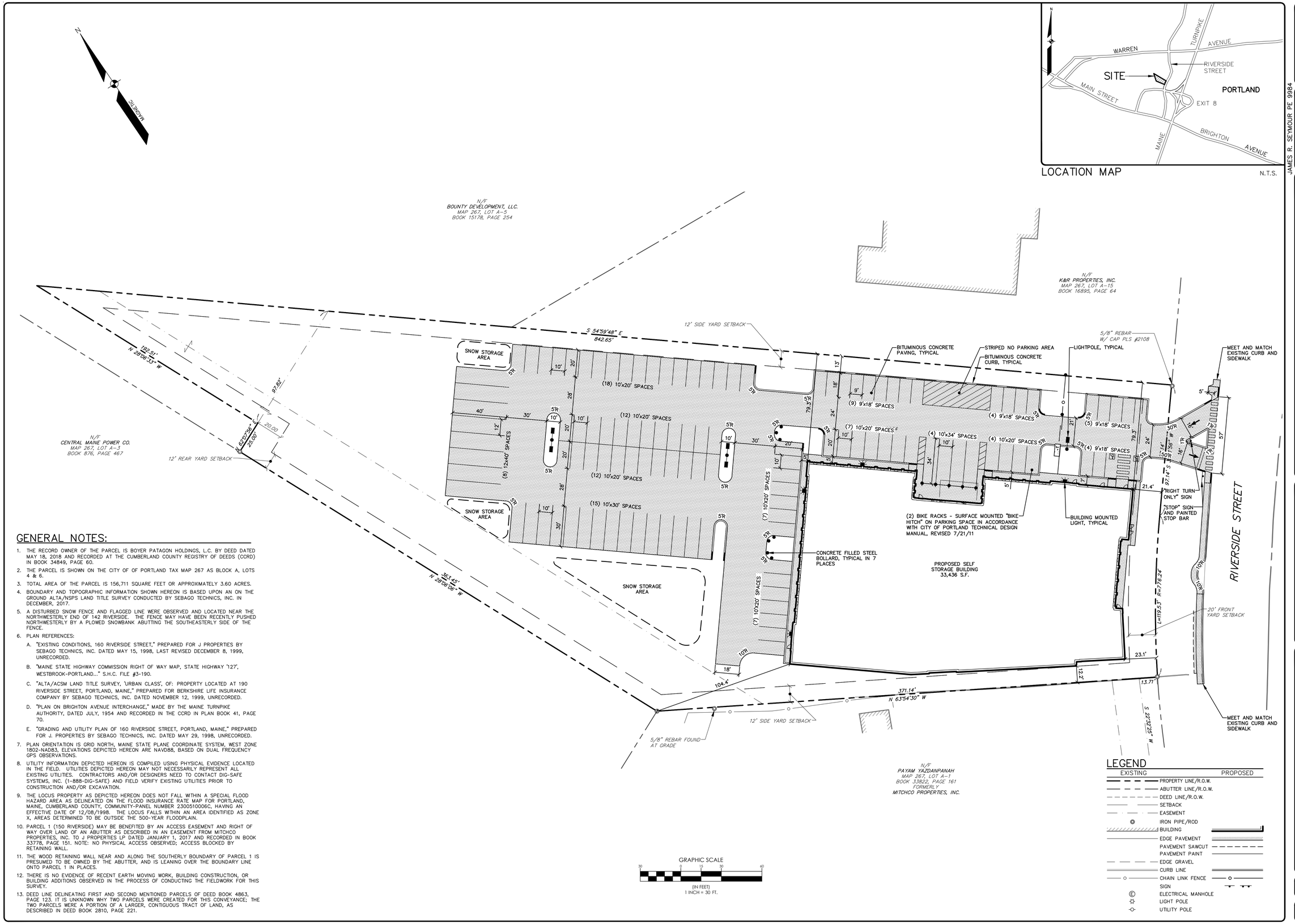

LOCATION MAP N.T.S.

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 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/NSPS LAND TITLE SURVEY CONDUCTED BY SEBAGO TECHNICS, 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 TECHNICS, 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 TECHNICS, 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 TECHNICS, 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 NAVD88, 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		PROPOSED
	PROPERTY LINE/R.O.W.	
	ABUTTER LINE/R.O.W.	
	DEED LINE/R.O.W.	
	SETBACK	
	EASEMENT	
	IRON PIPE/ROD	
	BUILDING	
	EDGE PAVEMENT	
	PAVEMENT SAWCUT	
	PAVEMENT PAINT	
	EDGE GRAVEL	
	CURB LINE	
	CHAIN LINK FENCE	
	SIGN	
	ELECTRICAL MANHOLE	
	LIGHT POLE	
	UTILITY POLE	

JAMES R. SEYMOUR PE 9984

STATE OF MAINE JAMES R. SEYMOUR No. 9984 LICENSED PROFESSIONAL ENGINEER 9-18-18

DESIGNED	CHECKED
JRS	JRS

REV:	BY:	DATE:	STATUS:
A	JRS	09-18-18	LEVEL III SITE PLAN SUBMISSION TO THE CITY

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
WWW.SEBAGOTECHNICS.COM
75 John Roberts Rd.
Suite 4A
South Portland, ME 04106
Tel. 207-200-2100

SITE PLAN
OF:
PATAGON STORAGE
150 RIVERSIDE ST
PORTLAND, MAINE
FOR:
PATAGON STORAGE, LLC
1700 MAIN STREET, SUITE 70
WASHAUGAL, WASHINGTON

PROJECT NO.	SCALE
17500	1" = 30'

SHEET 3 OF 8

175005.dwg, TAB:S