

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM HIGHLANDS FUEL DELIVERY, LLC, TO COBALT PROPERTIES LLC DATED JULY 26, 2011 AND RECORDED IN DEED BOOK 28914, PAGE 177 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

2. THE PROPERTY LINES AS SHOWN ARE BASED UPON RECORD DEED INFORMATION AS DESCRIBED IN NOTE #1 AND THE DEED OF STOP AND SHOPPE FOOD MART, INC. TO IRVING OIL CORPORATION DATED NOVEMBER 14, 2007 AND RECORDED IN DEED BOOK 25622, PAGE 346 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS. IT APPEARS THAT THE MONUMENTS FOUND AND SHOWN ARE IN HARMONY WITH THE RECORD DEEDS. NO ADDITIONAL RESEARCH HAS BEEN COMPLETED BEYOND THE TWO DEEDS RECITED.

3. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S GIS SYSTEM AS CBL 316 B008001.

4. THE PROPERTY SHOWN IS LOCATED WITHIN THE B4 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING MAPS AS DISPLAYED ON THEIR GIS SYSTEM.

5. STRUCTURAL SETBACKS FOR ACCESSORY STRUCTURES WITHIN THE B4 ZONE ARE AS FOLLOWS:

FRONT	20'
REAR	DETACHED WITH 100 S.F. OR LESS
SIDE	DETACHED WITH 100 S.F. OR LESS

6. THE SOLE PURPOSE OF THIS SKETCH PLAN IS TO DEPICT A PROPOSED 8' x 12' STORAGE SHED TO BE CONSTRUCTED.

7. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90 SECTIONS 4-8 ON THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULES. A COMPLETE BOUNDARY SURVEY MAY YIELD A DIFFERENT RESULT AS TO THE LOCATION OF THE BOUNDARY LINES.

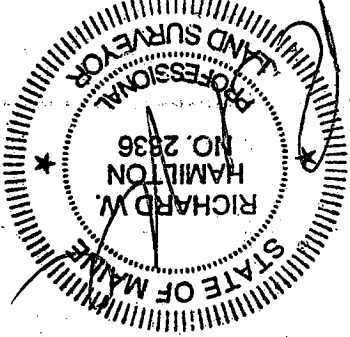
NOTES

SKETCH PLAN OF LAND
AT 270 RIVERSIDE STREET
PORTLAND
CUMBERLAND COUNTY MAINE

PREPARED FOR:
MAC'S CONVENIENT STORES CIRCLE K
935 E TALLAMDGE AVE
AKRON OH 44310

DATE: OCTOBER 5, 2016
SCALE: 1"=30'

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-8891
FAX 929-2379
JOB NUMBER 016-027
DRAWING FILE: 016027SKETCH



WARREN AVE

RIVERSIDE STREET

