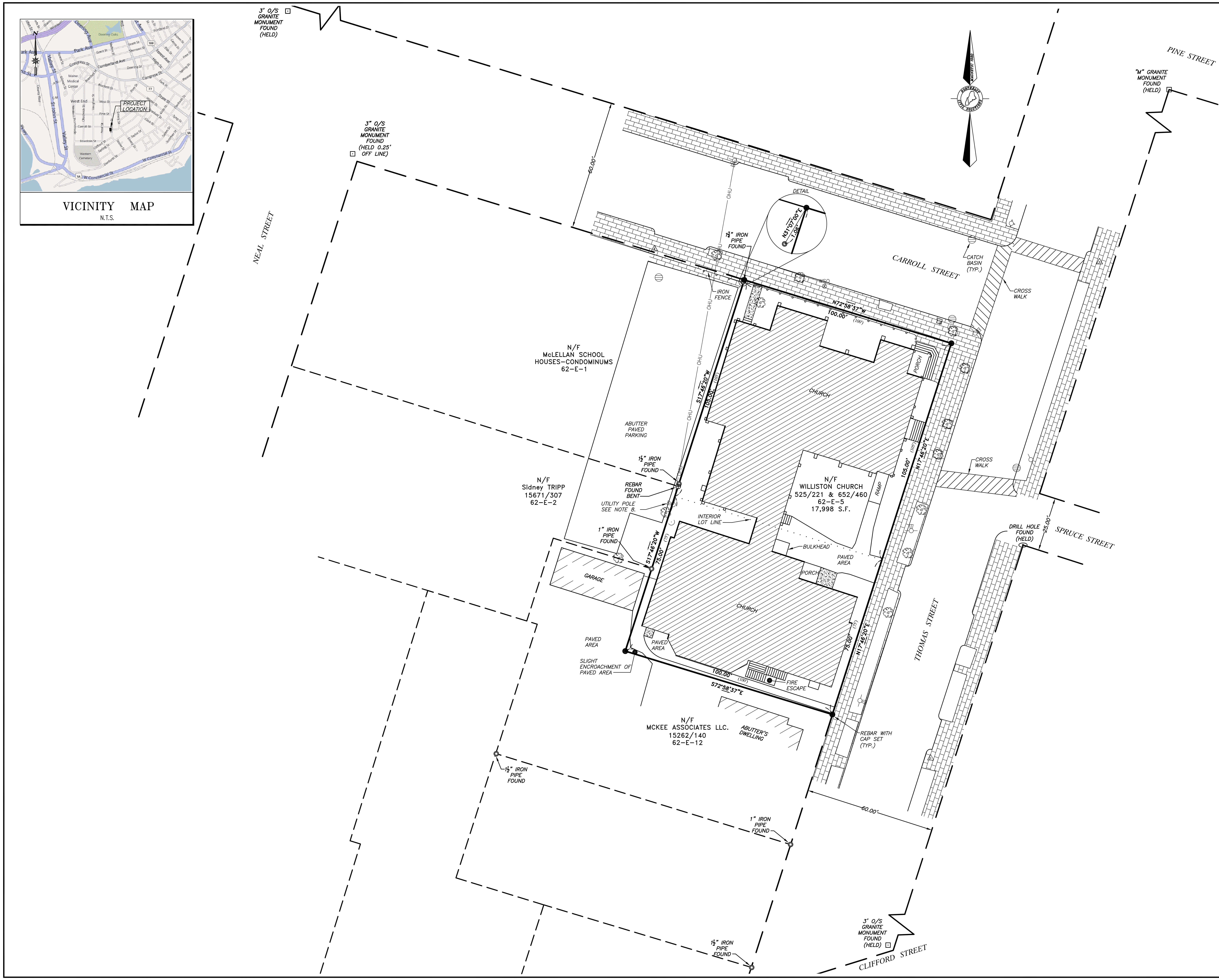

LEGEND

- ● #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON 12/22/11
- FOUND IRON PIPE (AS NOTED)
- FOUND MONUMENT (AS NOTED)
- FOUND DRILL HOLE
- FOUND IRON ROD
- UTILITY POLE
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU — OVERHEAD UTILITY
- N/F — NOW OR FORMERLY OWNED BY
- 1234/567 — DEED BOOK AND PAGE (CCRD)
- 12-3-45 — TAX MAP-BLOCK-LOT
- (123.45') — PARENTHESIS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY MAGNETIC 1980 AND FROM PLAN REFERENCED IN NOTE 4.a.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCELS SURVEYED CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
   a. DEED FROM ABBY STEEL TO WILLISTON CHURCH DATED APRIL 13, 1886 AND RECORDED IN DEED BOOK 525, PAGE 221.
   b. DEED FROM EDWARD CHASE TO WILLISTON CHURCH DATED SEPTEMBER 9, 1897 AND RECORDED IN DEED BOOK 652, PAGE 460.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. PLAN OF LAND ON NEAL AND CARROLL STREETS PORTLAND, MAINE FOR MCLELLAN SCHOOL HOUSES, BY OWEN HASKELL, INC., DATED DECEMBER 15, 1982 AND RECORDED IN PLAN BOOK 97, PAGE 1.
   b. CLIFFORD STREET CONDOMINIUM AT 15 CLIFFORD STREET PORTLAND, MAINE FOR WILLIAM HAMILL, BY OWEN HASKELL, INC, DATED SEPTEMBER 10, 1980 AND RECORDED IN PLAN BOOK 37, PAGE 1.
   c. PLAN OF REVALUATION PLAN OF PORTLAND, DATED OCTOBER 24, 1884 AND RECORDED IN PLAN BOOK 5, PAGE 62.
   d. VARIOUS RIGHT-OF-WAY PLANS OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 62, BLOCK E, PARCEL 5.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-4 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
   MINIMUM STREET FRONTAGE....................50'
   MINIMUM FRONT YARD..........................25'
   MINIMUM SIDE YARD............................10*
   MINIMUM REAR YARD............................25'
   *SIDE YARD IS DETERMINED BY HEIGHT OF STRUCTURE AND CAN INCREASE TO 16'
7. THE WIDTH AND LAYOUT OF CARROLL AND THOMAS STREETS IS 60' AND FROM PLANS REFERENCED IN NOTES 4.d
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. SUBJECT TO THE RIGHT OF CENTRAL MAINE POWER AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, ERECT, REBUILD, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES AS DESCRIBED IN DEED BOOK 3157, PAGE 51.
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.
10. THERE IS MENTION OF AN UNDERGROUND OIL STORAGE FACILITY IN DEED BOOK 9824, PAGE 156. THE LOCATION OF THIS FACILITY IS UNKNOWN

Revision:	By:	Date:	Change:
1	ADA	12/22/11	UPDATED SET MONUMENTATION

PROJECT: 33078	DRAWING NAME: 33078.DWG
DATE: DECEMBER 13, 2011	SCALE: 1"=20'
FIELDED BY: ADA	DRAWN BY: ADA

Drawing Name and Location:

BOUNDARY SURVEY
26 THOMAS STREET, PORTLAND, MAINE

Owner:

WILLISTON CHURCH
26 THOMAS STREET, PORTLAND, MAINE

Prepared For:

MAJELLA GLOBAL TECHNOLOGY DEVELOPMENT
1200 MIDDLE STEET, PORTLAND, MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

M. JOHANN BUISMAN
MAINE P.L.S. No. 1314
12-22-11
DATE

STATE OF MAINE · M. JOHANN BUISMAN · 1314 · PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

E:\Land Projects\33000\33078 Williston Church\dwg\33078.dwg