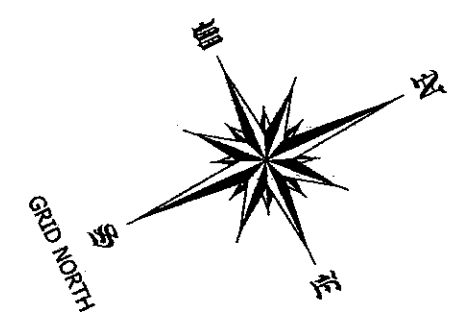
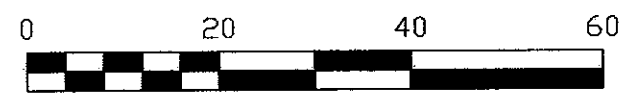


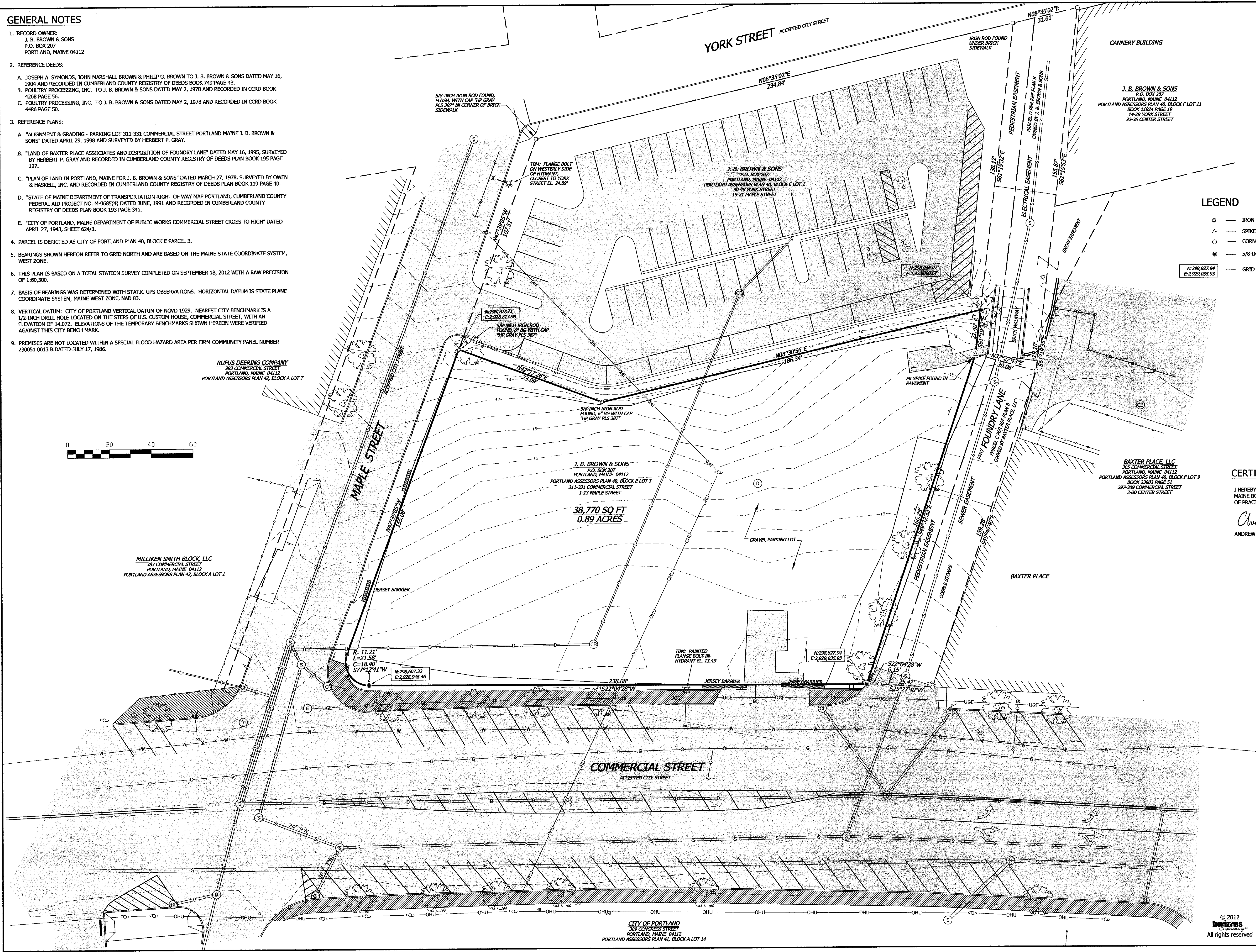
GENERAL NOTES

- RECORD OWNER:
J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112
- REFERENCE DEEDS:
A. JOSEPH A. SYMONDS, JOHN MARSHALL BROWN & PHILIP G. BROWN TO J. B. BROWN & SONS DATED MAY 16, 1904 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 749 PAGE 43.
B. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4208 PAGE 56.
C. POULTRY PROCESSING, INC. TO J. B. BROWN & SONS DATED MAY 2, 1978 AND RECORDED IN CORD BOOK 4486 PAGE 50.
- REFERENCE PLANS:
A. "ALIGNMENT & GRADING - PARKING LOT 311-331 COMMERCIAL STREET PORTLAND MAINE J. B. BROWN & SONS" DATED APRIL 29, 1998 AND SURVEYED BY HERBERT F. GRAY.
B. "LAND OF BAXTER PLACE ASSOCIATES AND DISPOSITION OF FOUNDRY LANE" DATED MAY 16, 1995, SURVEYED BY HERBERT F. GRAY AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 195 PAGE 127.
C. "PLAN OF LAND IN PORTLAND, MAINE FOR J. B. BROWN & SONS" DATED MARCH 27, 1978, SURVEYED BY OWEN & HASKELL, INC. AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 119 PAGE 40.
D. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP PORTLAND, CUMBERLAND COUNTY FEDERAL AID PROJECT NO. 14-0685(4) DATED JUNE, 1991 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 193 PAGE 341.
E. "CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS COMMERCIAL STREET CROSS TO HIGH" DATED APRIL 27, 1943, SHEET 624/3.
- PARCEL IS DEPICTED AS CITY OF PORTLAND PLAN 40, BLOCK E PARCEL 3.
- BEARINGS SHOWN HEREON REFER TO GRID NORTH AND ARE BASED ON THE MAINE STATE COORDINATE SYSTEM, WEST ZONE.
- THIS PLAN IS BASED ON A TOTAL STATION SURVEY COMPLETED ON SEPTEMBER 18, 2012 WITH A RAW PRECISION OF 1:60,300.
