

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N11722.51°E	2.68

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	5766.72'	66.83'	66.83'	N11022.20°E	0°41'02"

EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L2	N13532.28°E	5.41
L3	N0329.50°E	9.78
L4	S8133.56°E	17.43
L5	S7841.09°E	35.16
L6	S6739.56°E	20.53
L7	S2625.08°E	70.89
L8	N7637.59°W	58.03
L9	S8605.17°W	21.00
L10	N7637.59°W	28.29

PLAN REFERENCES

- "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ELLEN MARY KNOWLES, LEIGHTON AVENUE, PORTLAND, MAINE," BY DANIEL J. DALFONSO LLC DATED 12-20-00.
- "BOUNDARY SURVEY, 541 RIVERSIDE STREET, PORTLAND, ME FOR DAVID PIRONE," BY SURVEY INC. DATED JULY 2015 AND REVISED 8-27-15.
- "STANDARD BOUNDARY SURVEY OF: PHOENIX WELDING FOR RECORD OWNERS: RIVERSIDE WELDERS LLC," BY SEBAGO TECHNIQS DATED 08-03-00.
- "PLAN OF LAND FOR EFFE M. MINSTER, RIVERSIDE STREET, PORTLAND, MAINE," BY C.H. BARRON DATED JUNE 1945, FILE NO 542, ON FILE AT THE OFFICE OF OWEN HASKELL, INC.
- "COPY OF A PORTION OF A PLAN OF LAND IN PORTLAND, MAINE MADE FROM SURVEYS IN 1914, 1939 AND 1936 AND DEED PLOTS BY H.I. JORDAN IN 1937 FOR ALFRED BATTY," BY H.I. & E.C. JORDAN - SURVEYORS DATED NOV. 27, 1956. FILE NO. 1757, ON FILE AT THE OFFICE OF OWEN HASKELL, INC.

TM 312-B-3
TM 306-B-1-7
N/F
SK GS COED LLC
15944/265

LOT AREA =
290,447 S.F.
6.668 ACRES

GENERAL NOTES

- OWNER OF RECORD: 547 RIVERSIDE STREET, LLC
TAX MAP 312 LOTS B-012, B-009, B-005
TAX MAP 306 LOTS B-008, B-014, B-010
C.C.R.D. BOOK 33639 PAGE 291
- BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, AND 83. PER POST-PROCESSED GPS OBSERVATIONS.
- ELEVATIONS ARE BASED ON NAVD 88 DATUM. PER POST-PROCESSED GPS OBSERVATIONS.
- NO MONUMENTATION WAS FOUND FOR PLAN REFERENCE 9 AND 10 (CITY AND STATE TAKINGS OF RIVERSIDE STREET). THEREFORE THE STREETLINE IS CONSIDERED APPROXIMATE AND IS BASED OFF WORK DONE BY THE CITY OF PORTLAND AND OWEN HASKELL, INC. IN CONNECTION WITH PLAN REFERENCES 6 AND 8.
- LEIGHTON AVENUE, FORMERLY AUBURN PLACE, IS A PRIVATE STREET. RIGHT OF WAY LINES ARE TAKEN FROM PLAN REFERENCE 1.
- WETLANDS DELINEATED BY OTHERS. FLAGS WERE FIELD LOCATED BY OWEN HASKELL, INC.
- THIS SURVEY WAS PERFORMED UNDER CONDITIONS OF SNOW AND ICE.

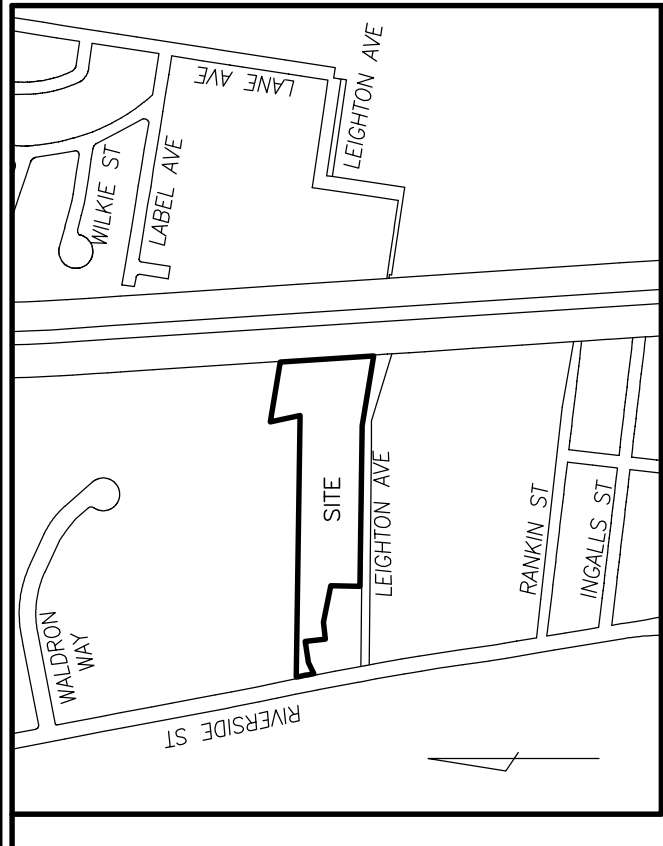
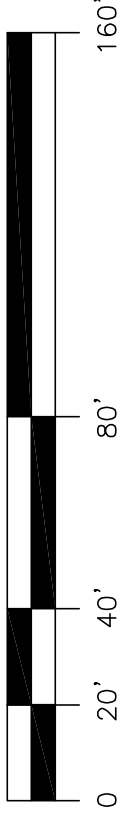
UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE COMPLETELY ACCURATE. THE SURVEYOR HAS CONDUCTED THE FIELD WORK AND HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

