

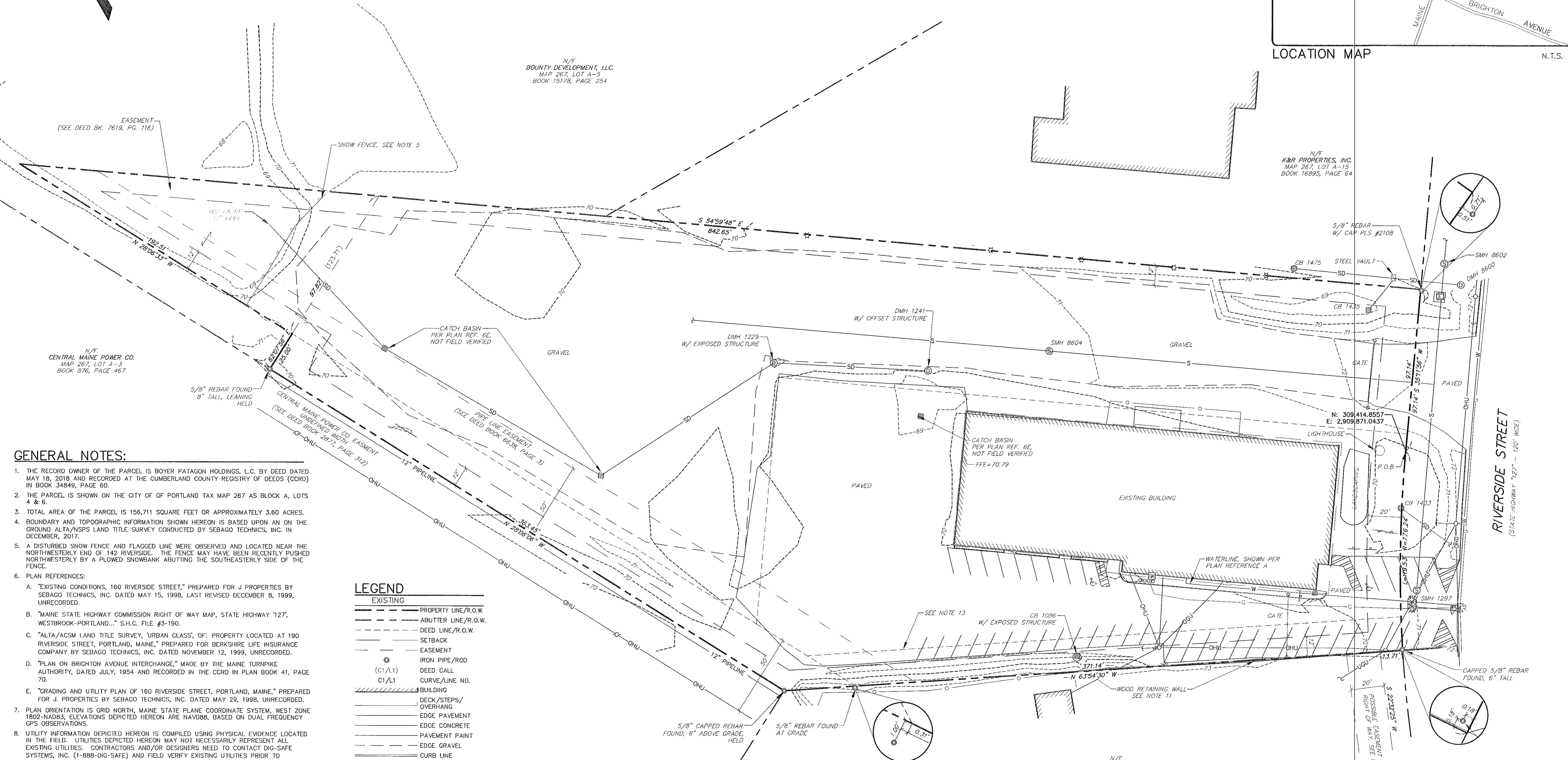
JIMMY C. COURBRON, PLS #2532

LOCATION MAP N.T.S.

