Reviewed for Code Compliance
Inspection Division
Department of Planning & Development
Date: 02/27/18

LINE TABLE for Knight to Trusts Parcel		
LINE	LENGTH	BEARING
L1	48.61	S59°02'58"W
L2	101.02	S57°58'00"E
L3	62.28	S59°02'58"W

REFERENCES

1) CAD file entitled "Boundary Survey of 14 and 18 Castine Avenue Portland Maine 04103 prepared for Gary S. Bedrosian and Andrea D. Knight," by Isaiah E. Plante PLS 2334 dated November 10, 2004.

2) A plan entitled "Deering Terrace owned by J.W. Wilbur Co. Inc.," made by Ernest W. Branch dated April 20, 1915 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 6.

3) CAD file entitled "Survey of Street Lines Castine Avenue, Wyndham Street, Alsworth Street, Forest Avenue," by the City of Portland Public Works Department Engineering Section dated October 1997.

4) Street records provided by the City of Portland Public Works Department.

5) Plan entitled, "Castine Avenue, Wyndham and Alsworth Street Improvements, Castine Avenue Plan and Profile," sheets 2–4 prepared by City of Portland, Maine Public Works Department Engineering Section dated December 16, 1996.

6) A plan entitled, "Forest Avenue Sanitary Sewer," made by the City of Portland Department of Pubilc Works, revised through March 1977.

7) Portions of plans provided by the Portland Water District and Northern Utilities.

8) A plan entitled, "Plan of Boundary Survey made for W&C LLC," by Titcomb Associates dated September 14, 2006 and recorded in Plan Book 206, Page 645.

NOTES

1) Bearings are referenced to Magnetic North 2004 based on reference 1.

2) Deed Book and Plan Book references are to the Cumberland County Registry of Deeds unless otherwise noted.

3) Elevations are referenced to NGVD 29 based on differential leveling to Maine Department of Transportation Control Point "PFC–302–C" and Verticon Shift using the NGS website.

4) Building footprints are based on reference 1 and building corner locations by Titcomb Associates.

5) The location of underground utilites is approximate based on the location of observable features and information provided by others. DIG–Safe and/or the appropriate utilities should be contacted prior to any excavation.

6) Lots 114 and 115 may be subject to rights of others to maintain surface drainage via a trench as described in a deed from the J.W. Wilbur Company to Lizzie E. Eaton recorded in Book 980, Page 121.

7) Wetlands were mapped by Sweet Associates, Gray Road, Falmouth, Maine.

8) Trust Lots A and B as shown on this plan are to be held in trust by Gary S. Bedrosian, Trustee of the Gary S. Bedrosian Revocable Trust U/T/A and Andrea D. Knight, Trustee of the Andrea D. Knight Revocable Trust U/T/A. "Trust Lot A" is made up of a portion of land described in Book 23492, Page 76. "Trust Lot B" is made up of a portion of land described in Book 23492, Page 76 and a portion of land as described in Book 15342, Page 310 to be conveyed to said Trusts by Andrea D. Knight.

9) Fee interest in Brandon Street not deteremined to date.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

William J. Acheson PLS 2271

STATE OF MAINE
WILLIAM J. ACHESON #2271
PROFESSIONAL LAND SURVEYOR

PLAN OF
PARCELS TO BE CONVEYED BY WD INVESTMENTS, INC.
Forest Ave., Castine Ave. and Brandon St. Portland, Maine

MADE FOR
WD Investments, Inc.
P.O. Box 10127 Portland, Maine

JOB# 206069	DATE:02/06/2008	SCALE: 1"=30'
BOOK# 807	Titcomb Associates	
DWG# R3	133 Gray Road Falmouth, Maine 04105 (207) 797-9199	
FILE# 9143		