

MONUMENTATION

1 SPS	SPIKE SET IN GRASS, 1" BELOW GROUND, ON THE SOUTHWESTERLY SIDE OF THE WESTERN PROMENADE, NORTHWEST OF HOUSE #52 (THE SKETCH T152 P49) <T152-38-1>
2 MF	"X" FOUND IN 3/8" BOLT IN 8" X 7" GRANITE MONUMENT, ON 3' OFFSET PT, 1" TALL IN GRASS ON THE WESTERLY SIDE OF THE WESTERN PROMENADE <T152-38-2>
3 SPS	SPIKE SET IN GRASS, ON THE WESTERLY SIDE OF VALLEY STREET, IN TOP OF BANK, OPPOSITE #525 (THE SKETCH T152 P39) <T152-38-3>
4 MAGF	MAGNETIC NAIL FOUND IN BITUMINOUS SIDEWALK, 0.6' OFF FRONT EDGE OF WALK, ALONG THE SOUTHERLY SIDE OF DANFORTH ST (THE SKETCH T152 P41) <T152-39-4>
5 MAGS	MAGNETIC NAIL SET AT BACK OF BITUMINOUS SIDEWALK, ON SOUTHERLY SIDE OF DANFORTH, OPPOSITE DRIVEWAY FOR HOUSE #481 (THE SKETCH T152 P43) <T152-41-5>
6 MAGS	MAGNETIC NAIL SET IN BITUMINOUS SIDEWALK ON THE SOUTHERLY SIDE OF DANFORTH ST (THE SKETCH T152 P44) <T152-43-6>
7 SPS	SPIKE SET, 0.9' BEHIND BACK EDGE OF CONCRETE SIDEWALK, ON THE NORTHERLY SIDE OF DANFORTH ST (THE SKETCH T152 P46) <T152-44-7>
8 MF	BOLT FOUND IN 6 X 6" GRANITE MONUMENT, ON 3' OFFSET, IN CONCRETE RAMP, AT DANFORTH/VAUGHN (THE SKETCH T152 P46) <T152-44-8>
9 DISK	MDOT DISK "MOUSE" #1983 FOUND IN CONCRETE BASE, FLUSH IN GRASS ON THE SOUTHERLY SIDE OF THE WESTERN PROMENADE NEAR GUARDRAIL (THE SKETCH T152 P47) <T152-46-9>
10 SPS	SPIKE SET, 1" BELOW LAWN, 3.3' BEHIND FACE OF GRANITE CURB, ON THE WESTERN PROMENADE, EASTERLY OF HOUSE #46 (THE SKETCH T152 P48) <T152-44-10>
50 PT	50 PT
100 DISK	MARK FOUND IN 2 1/2" Ø BRASS DISK "MSH JWS CO POR-2", ON TOP & AT BACK OF A CONCRETE RETAINING WALL, ON THE EAST SIDE OF VALLEY ST <T152-39-100>
101 MAGF	MAGNETIC NAIL FOUND AT THE NORTHWESTERLY EDGE OF PAVED PARKING LOT, NEAR NORTHWEST PROPERTY CORNER FOR #525 VALLEY <T152-39-101>
102 PKF	PK NAIL FOUND WITH ORANGE FLAGGING IN BITUMINOUS SIDEWALK <T152-39-102>
103 PKF	PK NAIL FOUND WITH ORANGE FLAGGING IN BITUMINOUS SIDEWALK <T152-39-103>
104 MAGF	MAGNETIC NAIL FOUND WITH PINK FLAGGING IN BITUMINOUS SIDEWALK <T152-39-104>
105 RRSFP	RAILROAD SPIKE FOUND, FLUSH IN GROUND AT BACK OF BITUMINOUS SIDEWALK, NO MARK, NEAR PC <T152-40-105>
106 CIRF	5/8" IRON REBAR FOUND WITH YELLOW PLASTIC CAP "N & L PLS 2124", 0.1' BELOW GROUND, AT TOP OF BANK, AT EDGE OF RIPRAP <T152-40-106>
109 PKF	PK NAIL FOUND WITH ORANGE FLAGGING, 0.4' FROM BACK EDGE OF BITUMINOUS SIDEWALK <T152-41-109>
110 CIRF	5/8" IRON REBAR FOUND WITH YELLOW PLASTIC CAP "N & L PLS 2124", 0.4' BELOW GROUND IN LANDSCAPED AREA <T152-41-110>
111 CIRF	5/8" IRON REBAR FOUND WITH YELLOW PLASTIC CAP "N & L PLS 2124", 0.2' BELOW GROUND IN LANDSCAPED AREA <T152-41-111>
112 CIRF	5/8" IRON REBAR FOUND WITH YELLOW PLASTIC CAP "N & L PLS 2124", FLUSH IN GROUND AT TOP OF BANK NEAR #481 DANFORTH <T152-42-112>
113 IPF	1 1/2" IRON PIPE FOUND, 1" TALL, FIRM AT BASE OF A CLUSTER OF 3 - 12" DECIDUOUS TREES, 0.1' LEAN SOUTHERLY, NEAR TOP OF BANK & #481 DANFORTH <T152-42-113>
114 RBF	5/8" IRON REBAR FOUND, NO CAP, 0.5' BELOW GROUND IN LANDSCAPED AREA <T152-42-114>
123 CIRF	5/8" IRON REBAR FOUND WITH YELLOW PLASTIC CAP "N & L PLS 2124", 0.4' BELOW GROUND IN LANDSCAPED AREA <T152-41-123>
151 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-43-151>
152 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-43-152>
154 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-44-154>
155 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-44-155>
