
19. BOUNDARY SURVEY

A boundary survey of the IMT property was completed by Northeasterly Surveying, Inc in August of 2002 and revised September 2006. An updated survey for existing conditions was completed by Nadeau Land Surveys in May 2017. The survey was used as the basis for the existing conditions plan. The 2017 Existing Conditions Survey is attached and has also been included as part of the plan set attached to Section 3 of this Report, but bound separately.

19.1 ATTACHMENTS

- 2017 Existing Conditions Survey

Legend:

- Found Steel Rebar w/Survey Cap
- Found Iron Rod
- Found Iron Pipe
- Found Granite Monument
- Sanitary Manhole
- Catch Basin
- Drain Manhole
- Manhole
- Water Manhole
- Telephone Manhole
- Electrical Manhole
- Utility Pole w/Guy Wire
- Water Shutoff
- Water Valve
- Gas Valve
- Water Line (by surface markings)
- Gas Line
- Sewer Line
- Storm Drain Line
- Overhead Utility Line
- Underground Electric Line (by surface markings)
- Communications Line (by surface markings)
- Sign
- Electric Supply
- Light Pole
- Deciduous Tree
- Coniferous Tree
- Project Benchmark
- Boundary Line
- Chainlink Fence
- Guardrail
- Spot Elevation
- Identification Number
- Per record only
- Painted Test Boring, Located 6-14-2017
- Electric Wiring Box

Grid North
 MSPC NAD83, 1802 (West Zone)
 Per Plan Reference 1

Plan References:

1. "Standard Boundary Survey For Property At Portland International Marine Terminal, Commercial Street, Portland, Cumberland County, Maine Owned By City of Portland, 399 Congress Street, Portland, Maine", dated August 14, 2002, last revised September 13, 2006 by Northeastery Surveying, Inc., Kittery, Maine.
2. "Plan Depicting Existing Conditions Of The Portland International Marine Terminal Made For Maine Port Authority, Southeasterly Sideline Of Commercial Street, Portland, Maine", dated November 29, 2010, revised December 17, 2010 by James D. Nadeau, LLC Professional Land Surveyors, Portland, Maine.
3. "Site Utility Plan, Portland International Marine Terminal Improvements, Portland, Cumberland County", dated March 25, 2011, last revised February 11, 2011, State Of Maine Department Of Transportation Project Number 017820.00, by Blais Civil Engineers, South Portland, Maine.

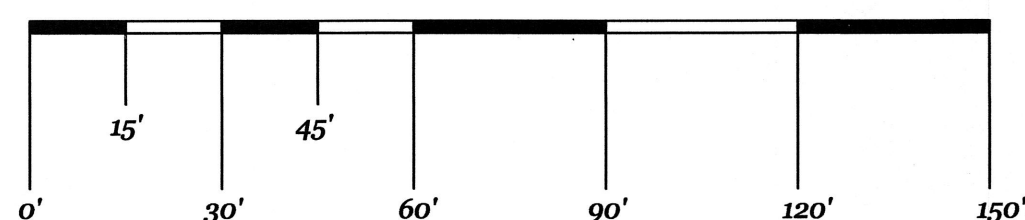
General Notes:

1. The boundary lines and on-site appurtenances shown on this plan are based solely on the noted Plan Reference 1. This office assumes no liability or responsibility for errors and/or oversights which may exist on said Plan Reference, if any.
2. This plan is not intended to depict limits or extent of fee title ownership. An opinion of title should be rendered by a title attorney.
3. This office reserves the right to be held harmless by all 3rd party claims.
4. This survey does not purport to reflect any of the following:
 - a. easements other than those that are visible or specifically stated in the referenced documents.
 - b. building setback compliance or restrictive covenants.
 - c. zoning or other land use regulations.
5. This office reserves the right to be held harmless for unknown or unobtainable private records which could affect the results of this survey.
6. Reference is made to "Letter Of Agreement" dated April 13, 2017 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.
7. Reference should be made to the noted Plan References for additional information.
8. Elevations and contour lines shown on this plan are based on the National Geodetic Vertical Datum of 1929 (NGVD29). See Plan Reference 2 for Project Benchmarks.
9. Per Plan Reference 1, basis of bearings is Grid North based on the North American Datum 1983 (NAD83).
10. The apparent right of way lines depicted on this plan are based on Plan Reference 1 listed hereon and monumentation found in the field, and City of Portland Engineering Street Notes. This office also has not performed extensive records research pertaining to boundary lines, encumbrances, appurtenances, and is limited to Notes 14 - 16.
11. Call 1-888-DIGSAFE at least three business days before performing ANY excavation to verify all utilities, location, and size.
12. The underground utilities shown have been located from field survey information and existing drawings. This office make no guarantees that the underground utilities shown comprise all such utilities in the area, either in-service or abandoned. The underground utilities shown are approximate location and are located as accurately as possible from information available. This office has not physically located the underground utilities.
13. For purposes of clarity, safety bollards are not shown.
14. See CCRD Book 4000, Page 119, dated April 19, 1977, from City of Portland to Portland Water District for twenty (20') foot wide easement. Said easement was apparently released per CCRD Book 29277, Page 30, dated January 10, 2012, from Portland Water District to the City of Portland.
15. See CCRD Book 29644, Page 142, dated February 8, 2012, from City of Portland to Central Maine Power Company and Northern New England Telephone Operations, LLC for underground line easement.
16. See CCRD Book 29357, Page 140, dated January 27, 2012, from City of Portland to Central Maine Power Company and Northern New England Telephone Operations, LLC for underground line easement.
17. Spot grades are for engineering purposes only, and shall not be used as project benchmarks.

Structure Table:

[CB-1737] Rim=12.0' Inv. Out=6.9' CB-11	[SMH-2] Rim=12.9' Inv. Out=6.3' 6"SDR SMH-3 Inv. In=6.4' 6"SDR Inv. In=6.5' (4'FM)
[CB-11] Rim=12.1' Inv. In=6.8' CB-1737 Inv. In=6.8' CB-1660 Inv. Out=4.3' CB-12	[SMH-3] Rim=13.5' Inv. In=6.1' 6"SDR SMH-2 Inv. In=6.1' 6"SDR BUILDING Inv. In=6.1' 6"SDR BUILDING Inv. Out=5.9' 1735
[CB-12] Rim=11.5' Inv. In=3.7' CB-11 Inv. Out=3.6' CB-13	[SMH-1735] Rim=14.2' Inv. In=4.2' SMH-3 Gutter=2.0' (48"RCP) Inv. In=5.4' TOP SHELF
[CB-13] Rim=12.1' Inv. In=3.0' CB-13A Inv. In=7.6' CB-14 Inv. In=5.7' CB-12 Inv. Out=3.0' DMH-3	
[CB-13A] Rim=12.2' Inv. In=7.1' CB-1939 Inv. In=8.1' CB-1940 Inv. In=7.5' 4" PVC Inv. Out=5.7' CB-13	

Graphic Scale:



The purpose of this survey is to update the existing site data within the provided "Survey Limits" and confirm the right of way of Commercial Street. See Plan Reference 1 depicted hereon for the source of the boundary information.

Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, 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 Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

This plan is not valid without the signature and stamp of the below listed Professional Land Surveyor who prepared this plan as it may contain unauthorized alterations unknown to this office.

Nadeau Land Surveys
 James D. Nadeau, P.L.S. #2124 (agent)
 Date: 6-30-17

Revised June 30, 2017 - Update Note 14 with reference to an easement release deed

Plan Depicting The Results Of An Existing Conditions Survey Of Portland International Marine Terminal
 Made For
Becker Structural Engineers, Inc.
 Southeasterly Sideline Of Commercial Street
 Portland, Maine

PREPARED BY:		Nadeau Land Surveys	
918 BRIGHTON AVENUE PORTLAND, ME 04102		Professional Land Surveyors Certified Floodplain Managers PH: (207) 878-7870 FAX: (207) 878-7871	
RECORD OWNER:	DRAWN BY:	PLAN DATE:	6/21/2017
City of Portland 399 Congress Street Portland, Maine 04101	AWH/MLC	SURVEY DATE:	May 15 - June 15, 2017
	CHECKED BY:	SCALE:	1" = 30'
	MJB/TPB		
	INSTR:		
	Topcon DS-205AC & Topcon Hiper II GPS		
FIELD BOOK:	FB 406 & Topcon Tesla	JOB No:	2171775ECR1
		SHEET No:	1 of 1