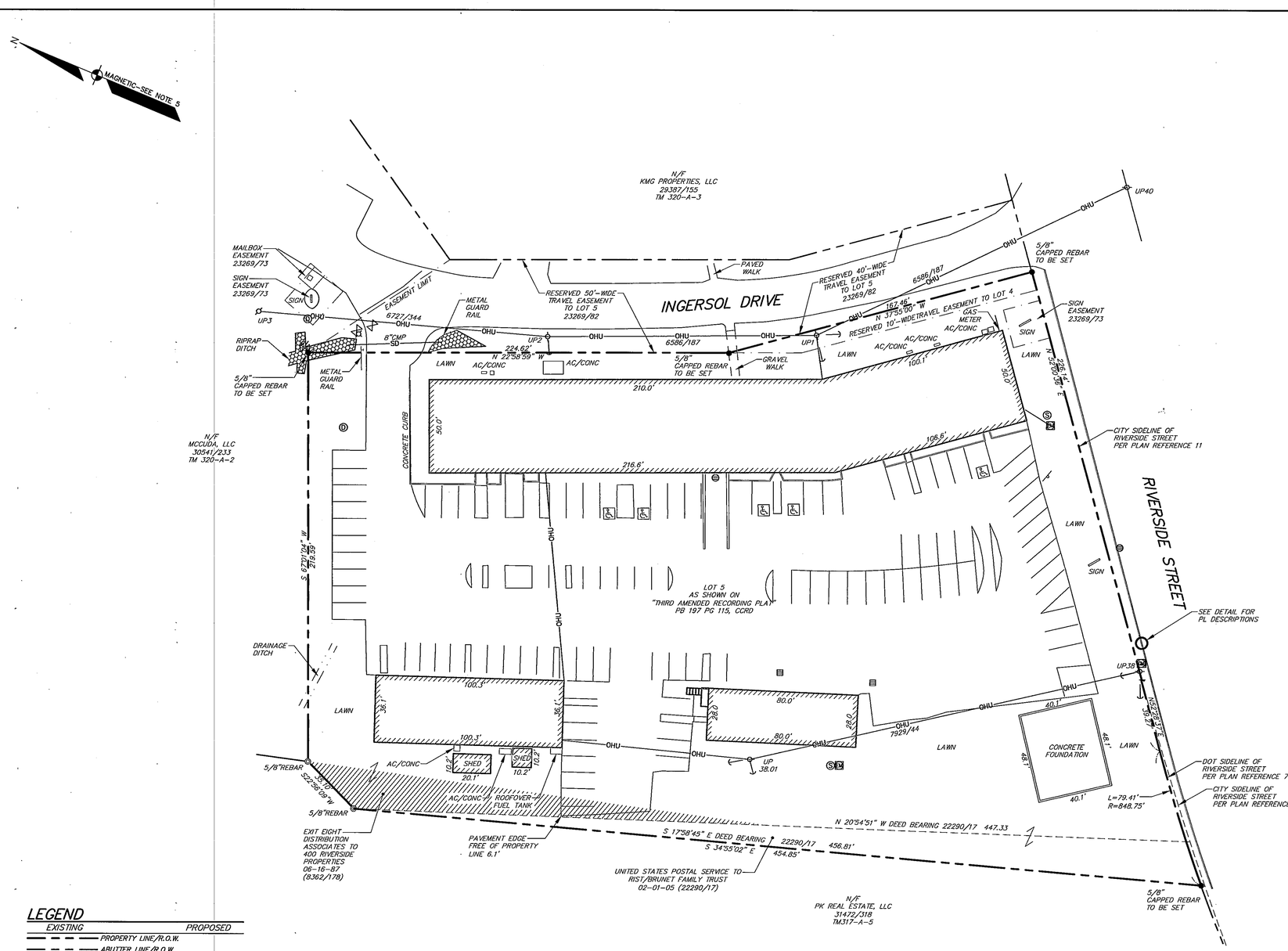
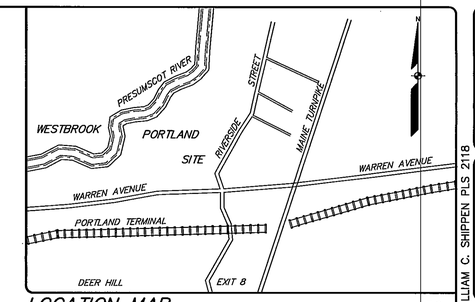