156 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-44-156>
157 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-44-157>
158 BOLT	PUNCH MARK FOUND IN BOLT IN TOP OF GRANITE CURB <T152-44-158>
159 IPF	3/4" IRON PIPE FOUND, 0.5' TALL, OLD & RUSTY WITH A LARGE NUT, FIRM, ON STEEP SLOPE, LOCATED TOP <T152-44-159>
160 IPF	3/4" IRON PIPE FOUND, 0.4' TALL, FIRM, LOCATED TOP, ON STEEP SLOPE <T152-45-160>
161 IPF	3/4" GALVANIZED IRON PIPE FOUND, 0.8' TALL, RUSTED TOP, LOCATED TOP, ON STEEP SLOPE <T152-45-161>
162 IPF	3/4" IRON PIPE FOUND, 0.1' TALL, WITH WASHED TOP, LEANS SOUTHERLY 0.15', AT BASE OF WOOD FENCE, LOCATED BASE <T152-45-162>
166 PKF	PK NAIL FOUND IN CONCRETE SIDEWALK <T152-45-166>
167 MF	9.5" X 8" GRANITE "M" MONUMENT FOUND, FLUSH IN IN BRICK SIDEWALK <T152-45-167>
168 DHF	1/4" DRILL HOLE FOUND, IN MF 167 <T152-45-168>
169 MF	13" X 13" GRANITE STONE FOUND WITH ROUGH TOP, FLUSH IN GRASS, POSSIBLE QLD POST <T152-45-169>
170 MF	12" X 12" GRANITE STONE FOUND WITH ROUGH TOP, FLUSH, BEHIND METAL FENCE IN GARDEN, POSSIBLE OLD POST <T152-46-170>
171 IBOLT	1" IRON PIPE FOUND, 0.8' BELOW GROUND IN TOP OF BANK NEAR EVERGREEN SHRUBBERY AT 414 DANFORTH, STREET LINE EXTENSION OF WESTERN PROMENADE (SEE T 25 PP 75-76) <T152-46-171>
172 MF	DRILL HOLE FOUND IN 6" X 8" GRANITE "H" MONUMENT, 0.6' TALL IN LAWN @ 420 DANFORTH <T152-46-171>
173 SPF	SPIKE FOUND IN BRICK SIDEWALK, ON THE NORTHERLY SIDE OF DANFORTH ST, TSI CONTROL POINT <T152-46-173>
176 SPF	SPIKE FOUND, NEAR THE WESTERLY EDGE OF PAVED DRIVEWAY, PROPERTY CORNER PER OWNER <T152-47-176>
177 MF	DRILL HOLE FOUND IN 6" X 6" GRANITE "H" MONUMENT, 0.8' TALL IN STEEP SLOPE <T152-47-177>
179 MAGS	MINI MAGNETIC NAIL SET IN BRICK SIDEWALK, ON BUILDING RANGE LINE, 8.29' FROM THE NORTHWEST CORNER OF #46 WESTERN PROMENADE <T152-48-179>
180 MAGS	MAGNETIC NAIL SET, 3" INTO PAVED ROAD FROM CURB FACE, ON BUILDING RANGE LINE FROM THE NORTHWEST CORNER OF 446 WESTERN PROMENADE <T152-48-180>
186 IPF	1" IRON PIPE FOUND, 0.2' TALL, FIRM, @ INTERSECTION PRIVATE ROAD/PROPERTY LINE, LOCATED TOP <T152-49-186>
188 RBF	5/8" IRON REBAR FOUND WITH NO CAP & OLD PINK FLAGGING, 0.2' TALL @ TOP OF BANK AT BACK SIDE OF DITCH <T152-50-188>
906 MAGS	MAGNETIC NAIL SET WITH PINK FLAGGING IN PAVED DRIVEWAY, 1.05' IN FROM EASTERLY EDGE OF DRIVE /FACE OF GRANITE CURB <T152-53-906>
1041 IPF	1" IRON PIPE FOUND WITH THREADED TOP, 0.9' TALL, LEANING SOUTHEASTERLY 0.35' OUT OF PLUMB, LOCATED BASE <T152-50-1041>
2004 HMF	DESTROYED
2006 BOLT	DESTROYED <T104-20-6> 1994 PUNCH FOUND IN BRASS PLUG IN TOP OF GRANITE CURB
2105 BOLT	DESTROYED <T104-18-105> 1994 PUNCH MARK FOUND IN BRASS PLUG IN GRANITE CURB
2107 BOLT	DESTROYED <T104-19-107> 1994 PUNCH MARK FOUND IN BRASS PLUG IN TOP OF GRANITE CURB
2108 BOLT	DESTROYED <T104-21-108> 1994 PUNCH MARK FOUND IN BRASS PLUG IN TOP OF GRANITE CURB
2111 MF	DESTROYED <T104-21-111> 1994 BROKEN 6" X 6" GRANITE MONUMENT FOUND, IN GUTTER OF DANFORTH ST
2112 BOLT	DESTROYED <T104-21-112> 1994 PUNCH MARK IN BRASS PLUG IN TOP OF GRANITE CURB IN VALLEY ST
2115 BOLT	DESTROYED <T104-30-115> 1994
2119 BOLT	DESTROYED <T104-30-119> 1994 PUNCH MARK IN BRASS PLUG IN TOP OF GRANITE CURB
2120 BOLT	DESTROYED <T104-30-120> 1994 BRASS PLUG IN TOP OF GRANITE CURB
2122 BOLT	DESTROYED <T104-30-122> 1994 BRASS PLUG IN TOP OF GRANITE CURB

LEGEND

CAPPED 5/8" IRON REBAR SET	●	MDOT BASELINE	—
IRON PIPE/ROD FOUND	○	STREET LINE EXTENSION	---
"H" MONUMENT FOUND	⊠	STREET LINE	—
"H" MON. 1994 LOCATION (DESTROYED)	⊠ _{destroyed}	OLD CITY STREET LINE	---
"M" MONUMENT FOUND	⊠	PROPERTY LINE	—
MONUMENT FOUND	⊠	CITY PROPERTY LINE	---
MONUMENT 1994 LOCATION (DESTROYED)	⊠ _{destroyed}	INTERIOR LOT LINE	---
BOLT FOUND	⬤	TIE LINE DIMENSION	---
BOLT 1994 LOCATION (DESTROYED)	⬤ _{destroyed}	RADIAL LINE	---
DRILL HOLE SET	⊙	FENCE	---
DRILL HOLE FOUND	⊙	RETAINING WALL	---
DISK FOUND	⊙	COMMON OWNERSHIP	---
MAG NAIL SET	⊙	END POINTS OF DIMENSION SHOWN	---
MAG NAIL FOUND	⊙	REFERENCE TO CITY FIELD BOOK	<T###-###-##>
PK NAIL FOUND	⊙	REFERENCE TO CITY PLAN	PLAN 987/65
SPIKE SET	⬮	REFERENCE TO PLAN NOTES	PLAN REF. 9.8
SPIKE FOUND	⬮	REFERENCE TO CITY STREET RECORD	ST. REC.
CATCH BASIN/FIELD INLET	⊙	REFERENCE TO CITY WORKING PLAN	WP 84
GRANITE POST	⊙	REFERENCE TO RECORDED DEED	4411/182
LIGHT POLE	⊙	REFERENCE TO RECORD ANGLE	(81°)
DECIDUOUS TREE	⊙	REFERENCE TO RECORD DISTANCE	(38.25')
TREE STUMP	⊙	DIMENSION CALLED FOR IN DEED	DC
BUILDING CORNER TIE	⊙	DIMENSION AS MEASURED FROM SURVEY OBSERVATIONS	M
		ON/OFF STREET LINE	0.31' ONTO/OFF

