

ABUTTERS

- F-1 Cherie Wendelken and James E. Brooks 29634/284
- F-9 Justin C. Webber 32416/100
- G-5 Heather M. McCargo and Brian P. McNiff 31560/82
- G-7 Port Resources Inc. 4581/75
- G-14 James C. Pulia and Jane M. Pulia 30744/53
- G-15 Daniel D. Skwire 12605/15
- G-17 Jeffrey S. Troiano Abby Jane Dubay-Troiano 29910/63
- G-19 Douglas Welch and Caitlin Guthrie 22485/250

DESCRIPTION OF MONUMENTS

- 1) 8"x8" Granite with brass plug, 5" below sidewalk
- 2) Drill hole in brick.
- 3) 8"x8" Granite with brass plug at grade.
- 4) 8"x8" Granite with Drill hole, at grade
- 5) 8"x8" Granite with brass plug, at grade
- 6) Stone post 3' above grade, inside corner.
- 7) 10"x11" Granite with "M", at grade, inside corner
- 8) 9"x11" Granite with "M" at grade, inside corner
- 9) 10"x11" Granite with "M" at grade, inside corner
- 10) 8"x8" Granite with brass plug, 1" above grade
- 11) capped iron rod, PLS #466, at grade
- 12) 8"x8" Granite with brass plug 1" above grade
- 13) 9"x5" Granite with "M", 5" below grade, inside corner
- 14) 6"x6" Granite with brass plug at grade
- 15) City of Portland survey disk, PLS#2230
- 16) 8"x8" Granite 1" above grade inside corner
- 17) 8"x10" Granite with "M", at grade inside corner
- 18) 3/4" pipe, at grade
- 19) Capped iron rod, PLS #284
- 20) 1" pipe, 4" below grade
- 21) 1" pipe, at grade
- 22) Capped iron rod, PLS #466, at grade
- 23) Capped iron rod, PLS #466, at grade
- 24) 3/4" Pipe, at grade
- 25) 3/4" Pipe, 2" below grade

NOTES

- 1) Bearings are referenced to the True North as determined by astronomic observation.
- 2) Deed and Plan Book references are to the Cumberland County Registry of deeds.
- 3) Pipe sizes shown are inside diameter (i.d.).
- 4) Street lines for Storer and Fletcher Streets are based on building ties shown in the field notes for Reference #5 and #6. Street lines for Spring, Emery, and Danforth Streets are based on monuments as shown.

EASEMENTS OF RECORD

- 1) "The right to use the way before named as a driveway" granted to George P. Westcott by Abby D. Hersey et al. by deed dated June 10, 1886, and recorded in Book 529 Page 21.
- 2) Pole easement granted to Central Maine Power Co. by Waynflete School by deed dated August 16, 1955, and Recorded in Book 2276 Page 253.
- 3) Driveway easement granted to Monty Q. Hagen and James H. Harrison by Waynflete School by deed dated March 10, 2000, and Recorded in Book 15361 Page 261.
- 4) Sidewalk Easement Agreement between Helen A. Webber and Waynflete School by deed dated September 25, 2006 and recorded in Book 24399 Page 338.

PLAN REFERENCES

- 1) Plan of land at Emery and Danforth Streets, from a copy by M.C. Pingree recorded November 6, 1871 recorded in Plan Book 3 Page 27.
- 2) "Plan of lot on Emery Street Owned by Charles S. Fobes" by W.A. Goodwin, C.E., dated May 11, 1874, and recorded in Plan Book 3 Page 26.
- 3) "Plan of Division of Land Belonging to Jerseys, Parleys & Cram". By E.C. Jordan, C.E., dated July 28, 1886 and recorded in Plan Book 6 Page 12.
- 4) City of Portland monument maps, dated 1925, on file at the City of Portland Department of Public Works.
- 5) Plan of Fletcher Street, dated December 13, 1934, on file at the City of Portland Department of Public Works.
- 6) Plan of Storer Street, undated, on file at the City of Portland Department of Public Works.
- 7) "Plan of Property ... made for John W. Gordon" by H.I. & E.C. Jordan dated September 28, 1959.
- 8) Plan of Danforth, Salem, May, School, and Briggs Streets by Owen Haskell Inc., dated December 4 1974.
- 9) Standard Boundary Survey ... made for Christopher M. Harte " by Titcomb Associates Inc. dated February 4, 1997.
- 10) Standard Boundary Survey made for The Waynflete School by Titcomb Associates Inc. dated April 26, 1999.

OWNER OF RECORD / AREA

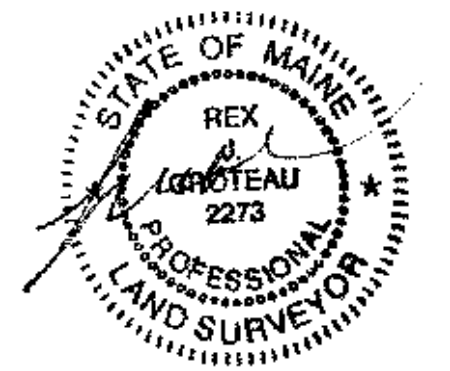
Parcel 'A' -- The Waynflete School
Area: 156,374 sq ft = 3.59 Acres
Parcel 'B' -- The Waynflete School
Area: 80,272 sq ft = 1.84 Acres
Parcel 'C' -- The Waynflete School
Area: 7,594 sq ft = 0.17 Acres
Total Area: 244,240 sq ft = 5.60 Acres

LEGEND

●	CAPPED IRON SET (CIR)	—	PROPERTY LINE
○	IRON PIN FOUND	—	EASEMENT LINE
□	MONUMENT FOUND	—	RIGHT-OF-WAY LINE
○	UTILITY POLE	—	EDGE OF PAVEMENT
▨	EXISTING BUILDING	—	CURBING
N/F	NOW OR FORMERLY OF	—	CHAIN LINK FENCE
		—	RETAINING WALL
		—	FENCE LINE
		—	3121/642 DEED REFERENCE



CERTIFICATION
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.



Rex J. Croteau, P.L.S. #2273

Standard Boundary Survey
Spring, Emery, Danforth, Fletcher, & Storer Streets Portland, Maine

made for
The Waynflete School
360 Spring Street Portland, Maine

JOB#	93093	DATE:	August 13, 2015	SCALE:	1" = 50'
BOOK#	532				
DISC#	380				
FILE#	6831				

Titcomb Associates
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