Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 11/19/13

STATE OF MAINE, CUMBERLAND, ss
REGISTRY OF DEEDS
RECEIVED _____
AT ____ hr. ____ min. ____ m AND RECORDED
IN PLAN BOOK _____, PAGE _____
ATTEST: _____
REGISTER

Possible Encroachments:

1. BUILDING OVER LINE 3'±
2. FENCE OVER LINE 18.5±

Legend:

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- OVERHEAD WIRES
- UNDERGROUND ELECTRIC
- TELEPHONE
- WATER LINE
- GAS LINE
- SANITARY SEWER
- STORM DRAIN
- MONITORING WELL
- TITLE EXCEPTION–RAILROAD
- TITLE EXCEPTION–UNITIL

Notes:

1. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 7 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.

2. VERTICAL DATUM IS NGVD 1929 BASED UPON MAINE DEPARTMENT OF TRANSPORTATION DISK L 5 (NGS) RESET 1997 FOUND SET IN CONCRETE BRIDGE ABUTMENT THAT SUPPORTS THE BEACH STREET ON RAMP WHERE IT CONNECTS TO THE CASCO BAY BRIDGE.

3. BEARINGS ARE MAINE STATE PLANE WEST 1983 DATUM.

4. NO RECORDED DOCUMENTS HAVE BEEN FOUND FOR THIS RIGHT OF WAY, EXCEPT FOR IT HAS BEEN SHOWN ON OR IMPLIED ON THE PLANS REFERENCED AND THERE HAVE BEEN TWO UNRECORDED AGREEMENTS BETWEEN PAN AM'S AND UNITIL'S LEGACY COMPANIES:

–THE INSTALLATION OF A 12–INCH PIPE WITHIN A 10–FOOT WIDE STRIP OR CROSSING (DATED JULY 1, 1897).

–THE SAME CROSSING IS ACKNOWLEDGED VIA THE INSTALLATION OF A 4–INCH STEEL GAS PIPE UNDER RIGHT OF WAY AND DETAILED ON THE PORTLAND TERMINAL COMPANY'S PLAN AS A PRIVATE CROSSING (DATED DECEMBER 30, 1941).

SEE SHEET 2 OF 2 FOR PLAN REFERENCES, LEGAL DESCRIPTIONS AND SCHEDULE B SECTION 2 EXCEPTIONS

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.

Zoning Information:

NONE PROVIDED

Record Owners

TM 59–A–1,3,4,7,8,11 NEW YARD LLC, BOOK 30887 PAGE 247

TM 59–A–2,5,6,9,10 UNITIL, VOL. 89 PAGE 21

Utility Companies:

SANITARY SEWER/STORM DRAIN:
CITY OF PORTLAND
DEPARTMENT OF PUBLIC SERVICES
55 PORTLAND STREET
PORTLAND, MAINE 04101
CONTACT:
TEL. 207–874–

WATER:
PORTLAND WATER DISTRICT
225 DOUGLASS STREET
PORTLAND, MAINE 04102
CONTACT:
TEL. 207–761–8310

GAS:
UNITIL
1075 FOREST AVENUE
PORTLAND, MAINE 04103
CONTACT:
TEL. 207–797–8002
TEL. 1–866–933–3821

SCALE : 1" = 60'
0' 30' 60' 120'

ALTA/ACSM Land Title Survey

West Commercial Street
Portland, Cumberland County, Maine
made for
New Yard LLC
58 Fore Street, Portland, Maine

Surveyor's Certification

TO: NEW YARD LLC, OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 4, 8, 11(a), & 13 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON JULY 2, 2012.

RANDY R. LOUBIER
PROFESSIONAL LAND SURVEYOR NO. 2407
IN THE STATE OF MAINE

DATE OF PLAN: JULY 2, 2012
REVISION DATE: SEPTEMBER 23, 2013

OHI JOB NO. 2012–051P

STATE OF MAINE — RANDY R. LOUBIER No. 2407 — PROFESSIONAL LAND SURVEYOR

SHEET 1 OF 2

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
390 U.S. Route One, Unit #10
Falmouth, Maine 04105
Tel. (207)774–0424 Fax (207)774–0511
www.owenhaskell.com

S:\2012\2012-051 P West Commercial New Yard LLC\12-051P ALTA 7-25-13 R(V) 24x36.dwg, 9/23/2013 2:16:40 PM, SAVIN 2404WD RPCS