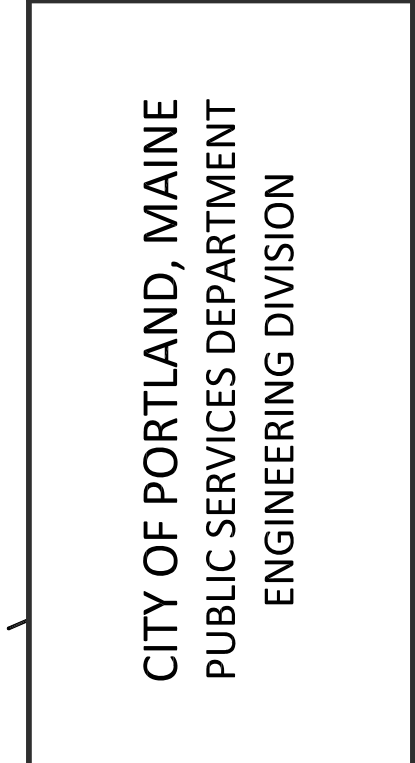
- ### GENERAL NOTES:
- This is a boundary survey of the City of Portland Property lines and street lines. Property lines are based upon monumentation, deed research, recorded plans and documents from the City of Portland Public Services Dept. Engineering Archives Vault and the Cumberland County Registry of Deeds.
 - Deed and plan book references are to the Cumberland County Registry of Deeds. Vault references refer to records found in the City of Portland Public Services Dept. Engineering Archives Vault.
 - The basis of bearing for this survey is the Maine State Plane Coordinate System (2-zone projection), West Zone using the NAD 1983 (HARN) Datum and the U.S. Survey Foot as the unit of measure.
 - Physical features shown on this plan are based upon the City's digital aerial survey plans and the results of a field survey completed in November and December, 2012 by the City of Portland Survey Group. Additional survey work was performed on May 21, 2015 to set several rebar and locate recent improvements by abutters.
 - Many of the bolts and monuments along Danforth Street and Valley Street were originally located during a City of Portland survey performed in June, 1994. Most of that monumentation has since been destroyed. The 1994 locations of the monumentation have been recreated in this drawing.
 - Underground and above ground utilities were not located as part of this survey.
- ### PLAN REFERENCES:
- VAULT PLAN REFERENCES: (In chronological order. Recorded in the City of Portland Department of Public Services (DPS) Engineering Archives Vault)
 - 362/9: New Running of Danforth Street, not dated.
 - 370/13: Unnamed and undated plan copied from Illsley & Cummings.
 - 8/1: Plan of J.B. Brown's Property West of Bramhall's Hill, by William A. Goodwin and William E. Edwards, dated 1871.
 - 68/1: Plan of Western Promenade by William A. Goodwin, City Engineer, dated April, 1886.
 - 370/28: Plan of Lands of J.B. Brown Estate, by William A. Goodwin, City Engineer, dated Dec. 3, 1888.
 - 392/1: Plan of Cassidy Property by George Fernand, City Engineer, dated March, 1897.
 - 386/53: Plan of Western Promenade, dated 1902.
 - 1915 Richard Atlas pages 5 and 6.
 - 663/6: Western Promenade and Danforth Street by Portland Public Works, dated 1933 (per field notes).
 - 92/16: Proposed Changes of Intersection of Danforth & Vaughn Streets by Portland Public Works, dated 1996.
 - 932/9: State of Maine Dept. of Transportation D.O.T. File No. 3-483, Dated 2002-2004.
 - City Property Plans #109 - 110: Unnamed and undated.
 - See Report on Research of Property on Northerly Side of Danforth St. Between St. John and Vaughn, filed in Vault grantee book 1899/900.
 - CUMBERLAND COUNTY REGISTRY OF DEEDS REFERENCES (CCRD): (In numerical order, Plan Book (PB), Page (PG))
 - PB 5, PGS 70-71: Portland Revaluation Plans, by William A. Goodwin, dated 1882.
 - PB 13, PG 30: Plan of Land Owned by Barnet Feuerman, Jacob Rosenberg and Samuel Rosenberg, by Percy H. Richardson, dated 1915.
 - PB 43, PG 52, 54 & 56: Maine State Right of Way Map, S.H.C. File No. 3-77 of the Fore River Bridge, dated September, 1922.