N/F  
BOUNTY DEVELOPMENT, LLC.  
MAP 267, LOT A-5  
BOOK 1517B, PAGE 254

N/F  
K&R PROPERTIES, INC.  
MAP 267, LOT A-15  
BOOK 1689S, PAGE 64

N/F  
CENTRAL MAINE POWER CO.  
MAP 267, LOT A-3  
BOOK 676, PAGE 467

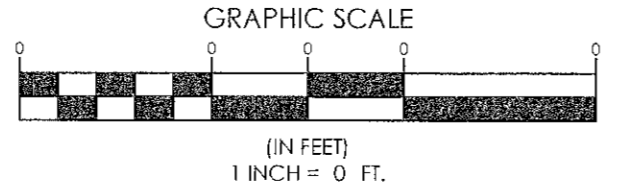


**GENERAL NOTES:**

1. THE RECORD OWNER OF THE PARCEL IS BOYER PATAGON HOLDINGS, L.C. BY DEED DATED MAY 18, 2018 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 34849, PAGE 60.
2. THE PARCEL IS SHOWN ON THE CITY OF PORTLAND TAX MAP 267 AS BLOCK A, LOTS 4 & 6.
3. TOTAL AREA OF THE PARCEL IS 156,711 SQUARE FEET OR APPROXIMATELY 3.60 ACRES.
4. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON THE GROUND ALTA/ACSM LAND TITLE SURVEY CONDUCTED BY SEBAGO TECHINCS, INC. IN DECEMBER, 2017.
5. A DISTURBED SNOW FENCE AND FLAGGED LINE WERE OBSERVED AND LOCATED NEAR THE NORTHWESTERLY END OF 142 RIVERSIDE. THE FENCE MAY HAVE BEEN RECENTLY PUSHED NORTHWESTERLY BY A PLOWED SNOWBANK ABUTTING THE SOUTHEASTERLY SIDE OF THE FENCE.
6. PLAN REFERENCES:
  - A. "EXISTING CONDITIONS, 160 RIVERSIDE STREET," PREPARED FOR J PROPERTIES BY SEBAGO TECHINCS, INC. DATED MAY 15, 1998, LAST REVISED DECEMBER 8, 1999, UNRECORDED.
  - B. "MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP, STATE HIGHWAY 127, WESTBROOK-PORTLAND..." S.H.C. FILE #3-190.
  - C. "ALTA/ACSM LAND TITLE SURVEY, 'URBAN CLASS', OF: PROPERTY LOCATED AT 190 RIVERSIDE STREET, PORTLAND, MAINE," PREPARED FOR BERKSHIRE LIFE INSURANCE COMPANY BY SEBAGO TECHINCS, INC. DATED NOVEMBER 12, 1999, UNRECORDED.
  - D. "PLAN ON BRIGHTON AVENUE INTERCHANGE," MADE BY THE MAINE TURNPIKE AUTHORITY, DATED JULY, 1954 AND RECORDED IN THE CCRD IN PLAN BOOK 41, PAGE 70.
  - E. "GRADING AND UTILITY PLAN OF 160 RIVERSIDE STREET, PORTLAND, MAINE," PREPARED FOR J. PROPERTIES BY SEBAGO TECHINCS, INC. DATED MAY 29, 1998, UNRECORDED.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83, ELEVATIONS DEPICTED HEREON ARE NAVD83, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 2300510006C, HAVING AN EFFECTIVE DATE OF 12/08/1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
10. PARCEL 1 (150 RIVERSIDE) MAY BE BENEFITED BY AN ACCESS EASEMENT AND RIGHT OF WAY OVER LAND OF AN ABUTTER AS DESCRIBED IN AN EASEMENT FROM MITCHCO PROPERTIES, INC. TO J PROPERTIES LP DATED JANUARY 1, 2017 AND RECORDED IN BOOK 33778, PAGE 151. NOTE: NO PHYSICAL ACCESS OBSERVED; ACCESS BLOCKED BY RETAINING WALL.
11. THE WOOD RETAINING WALL NEAR AND ALONG THE SOUTHERLY BOUNDARY OF PARCEL 1 IS PRESUMED TO BE OWNED BY THE ABUTTER, AND IS LEANING OVER THE BOUNDARY LINE ONTO PARCEL 1 IN PLACES.
12. THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
13. DEED LINE DELINEATING FIRST AND SECOND MENTIONED PARCELS OF DEED BOOK 4863, PAGE 123. IT IS UNKNOWN WHY TWO PARCELS WERE CREATED FOR THIS CONVEYANCE; THE TWO PARCELS WERE A PORTION OF A LARGER, CONTIGUOUS TRACT OF LAND, AS DESCRIBED IN DEED BOOK 2810, PAGE 221.

**LEGEND**

EXISTING	
	PROPERTY LINE/R.O.W.
	ABUTTER LINE/R.O.W.
	DEED LINE/R.O.W.
	SETBACK
	EASEMENT
	IRON PIPE/ROD
	DEED CALL
	CURVE/LINE NO.
	BUILDING
	DECK/STEPS/OVERHANG
	EDGE PAVEMENT
	EDGE CONCRETE
	PAVEMENT PAINT
	EDGE GRAVEL
	CURB LINE
	CONTOURS
	CHAIN LINK FENCE
	RETAINING WALL
	BOLLARD
	SIGN
	GAS
	GAS GATE VALVE
	WATERMETER
	WATER GATE VALVE
	SANITARY MANHOLE
	DRAINAGE MANHOLE
	CATCH BASIN
	OVERHEAD UTILITY
	UNDERGROUND UTILITY
	TRANSFORMER PAD
	LIGHT POLE
	UTILITY POLE
	GUY WIRE



N/F  
PAYAM YAZDANPANAH  
MAP 267, LOT A-1  
BOOK 33822, PAGE 161  
FORMERLY  
MITCHCO PROPERTIES, INC.

**SURVEYOR'S STATEMENT**

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

JIMMY C. COURBRON, PLS 2532 SEPTEMBER 10, 2018

DRAWN	CHECKED
JCC	MWE

A JCC 9/10/18 LEVEL III SITE PLAN SUBMISSION TO THE CITY  
REV: BY: DATE: STATUS:  
THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHINCS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHINCS, INC.

**SEBAGO**  
TECHNICS  
WWW.SEBAGOTECHNICS.COM  
75 John Roberts Rd.  
South Portland, ME 04106  
Tel. 207-200-2100

EXISTING CONDITIONS SURVEY  
OF:  
PATAGON STORAGE  
150 RIVERSIDE ST  
PORTLAND, MAINE  
FOR:  
PATAGON STORAGE, LLC  
1700 MAIN STREET, SUITE 70  
WASHINGTON, WASHINGTON

PROJECT NO.	SCALE
17500	1" = 30'

SHEET 2 OF 8