Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 06/20/17

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. Puila and Jane M. Puila 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 Guthell 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.

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.

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.

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: 244240 sq ft = 5.60 Acres

LEGEND

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

50 0 50 100
SCALE IN FEET

CERTIFICATION

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

STATE OF MAINE
REX J. CROTEAU
2273
PROFESSIONAL LAND SURVEYOR

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

S1

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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