LEGEND

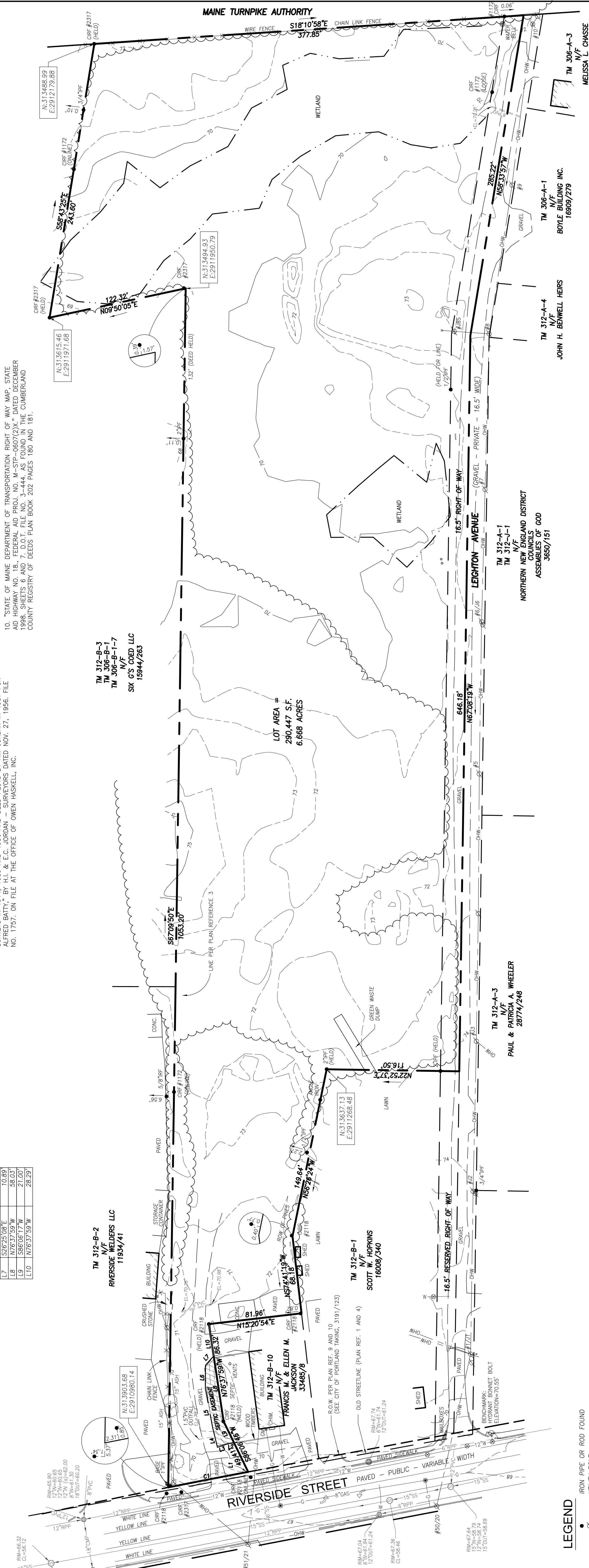
- IRON PIPE OR ROD FOUND
- UTILITY POLE
- HYDRANT
- MANHOLE
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- FENCE
- CURB
- OVERHEAD WIRES
- STORM DRAIN
- SANITARY SEWER
- WATER LINE
- GAS LINE
- 1" CONTOUR
- IRON PIPE OR ROD FOUND
- CONCRETE
- NOW OR FORMERLY
- DEED BOOK AND PAGE
- EASEMENT
- CAPPED IRON ROD FOUND
- CIRC

GRAPHIC SCALE



LOCATION MAP

N.T.S.



TM 312-A-4
N/F
JOHN H. BENWELL HEIRS

TM 306-A-1
N/F
BOYLE BUILDING INC.
16809/279

TM 312-A-1
TM 312-A-1
N/F
NORTHERN NEW ENGLAND DISTRICT
COUNCILS
ASSEMBLIES OF GOD
3650/151

TM 312-A-3
N/F
PAUL & PATRICIA A. WHEELER
28774/248

TM 312-B-1
N/F
SCOTT W. HOPKINS
16006/340

TM 312-B-10
N/F
FRANCIS M. & ELLEN M. JACKSON
33485/8

BOUNDARY & TOPOGRAPHIC SURVEY
AT
547 RIVERSIDE STREET, PORTLAND, MAINE
MADE FOR
ROBERT LEBLANC
59 MOODY STREET, PORTLAND, MAINE



CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS WITH THE BOARD OF LICENSEES' OR PROFESSIONAL LAND SURVEYORS' CURRENT STANDARDS OF PRACTICE.

4-4-2017
DATE
SAMUEL D. GLIDDEN, P.L.S. #2520

Drawn By: SDG	Date: DECEMBER 16, 2016	Job No.: 2016-347P
Trace By: JLW	Scale: 1" = 40'	Drwg. No.: 1
Book No.:	FILE	

OWEN HASKELL, INC.
PROFESSIONAL LAND SURVEYORS
300 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424