- BASIS OF BEARINGS WAS DETERMINED WITH STATIC GPS OBSERVATIONS. HORIZONTAL DATUM IS STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83.
- VERTICAL DATUM: CITY OF PORTLAND VERTICAL DATUM OF NGVD 1929. NEAREST CITY BENCHMARK IS A 1/2-INCH DRILL HOLE LOCATED ON THE STEPS OF U.S. CUSTOM HOUSE, COMMERCIAL STREET, WITH AN ELEVATION OF 14.072'. ELEVATIONS OF THE TEMPORARY BENCHMARKS SHOWN HEREON WERE VERIFIED AGAINST THIS CITY BENCH MARK.
- PREMISES ARE NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA PER FIRM COMMUNITY PANEL NUMBER 230051 0013 B DATED JULY 17, 1986.



LEGEND

- — IRON ROD OR PIPE FOUND, DIMENSIONS LABELED ON PLAN
- △ — SPIKE FOUND
- — CORNER, NOTHING FOUND OR SET
- — 5/8-INCH ROD WITH IDENTIFICATION CAP (TO BE SET)
- — GRID COORDINATE, MAINE WEST ZONE, NAD 83, US SURVEY FEET



CERTIFICATION

I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY CONFORMS WITH THE MAINE BOARD OF LAND SURVEYORS RULES, CHAPTER 90: STANDARDS OF PRACTICE.

Andrew J. Nadeau 1-2-13
ANDREW J. NADEAU, PLS 2326

horizons Engineering
34 School Street
Littleton, NH 03561
Phone 603.444.4111 - Fax 603.444.1343

STANDARD BOUNDARY SURVEY OF LAND OF
J. B. BROWN & SONS
P.O. BOX 207
PORTLAND, MAINE 04112
LOCATED ON
COMMERCIAL STREET &
MAPLE STREET - PORTLAND, MAINE
MADE FOR
OPECHEE CONSTRUCTION CORPORATION
11 CORPORATE DRIVE, BELMONT, NH 03220

NO.	DATE	REVISION DESCRIPTION	ENG	DWG
1.	1-2-13	REVISED PER CITY COMMENTS	—	AJN

STATE OF MAINE
ANDREW NADEAU
2326
PLS
LAND SURVEYOR

DATE: 10-22-2012 PROJECT #: 12204
SURV'D BY: AJN/JDN DRAWN BY: AJN
CHECK'D BY: AJN ARCHIVE #: H - 5039

© 2012 horizons Engineering
All rights reserved