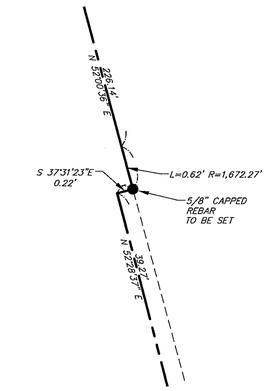


LOCATION MAP

N.T.S.

GENERAL NOTES

1. THE RECORD OWNER OF THE PARCEL IS ORMAN F. CUMMINGS BY DEED DATED OCTOBER 13, 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 23269 PAGE 82.
2. THE PARCEL IS SHOWN AS LOT 4, BLOCK A ON THE CITY OF PORTLAND ASSESSOR'S MAP 320.
3. THE TOTAL AREA OF THE PARCEL IS APPROXIMATELY 118,030 SQUARE FEET, MORE OR LESS (2.71 ACRES MORE OR LESS).
4. BOUNDARY AND LOCATION INFORMATION SHOWN HEREON IS BASED ON A FIELD SURVEY BY SEBAGO TECHNICS DURING JUNE OF 2015.
5. BEARINGS SHOWN HEREON ARE BASED ON MONUMENTATION FOUND AS SHOWN ON PLAN REFERENCE 10.
6. REFERENCE IS MADE TO A LETTER DATED JUNE 2, 2015 FROM JENSEN, BAIRD, GARDNER AND HENRY REGARDING TITLE TO THE SURVEYED PREMISES.
7. THE SIDELINE OF RIVERSIDE STREET IS RECREATED, IN PART, FROM COORDINATES SUPPLIED BY THE MAINE DEPARTMENT OF TRANSPORTATION (MEDOT) CONVERTED TO US FEET THROUGH CORPSCON. THE REMAINDER OF THE FRONTAGE IS BASED ON PLAN REFERENCE 10.
8. THE PARCEL IS LOCATED, BY SCALING METHODS, WITHIN ZONE X (AREAS OF 500 YEAR FLOOD, AREAS OF 100 YEAR FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 100 YEAR FLOOD) AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND MAINE COMMUNITY PANEL NO. 230051–0006–C WITH AN EFFECTIVE DATE OF DECEMBER 8, 1998.



DETAIL

SCALE: 1" = 1'-0"

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
DEED LINE/R.O.W.	
EASEMENT	
IRON PIPE/ROD	●
C1/L1 DEED CALL	
C1/L1 CURVE/LINE NO.	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	
PAVEMENT PAINT	
CURB LINE	
SIGN	
GAS METER	
WATER GATE VALVE	
HYDRANT	
SANITARY MANHOLE	
SD STORM DRAIN	
DRAINAGE MANHOLE	
CATCH BASIN	
OHU OVERHEAD UTILITY	
ELECTIRC METER	
UTILITY POLE	
GUY WIRE	
DRAINAGE DITCH	
RIPRAP	

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 INCH = 30 FT.

THIS PLAN AMENDS THE CONFIGURATION OF LOT #5 AS SHOWN ON THE THIRD AMENDED SUBDIVISION PLAN OF THE DONALD O. BUTLER SUBDIVISION AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 197, PAGE 115.