 - PB 175, PG 44: Southrise Condominium, 404-436 Danforth St by Sebago Technics, Inc., dated March 14, 1989.
 - UNRECORDED PLANS (In chronological order):
 - Plan for Bruce R. Burden, by H.I. & E.C. Jordan, Plan File #284, dated May 19, 1975
 - Standard Boundary and Topographical Survey for Sweetser Children Services at 3 Saint John Street, dated July 30, 1996 by Nadeau & Sagem.
 - Land of Portland Terminal Co. for Portland Waterfront No 1, LLC, by Technical Services, Inc., dated December, 2001.
 - Emery, Danforth and Salem Street Retracement Plan by City of Portland Dept. of Public Works, dated March, 2003
 - Orchard and Vaughn Street Sewer Rehabilitation Plan and Profile by City of Portland Dept. of Public Works, dated May 15, 2003.
 - STREETS:
 - Danforth St: (width varies)
 - See working plan 84 & 85, TB 88, PP 82-89, TB 25, PP 71-78
 - May 8, 1799, Clerk Vol. 3, Pg. 36. Accepted as a City street from the bridge to Park Street. (engineering vault Vol. 1, Pg. 16)
 - March 6, 1900. Altered from St. John Street to West Commercial Street. (engineering vault Vol. 1, Pg. 241)
 - Sept., 1952. See MDOT R/W Map, Plan Book 43, PP 52, 54 and 56.
 - Valley Street: (width varies) Sept., 1952. See MDOT R/W Map, Plan Book 43, PP 52, 54 and 56.
 - Western Promenade: (width varies)
 - See working plan 143, Vault Plan 68/1, TB 88, PP 82-89, TB 25, PP 71-78
 - Sept. 28, 1886, Clerk Vol. 4, Pg. 54 (engineering vault Vol. 1, PP 193-194)
 - Jan. 1, 1866 relocation, Clerk Vol. 14, Pg. 195 (engineering vault Vol. 1, PP 195-196)
 - MISCELLANEOUS NOTES:
 - The field notes in City Transit Book 88, Pages 84 to 87 (dated October 27, 1933) show the location of the remains of an old fence (now destroyed) and the location of a garage (now destroyed) on the "garage lot" between City parcel 71-A-11 and privately owned parcels 71-A-8 & 10. Using the 1933 field notes and sketches, it was possible to recreate the locations of the fence remains and the garage. The 1933 fence and garage locations are substantially in agreement with the boundary lines shown hereon.
 - The deed for City parcel 70-C-1 (Deed Book 640, Page 48, dated July 8, 1896) states "The said premises to be forever held and used by said City of Portland solely and exclusively as a public park and the said City hereby covenants that the same shall be so forever held and used."
 - The encroachments of sheds, fences, walls, patios, steps and driveways onto City property are based on the results of a field survey completed in November and December, 2012 and May 21, 2015 by the City of Portland Survey Group.
 - Most of the MDOT baseline bolts that were located by the City of Portland in 1994 have been destroyed. The bolts were located in granite curbing primarily along Danforth Street. It appears that the granite curbing from 1994 was removed from its original location, then, reset in different locations when Danforth Street was rebuilt. The en result is that most of the bolts found during this survey have no correlation to the street right-of-way.
 - The "garage lot" and the private right-of-way are owned by the four property owners of parcels 71-A-4, 71-A-5, 71-A-6 & 71-A-8.

