Inspections Division
Date: 02/26/18

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	725.74'	165.42'	165.07'	S65°57'58"W
C2	725.78'	185.34'	184.84'	S79°48'41"W
C3	673.74'	153.57'	153.24'	N65°57'58"E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S16°58'37"E	67.90'
L2	S66°19'39"W	57.45'
L3	S62°41'27"W	125.13'
L4	S59°26'10"W	495.19'
L5	S72°29'45"W	519.07'
L6	S87°07'38"W	21.45'
L7	N84°41'57"E	219.48'
L8	N86°01'33"E	312.82'
L9	N87°07'38"E	273.21'
L10	N72°29'45"E	542.24'
L11	N59°26'10"E	693.10'

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.

LOCATION MAP

N.T.S.

LEGEND

- IRON PIPE OR ROD FND
- MONUMENT FOUND
- GAS VALVE
- WATER VALVE
- HYDRANT
- UTILITY POLE
- LIGHT POLE
- MANHOLE
- CATCH BASIN
- SIGN
- FENCE
- OHW — OVERHEAD WIRES
- G — GAS LINE
- S — SANITARY SEWER
- SD — STORM DRAIN
- SEAWALL
- MONITORING WELL
- GW — GAS WITNESS

GRAPHIC SCALE

0 50' 100' 200' 400'

PLAN REFERENCES

1. HARBOR LINES, PORTLAND HARBOR, MAINE U.S. ENGINEER OFFICE, BOSTON, MASS. JUNE 30, 1939.

2. 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.

3. COMMERCIAL STREET DRAINAGE AND TRAFFIC IMPROVEMENTS CIVIL PLAN MADE BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION DATED JUNE 2007.

4. 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.

5. "ALTA/ACSM LAND TITLE SURVEY AT WEST COMMERCIAL STREET, PORTLAND, MAINE MADE FOR BINGHAM MCCUTCHEN LLP" BY OWEN HASKELL, INC. DATED DEC. 18, 2006.

6. "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.

7. "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.

8. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP LAND ACQUISITIONS DOT FILE NO 3-595" BY OWEN HASKELL, INC. DATED APRIL 2014.

9. "LAND ON WEST COMMERCIAL STREET PORTLAND, MAINE, MAINE CENTRAL RAILROAD CO. TO CANAL LANDING, LLC" BY OWEN HASKELL, INC. DATED APRIL 30, 2015. RECORDED IN PLAN BOOK 215, PAGE 157.

GENERAL NOTES

1. OWNER OF RECORD:
CANAL LANDING, LLC
C.C.R.D. BOOK 32239 PAGE 148

2. BEARINGS ARE BASED ON STATE PLANE COORDINATES NAD 83 MAINE WEST.

3. THE FEDERAL CHANNEL LINE TAKEN FROM PLAN REFERENCE NO. 2 USING COORDINATES IN THE DIGITAL FORMAT OF SAID PLAN.

4. 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.

5. 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.

6. 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.

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.

JUNE 2, 2015
DATE

RANDY R. LOUBIER, PLS NO. 2407

STATE OF MAINE
RANDY R. LOUBIER 2407
PROFESSIONAL LAND SURVEYOR

BOUNDARY SURVEY

ON

WEST COMMERCIAL STREET, PORTLAND, MAINE

MADE FOR OWNER OF RECORD

CANAL LANDING, LLC

10 WEST COMMERCAIL STREET, PORTLAND, ME 04101

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

Drwn By	RRL	Date	Job No.
Trace By	JLW	JUNE 2, 2015	2012-051 P
Check By	JWS	Scale	Drwg. No.
Book No.	FILE	1" = 100'	C-1.2

S:\2012\2012-051 P West Commercial New Yard LLC\12-051 Canal Landing.dwg, 6/2/2015 8:37:10 AM, CutePDF Writer