E:2926188.69

N:301629.57  
E:2926295.43

N:301546.11  
E:2926200.18

N:301335.22  
E:2926433.48

N:301279.42  
E:2926361.49

N:301258.10  
E:2926373.58

TM 34-C-4  
N/F  
BAYSIDE VENTURES II LLC  
24350/312  
AREA = 16,908 S.F.  
0.388 ACRES

TM 34-A-11  
N/F  
BAYSIDE VENTURES II LLC  
24350/312  
AREA = 12,619 S.F.  
0.290 ACRES

TM 34-A-10  
N/F  
CITY OF PORTLAND  
23202/38

TM 34-C-9  
N/F  
ADELE ARONSON &  
RICHARD LEBLANC  
20970/111  
AREA = 53,972 S.F.  
1.239 ACRES

TM 34-A-2  
N/F  
ADELE ARONSON &  
RICHARD LEBLANC  
20970/111  
AREA = 3,354 S.F.  
0.077 ACRES

- LEGEND**
- CAPPED IRON ROD TO BE SET
  - IRON PIPE OR ROD FOUND
  - ⊙ GAS VALVE
  - ⊕ WATER VALVE
  - ⊖ HYDRANT
  - ⊙ UTILITY POLE
  - ⊙ MANHOLE
  - ⊙ CATCH BASIN
  - ⊙ SIGN
  - ⊙ GAS OR ELECTRIC METER
  - ⊙ DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE
  - ⊙ FENCE
  - ⊙ CURB
  - DU OVERHEAD WIRES
  - W WATER LINE
  - G GAS LINE
  - SD STORM DRAIN

**UTILITY NOTE**

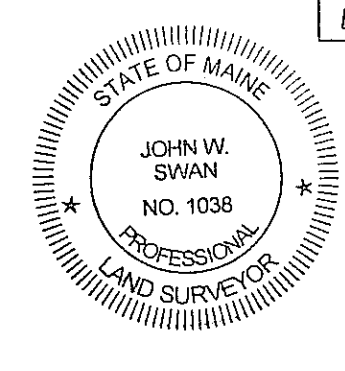
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-00SAFE 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.

**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.

DATE 3/30/15

JOHN W. SWAN, PLS. NO. 1038



**PLAN REFERENCES**

- RIGHT OF WAY AND TRACK MAP, PORTLAND TERMINAL COMPANY JUNE 30, 1916 DWG. V-1-C/1 AND DWG. V-A-C/2.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR C.E. NOYES AND CO. DATED MAY 1948 BY H.I. & E.C. JORDAN.
- MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 295 DATED JANUARY 1967, DECEMBER 1967 SHC FILE NO. 3-185.
- STANDARD BOUNDARY SURVEY, HANOVER STREET, PORTLAND, CUMBERLAND COUNTY, STATE OF MAINE FOR ALPINE REALTY CORPORATION DATED FEB. 25, 2000 REVISED THROUGH MARCH 9, 2000 BY LWEIS AND WASINA, INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR POST OFFICE DEPARTMENT, PROPOSED MOTOR VEHICLE FACILITY DATED APRIL 5, 1962 BY H.I. & E.C. JORDAN.
- STANDARD BOUNDARY SURVEY OF KEY BANK PROPERTY, MARGINAL WAY, FOREST AVENUE AND KENNEBEC STREET, PORTLAND, MAINE FOR GRANGER NORTHERN DATED AUGUST 28, 1987 BY SEBAGO TECHNICS, INC.
- BOUNDARY SURVEY, U.S. POST OFFICE AND F.O. BUILDING DATED AUGUST 21, 1963, ALBERTI, LAROCHEEL AND HODSON ENGINEERING CORP., INC.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR DEPOSITORS CORP. DATED APRIL 20, 1972 BY H.I. & E.C. JORDAN.
- PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR HUMBLE OIL AND REFINING CO. DATED APRIL 1971 BY H.I. & E.C. JORDAN.
- ALTA/ACSM LAND TITLE SURVEY ON MARGINAL WAY AND KENNEBEC STREET, PORTLAND, MAINE MADE FOR BAYSIDE VENTURES II LLC DATED AUGUST 29, 2006 BY OWEN HASKELL, INC.

**NOTES**

- OWNERS OF RECORD: TAX MAP 34-A-1 & TAX MAP 34-C-4 BAYSIDE VENTURES II LLC DEED BOOK 24350 PAGE 312  
TAX MAP 34-A-2 & TAX MAP 34-C-9 ADELE ARONSON & RICHARD LEBLANC DEED BOOK 20970 PAGE 111
- BEARINGS ARE BASED ON MAINE STATE PLAN COORDINATES NAD 83.

**FLOOD ZONE NOTE**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 13B, WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

REV.2	3/30/15	ADD COORDINATES, IRONS TO BE SET
REV.1	1/16/14	FLOOD NOTE ADDED

**BOUNDARY SURVEY**  
ON  
MARGINAL WAY, KENNEBEC STREET & FOREST AVENUE  
PORTLAND, MAINE  
MADE FOR  
**ATLANTIC NATIONAL TRUST**  
50 PORTLAND PIER, SUIT 400, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424  
PROFESSIONAL LAND SURVEYORS

Drawn By	RS	DATE	2, 2013
Trace By	JLW	DATE	2013-218P
Check By	JWS	DATE	2013-218P
Book No.	FILE	DATE	1

DATE OF APPROVAL 6/8/15  
PLANNER Nell Donaldson  
PROJECT NO. 2015-027