APPROVAL–
CITY OF PORTLAND
PLANNING BOARD

_____ DATE

_____

JEFF LEVINE

DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____, 20____

AT ____h _____m _____M. AND RECORDED IN

PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

PLAN REFERENCES

1. ALTA/ACSM LAND TITLE SURVEY OF: BISSON MOVING 401 RIVERSIDE STREET PORTLAND, MAINE FOR: HARVEY INDUSTRIES, INC. DATED 11–09–01 AND REVISED THROUGH 12–14–01 BY SEBAGO TECHNICS.
2. ALTA SURVEY AT 400 RIVERSIDE STREET IN PORTLAND, CUMBERLAND COUNTY MAINE PREPARED FOR BONNIE BRUNET AND MARTIN RIST DATED JANUARY 28, 1999 AND REVISED THROUGH FEBRUARY 2, 1999 BY DESLAURIERS & ASSOCIATES, INC.
3. ALTA/ACSM LAND TITLE SURVEY 380 RIVERSIDE STREET PORTLAND, CUMBERLAND COUNTY, MAINE MADE FOR THE DUNHAM GROUP DATED APRIL 24, 2014 BY OWEN HASKELL, INC.
4. SUBDIVISION – REVISED LOT 6 OF: LOTS 1, 1A, & 6 MCALISTER FARM & LOT 4 DONALD O. BUTLER SUBDIVISION RIVERSIDE ST. AND MCALISTER DRIVE, PORTLAND, MAINE PREPARED FOR DEVELOPER: RIO TIERRA LLC AND OWNER OF RECORD: MARTIN RIST & BARNYSUE J. BRUNET DATED 5–6–05 BY OWEN HASKELL, INC. AND RECORDED IN PLAN BOOK 205 PAGE 399 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
5. MCALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, ME AMENDED FINAL SUBDIVISION RECORDING PLAT DATED JANUARY 26, 1987 AND RECORDED IN PLAN BOOK 161, PAGE 16 CCRD.
6. MCALISTER FARM SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 1, 1988 AND RECORDED IN PLAN BOOK 176, PAGE 17 CCRD.
7. STATE OF MAINE DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP STATE HIGHWAY NO. 18 PORTLAND CUMBERLAND COUNTY DATED DECEMBER 1998 SHEET 3 OF 11 DOT FILE NO. 3–444 AND RECORDED IN PLAN BOOK 207 PAGE 177 CCRD.
8. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE AMENDED RECORDING PLAT DATED MAY 7, 1984 AND RECORDED IN PLAN BOOK 142 PAGE 29 CCRD.
9. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE FINAL SUBDIVISION RECORDING PLAT DATED MARCH 14, 1986 AND RECORDED IN PLAN BOOK 154 PAGE 25 CCRD.
10. DONALD O. BUTLER SUBDIVISION RIVERSIDE STREET PORTLAND, MAINE THIRD AMENDED RECORDING PLAT DATED APRIL 30, 1996 AND RECORDED IN PLAN BOOK 197 PAGE 115 CCRD.
11. CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS RIVERSIDE STREET GUARD RAIL DATED MAY 1984 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DEPARTMENT PLAN FILE 709/12.

WILLIAM C. SHIPPEN PLS 2118

STATE OF MAINE WILLIAM C. SHIPPEN 2118 REGISTERED PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
WCS	WCS

REV:	BY:	DATE:	STATUS:
B	WCS	06-12-15	MISC CHANGES, PLANNING SIGNATURE BLOCK
A	WCS	06-10-15	SIGNED PLAN TO CLIENT

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 1A South Portland, ME 04106 Tel: 207-200-2100
250 Goddard Rd. Suite B Lewiston, ME 04240 Tel: 207-783-5656

BOUNDARY SURVEY
SHOWING REVISION TO LOT #5
DONALD O. BUTLER SUBDIVISION
400 RIVERSIDE ST., PORTLAND, MAINE
MADE FOR: DELTA REALTY LLC
380 WARREN AVENUE
PORTLAND, MAINE 04101

RECORD OWNER:
ORMAN F. CUMMINGS
190 U.S. ROUTE ONE
FALMOUTH, ME 04105

PROJECT NO.	SCALE
15216	1" = 30'

SHEET 1 OF 1

15216EC.dwg, TAB: 15216EC