REFERENCES:

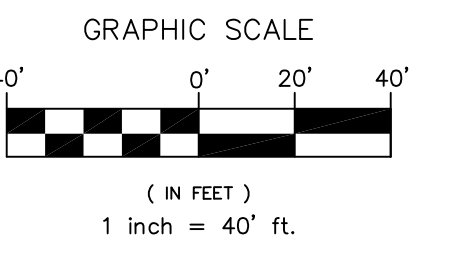
VAULT PLANS:	9477/932/9 SHIT 10-48: 921/61;
PROJECT FIELD BOOK:	663/6; 380/1; 380/53; 370/13; 68/1; 8/1
WORKING PLANS:	T 141 PP 88-93
OTHER FIELD BOOKS USED:	83, 84, 85, 142, 143 & 179
SCALE:	T 104 PP 9-32
DATE:	T 88 PP 62-89
	1" = 40'
	JUNE 10, 2015

CITY PROPERTY AT
54 WESTERN PROMENADE
AND 471 DANFORTH ST
VALLEY STREET TO VAUGHN STREET

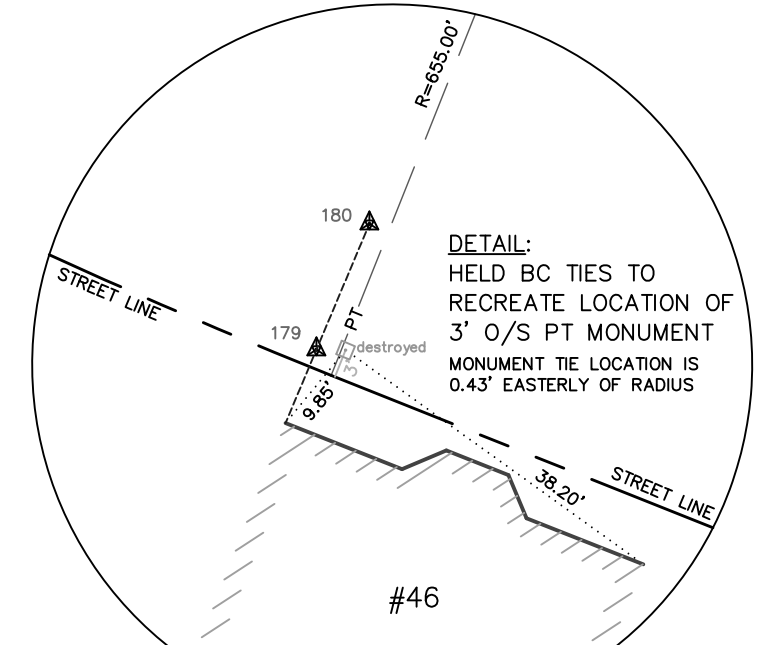
CITY OF PORTLAND, MAINE
PUBLIC SERVICES DEPARTMENT
ENGINEERING DIVISION



SHEET #	1 OF 1
PLAN NUMBER	



PROGRESS PRINT
AS OF JUNE 10, 2015



CURVE DATA (TOTAL LENGTH)
R=655', L=701.60' (700')
CHORD=522.13'
CHD BRG=S42°13'29"E
Δ=46°58'40"

CURVE DATA (TOTAL LENGTH)
R=655', L=701.60' (700')
CHORD=522.13'
CHD BRG=S49°25'19"E
Δ=61°22'19"