## LINE AND CURVE TABLES

| LINE | BEARING | DISTANCE |
|---|---|---|
| L1 | N11°22'51"E | 2.68' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA ANGLE |
|---|---|---|---|---|---|
| C1 | 5766.72' | 68.83' | 68.83' | N11°02'20"E | 0°41'02" |

## EASEMENT LINE TABLE

| LINE | BEARING | DISTANCE |
|---|---|---|
| L2 | N13°32'28"E | 5.41' |
| L3 | N03°29'30"E | 9.78' |
| L4 | S81°33'58"E | 17.43' |
| L5 | S78°41'09"E | 35.16' |
| L6 | S67°39'56"E | 20.53' |
| L7 | S26°25'08"E | 10.89' |
| L8 | N76°37'59"W | 58.03' |
| L9 | S86°06'17"W | 21.00' |
| L10 | N76°37'59"W | 28.29' |

## PLAN REFERENCES

1. "PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR ELLEN MARY KNOWLES, LEIGHTON AVENUE, PORTLAND, MAINE.," BY DANIEL J. DALFONSO LLC DATED 12–20–00.

2. "BOUNDARY SURVEY, 541 RIVERSIDE STREET, PORTLAND, ME FOR DAVID PIRONE," BY SURVEY INC. DATED JULY 2015 AND REVISED 8–27–15.

3. "STANDARD BOUNDARY SURVEY OF: PHOENIX WELDING FOR RECORD OWNERS: RIVERSIDE WELDERS L.L.C.," BY SEBAGO TECHNICS DATED 08–03–00.

4. "PLAN OF LAND FOR EFFIE 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.

5. "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.

6. "ALTA/ACSM LAND TITLE SURVEY, 536 RIVERSIDE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR A&M PARTNERS LLC," BY OWEN HASKELL, INC. DATED APRIL 22, 2008 AND REVISED MAY 2, 2014."

7. PLAN OF LAND OWNED BY LEE. H. DONNELLY WESTERLY OF LANE AVENUE, PORTLAND, MAINE," BY C.H. BARRON DATED OCT. 1955 AND REVISED JAN. 1956. FILE R41.10, PD–1. ON FILE AT THE OFFICE OF OWEN HASKELL, INC.

8. "STANDARD BOUNDARY SURVEY OF LUCAS TREE COMPANY SITE, RIVERSIDE STREET, PORTLAND, MAINE PREPARED FOR JOHN LUFKIN," BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT, ENGINEERING SECTION DATED DEC. 16, 2005 AND REVISED THROUGH 04/11/2006.

9. "RIVERSIDE STREET AS–BUILT BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS. FILE NO 709/12. SHEETS 6 AND 7."

10. "STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, STATE AID HIGHWAY NO. 18., FEDERAL AID PROJ. NO. M–STP–0607(2)X." DATED DECEMBER 1998. SHEETS 6 AND 7. D.O.T. FILE NO. 3–444. AS FOUND IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 202 PAGES 180 AND 181.

## LOCATION MAP

N.T.S.

## LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- HYDRANT
- MANHOLE
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- FENCE
- CURB
- OHW — OVERHEAD WIRES
- SD — STORM DRAIN
- SS — SANITARY SEWER
- W — WATER LINE
- G — GAS LINE
- 75 — 1' CONTOUR
- IPF/IRF — IRON PIPE OR ROD FOUND
- CONC. — CONCRETE
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK AND PAGE
- EASE. — EASEMENT
- CIRF — CAPPED IRON ROD FOUND

GRAPHIC SCALE

0 20' 40' 80' 160'

## 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 IN THE EXACT LOCATION INDICATED ALTHOUGH 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.

## GENERAL NOTES

1. 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

2. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST ZONE, NAD 83. PER POST–PROCCESSED GPS OBSERVATIOINS.

3. ELEVATIONS ARE BASED ON NAVD 88 DATUM. PER POST–PROCCESSED GPS OBSERVATIONS.

4. 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.

5. LEIGHTON AVENUE, FORMERLY AUBURN PLACE, IS A PRIVATE STREET. RIGHT OF WAY LINES ARE TAKEN FROM PLAN REFERENCE 1.

6. WETLANDS DELINEATED BY OTHERS. FLAGS WERE FIELD LOCATED BY OWEN HASKELL, INC.

7 THIS SURVEY WAS PERFORMED UNDER CONDITIONS OF SNOW AND ICE,

## 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 TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

4–4–2017
DATE

SAMUEL D. GLIDDEN, P.L.S. #2520

STATE OF MAINE — SAMUEL D. GLIDDEN — 2520 — PROFESSIONAL LAND SURVEYOR

# BOUNDARY & TOPOGRAPHIC SURVEY

AT

547 RIVERSIDE STREET, PORTLAND, MAINE

MADE FOR

ROBERT LEBLANC

59 MOODY STREET, PORTLAND, MAINE

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

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

Revised: 02/05/18