

- LEGEND**
- CAPPED IRON ROD TO BE SET
 - IRON PIPE OR ROD FND
 - MONUMENT FOUND
 - ⊗ GAS VALVE
 - ⊕ WATER VALVE
 - ⊙ HYDRANT
 - ⊛ UTILITY POLE
 - ⊛ LIGHT POLE
 - MANHOLE
 - ⊕ CATCH BASIN
 - x — FENCE
 - OHW — OVERHEAD WIRES
 - G — GAS LINE
 - S — SANITARY SEWER
 - SD — STORM DRAIN
 - S—W—W— SEAWALL
 - ⊕ MONITORING WELL
 - ⊕ TEST PIT
 - ⊕ GW GAS WITNESS
 - ⊕ SIGN

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES 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-DIGSAFE 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.

- PLAN REFERENCES**
- HARBOR LINES, PORTLAND HARBOR, MAINE U.S. ENGINEER OFFICE, BOSTON, MASS. JUNE 30, 1939.
 - PORTLAND HARBOR, PORTLAND, MAINE CONDITION SURVEY, 35 AND 45-FOOT CHANNELS, 45-FOOT ANCHORAGE, 35-FOOT TURNING BASINS, DATED SEPT. 13, 2011 U.S. ARMY CORPS OF ENGINEER NEW ENGLAND DISTRICT SHEET ID. NO. V-105.
 - COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.
 - ALTA/ACSM LAND TITLE SURVEY ON WEST COMMERCIAL STREET, PORTLAND, MAINE, MADE FOR NEW YARD LLC, 98 FORE STREET, PORTLAND, MAINE DATED JULY 2, 2013, REVISED THROUGH SEPT. 23, 2013 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 213 PAGE 352 AND 353.
 - "ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEON LLP" BY OWEN HASKELL, INC. DATED DEC. 18, 2008.
 - "LAND TITLE SURVEY ON DANFORTH AND WEST COMMERCIAL STREETS, PORTLAND, MAINE MADE FOR MERRILL INDUSTRIES, INC." BY OWEN HASKELL, INC. DATED JAN. 27, 2003 REVISED THROUGH AUGUST 30, 2005.
 - "STANDARD BOUNDARY SURVEY FOR PROPOSED ELECTRIC SUBSTATION WEST COMMERCIAL STREET PORTLAND, MAINE," MADE FOR CMP CO. BY TITCOMB ASSOCIATES, RECORDED IN PLAN BOOK 204 PAGE 571.

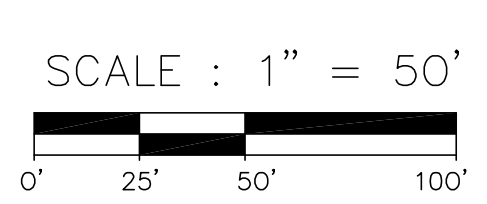
- GENERAL NOTES**
- OWNER OF RECORD: STATE OF MAINE DEPARTMENT OF TRANSPORTATION TAX MAP 60, BLOCK F, PART OF LOTS 2 & 3 TAX MAP 71, BLOCK F, LOTS 4, 5 & 6 C.C.R.D. BOOK 31408 PAGE 301
 - BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD 83 MAINE WEST. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 2 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.
 - VERTICAL DATUM IS NAVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK 4.5 (N83) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.
 - THE SEWER LINE SHOWN IS BASED ON THE LOCATION OF SEWER MANHOLES AND A PLAN TITLED "PORTLAND WATER DISTRICT PORTLAND, MAINE POLLUTION ABATEMENT FACILITIES CONTRACT NO. 3 LOWER FORE RIVER INTERCEPTOR SHEETS 23-28" BY CAMP DRESSER & MCKEE INC. DATED APRIL, 1963.
 - THE SUBJECT PARCEL IS IN THE DIVISION 18.5 WATERFRONT PORT DEVELOPMENT ZONE & DIVISION 26 SECTION 14-446 SHORE LAND REGULATION ZONE PER THE CITY OF PORTLAND CODE OF ORDINANCES LAND USE CHAPTER 14.
 - THE SUBJECT PARCEL IS IN ZONE C & ZONE A2 (ELEV. 10) AS SHOWN ON THE FLOOD INSURANCE RATE MAP 230051 0016B WITH AN EFFECTIVE DATE OF JULY 17, 1986.

EXCEPTIONS

- TERMS AND CONDITIONS OF RIGHTS AND EASEMENTS TO MAINTAIN A DRAIN OR SEWER AS SET FORTH IN THE INSTRUMENT FROM JOHN B. BROWN, HORATIO N. JOSE AND PORTLAND GLASS COMPANY TO THE CITY OF PORTLAND, DATED JANUARY 11, 1867 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 348, PAGE 337.
- TERMS AND CONDITIONS OF POSSIBLE RIGHTS TO INSTALL, MAINTAIN, REPAIR, OPERATE, REPLACE AND/OR IMPROVE A SEWER PIPE AS FURTHER DESCRIBED IN THE INSTRUMENT FROM PORTLAND TERMINAL COMPANY TO THE CITY OF PORTLAND, DATED NOVEMBER 10, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3793, PAGE 217.

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 _____ RANDY R. LOUBIER, PLS NO. 2407

REV. 1 8/26/14 ADDED PROPOSED EASEMENTS & DRIVEWAY ENTRANCES

STATE OF MAINE
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP
16 STATE HOUSE STATION AUGUSTA, MAINE 04333-0016
"BOUNDARY & TOPOGRAPHIC SURVEY"
WEST COMMERCIAL STREET, PORTLAND, CUMBERLAND COUNTY, MAINE

Date: APRIL 2014	Scale: 1" = 50'	D.O.T. FILE NO. 3-595
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OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS