

ABUTTERS

MAP 323 LOT A-006/
MAP 322 LOT A-008 (SUBJ.)
N/F ADDISON CAPITAL, LLC
2 SHADY LANE
FALMOUTH, ME 04105
BOOK 28176 PAGE 018

MAP 323 LOT A-003/
MAP 322 LOT A-003
N/F CITY OF PORTLAND
386 CONGRESS ST
PORTLAND, ME 04101
BOOK 27825 PAGE 068

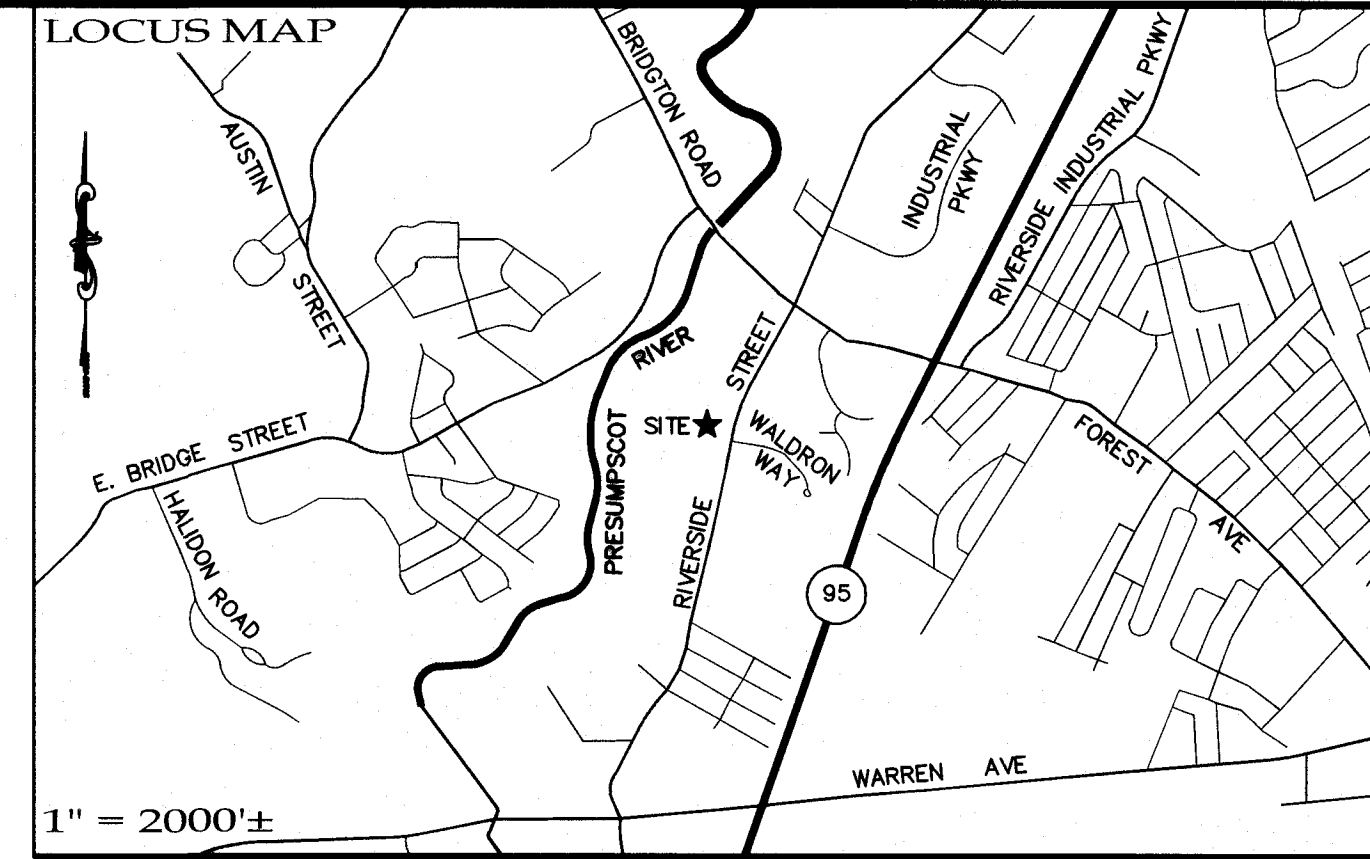
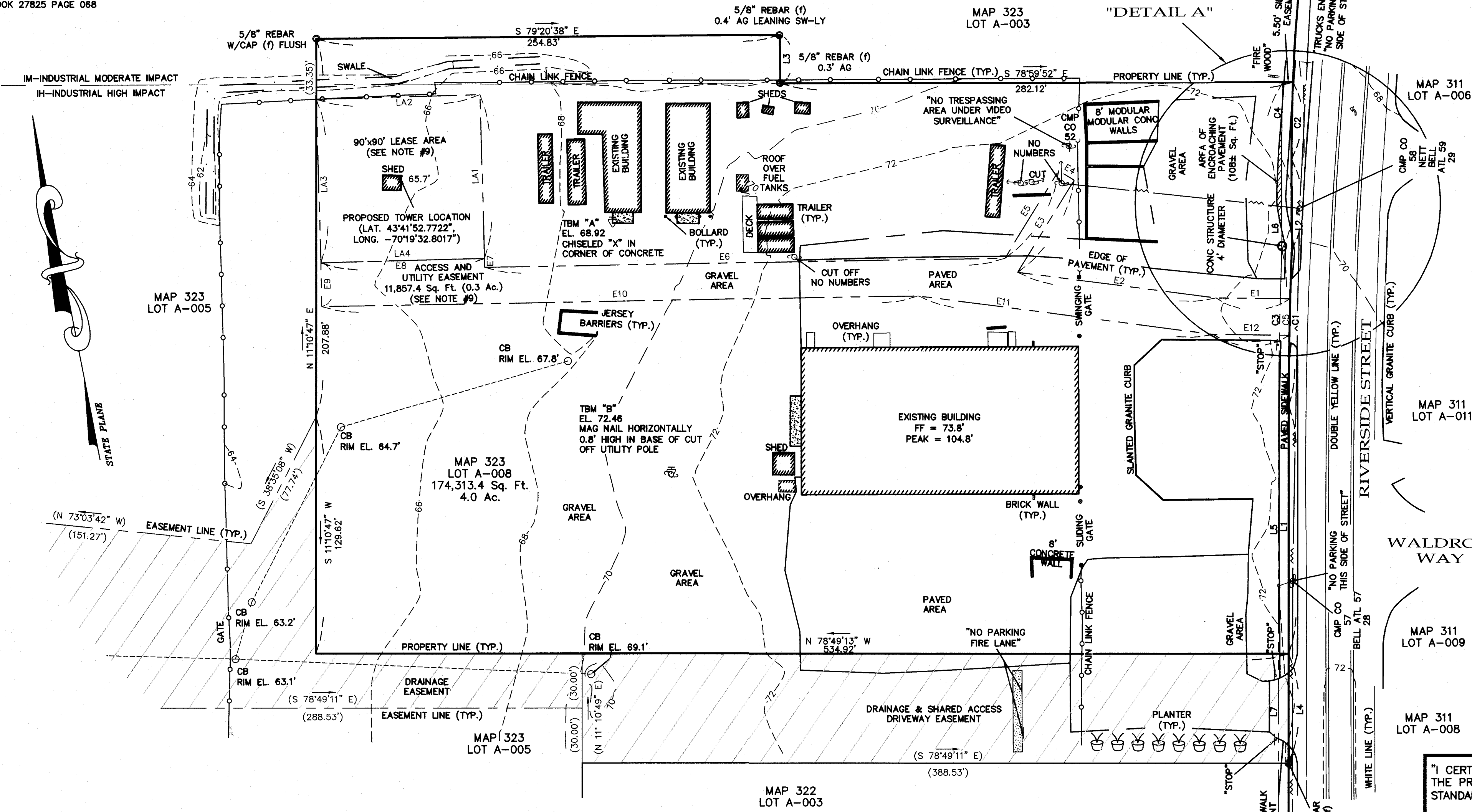
MAP 323 LOT A-005
N/F CITY OF PORTLAND
386 CONGRESS ST
PORTLAND, ME 04101
BOOK 28269 PAGE 255

MAP 311 LOT A-008
SKINNER, DANIEL H. (K W VET)
& YVONNE I. JTS
619 RIVERSIDE ST
PORTLAND, ME 04103
BOOK 8603 PAGE 10

MAP 311 LOT A-009
SKINNER DANIEL TRUSTEE
299 PRESUMPSCOT ST
PORTLAND, ME 04103
BOOK 20123 PAGE 347

MAP 311 LOT A-011
LIBBY MARK S
639 RIVERSIDE ST
PORTLAND, ME 04102
BOOK 10863 PAGE 135

MAP 311 LOT A-006
PORTER DRYWALL INC
299 PRESUMPSCOT ST
PORTLAND, ME 04103



PLAN OF REFERENCE

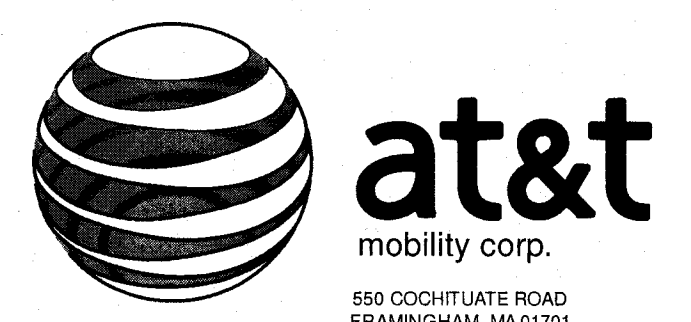
1) "RIVERSIDE SUBDIVISION, SUBDIVISION RECORDING PLAT"; PREPARED FOR: CITY OF PORTLAND, MAINE; PREPARED BY WOODARD AND CURRAN, DATED: OCTOBER 07, 2012; SCALE: 1" = 100'; RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD) BEING BOOK 210 PAGE 352.

NOTES

- 1) THE PURPOSE OF THIS PLAN IS TO DEPICT EXISTING CONDITIONS ON MAP 323 LOT A-008.
- 2) THIS PLAN IS BASED ON FIELD EVIDENCE LAST OBSERVED ON DECEMBER 11, 2013.
- 3) THIS PARCEL OF LAND DOES NOT LIE IN A 100-YEAR FLOOD PLAIN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) 2300510068C PORTLAND, CT/CUMBERLAND CO. DATED: 12/08/1998.
- 4) THE HORIZONTAL DATUM FOR THIS SITE IS REFERENCED TO MAINE NAD83 (FIPSZONE 1802) PER LEICA GPS.
- 5) THE ELEVATION FOR THIS SITE IS REFERENCED TO NAVD88 PER LEICA GPS.
- 6) THE TOPOGRAPHY SHOWN ON THIS PLAN IS A DEPICTION OF ACTUAL FIELD WORK.
- 7) THIS PARCEL, ALONG WITH MAP 323 LOT A-003, IS BENEFITTED BY A DRAINAGE AND SHARED ACCESS EASEMENT BURDENING MAP 323 LOT A-005.
- 8) THIS PARCEL IS BURDENED BY A 5.50' WIDE SIDEWALK EASEMENT ALONG THE ENTIRE FRONTAGE.
- 9) THIS PARCEL HAS A NEW ACCESS AND UTILITY EASEMENT BENEFITTING AT&T FOR THE PURPOSE OF ACCESSING AND MAINTAINING THE STRUCTURES AND EQUIPMENT IN THE LEASE AREA. NEW EASEMENT AND LEASE AREA DESCRIBED IN BEARING TABLE.
- 10) PORTIONS OF THIS PARCEL, AS SHOWN, FALL WITHIN BOTH THE INDUSTRIAL-HIGH IMPACT AND THE INDUSTRIAL-MODERATE IMPACT ZONES.
- 11) UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE AND ARE BASED ON FIELD EVIDENCE. ADDITIONAL UNDERGROUND UTILITIES MAY EXIST. CONTACT DIG SAFE AT 811 PRIOR TO CONSTRUCTION.
- 12) IN THE EVENT THAT THE ACCESS ROAD IS REMOVED AS A PART OF A FUTURE SUBDIVISION AMENDMENT, AT&T WILL BE ABLE TO USE THE NEW ACCESS ROAD PROVIDED THAT THE NEW ACCESS ROAD DIRECTLY CONNECTS THE TELECOMMUNICATIONS COMPOUND TO THE PUBLIC RIGHT OF WAY AND AFFORDS 24/7 ACCESS.



NB+C ENGINEERING SERVICES, LLC.
1777 SENTRY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(267) 486-0122



SR# ME5372S
LUCAS TREE
636 RIVERSIDE STREET
PORTLAND, ME, 04103
CITY OF PORTLAND
CUMBERLAND COUNTY

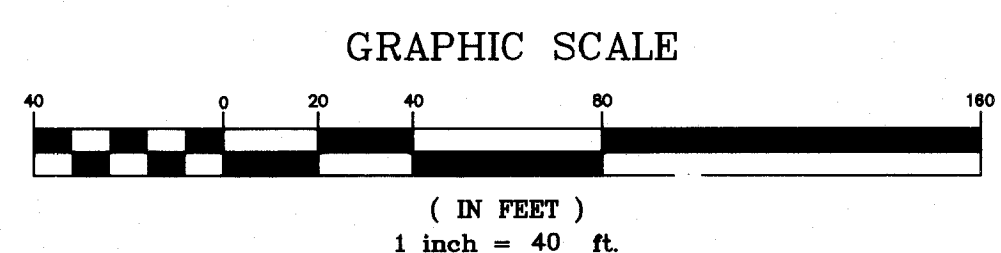
REVISIONS

REV	DATE	DESCRIPTION	BY
1	03/20/14	TITLE/APPR'L BLOCK, NOTE 12, EASEMENT DETAIL	TAP

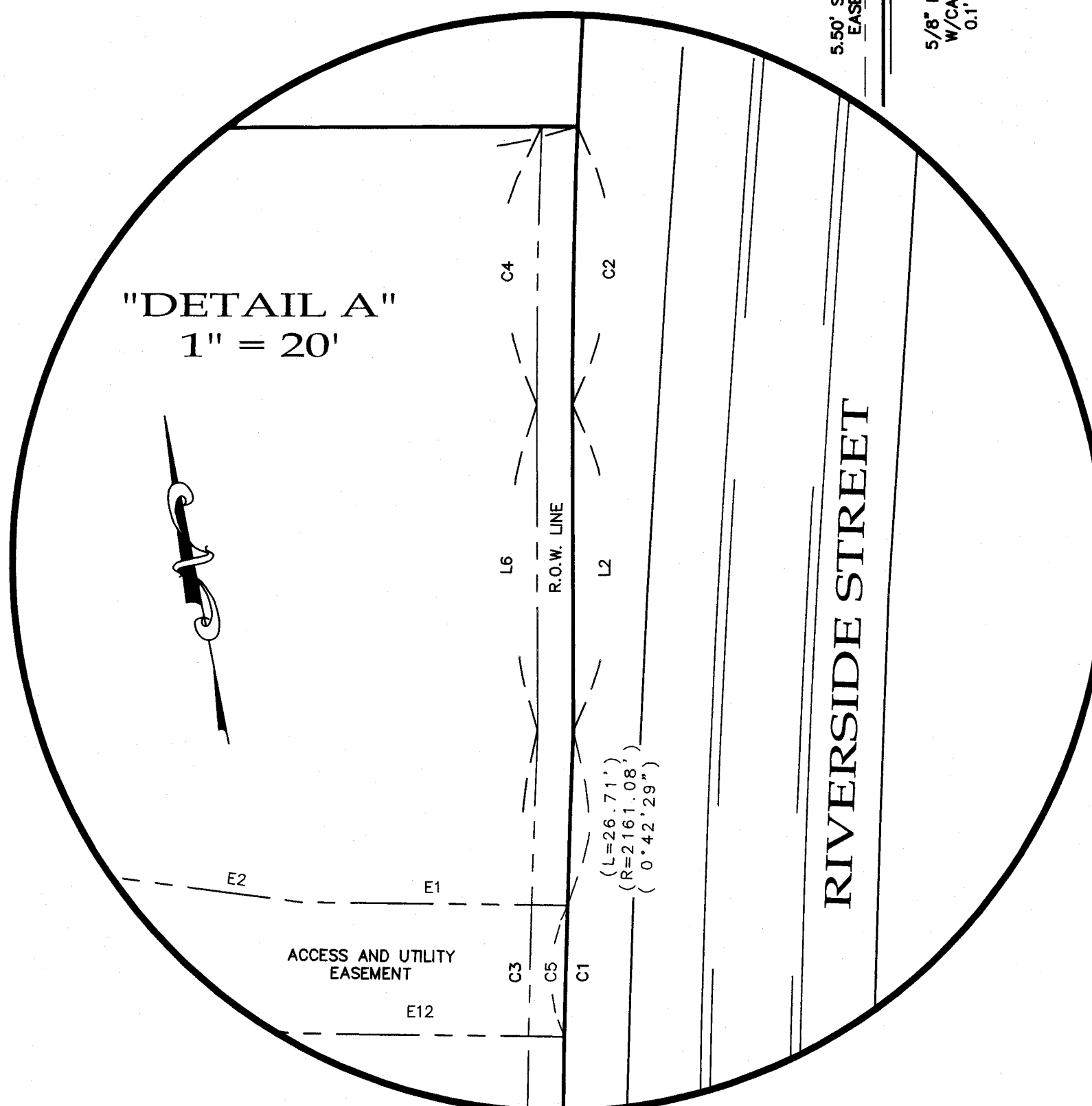
LEGEND

- BOUND
- BOLLARD
- ▣ CATCH BASIN
- ▭ CONDUIT
- ⊕ DELINEATOR
- ⊙ DRAIN MANHOLE
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC HAND HOLE
- ⊙ ELECTRIC METER
- ⊙ FLAG
- ⊙ FIRE HYDRANT
- ⊙ FIRE UTILITY
- ⊙ GAS GATE
- ⊙ GAS METER
- ⊙ GUYWIRE
- ⊙ HVAC UNIT
- ⊙ IRON PIPE/REBAR
- ⊙ IRRIGATION
- ⊙ LIGHT
- ⊙ LIGHT POST
- ⊙ MAILBOX
- ⊙ MANHOLE
- ⊙ POST
- ⊙ ROCK
- ⊙ SEWER MANHOLE
- ⊙ SHRUB
- ⊙ SIGN
- ⊙ STUMP
- ⊙ SUPPORT PILLAR
- ⊙ TELEPHONE BOX
- ⊙ TREE - CONIFEROUS
- ⊙ TREE - DECIDUOUS
- ⊙ UTILITY POLE
- ⊙ VENT
- ⊙ WATER GATE
- ⊙ WATER SHUTOFF
- ⊙ WETLAND
- CONTOUR MAJOR
- CONTOUR MINOR
- CURBING
- DRAINAGE LINE
- EASEMENTS
- EDGE OF PAVEMENT
- RETAINING WALL
- SEWER LINE
- SHRUB LINE
- TREE LINE
- ▭ BUILDING
- ▭ CONCRETE
- ▭ CRUSHED STONE

State of Maine, Cumberland SS.
Registry of Deeds
Received June 12, 2014
at 3:23 p.m. and recorded in
Plan Book 214 Page 28
Attest: *[Signature]*



APPROVED BY CITY OF PORTLAND
PLANNING BOARD
May 6, 2014
[Signature]

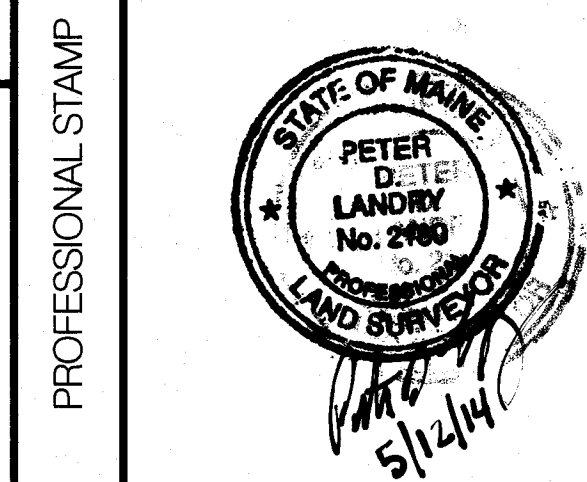


"I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR THE PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY I, CONDITION I - STANDARD BOUNDARY SURVEY."

PETER D. LANDRY PLS #2180 DATE

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N 11°10'47" E	135.88'
L2	N 10°58'19" E	50.08'
L3	S 10°39'22" W	28.77'
L4	N 11°10'47" E	60.00'
C1	85.50'	2161.08'
C2	42.50'	990.18'
L5	N 11°10'47" E	135.88'
L6	N 10°58'19" E	50.08'
L7	N 11°10'47" E	60.00'
C3	85.60'	2188.58'
C4	42.50'	995.68'
L8	N 11°10'47" E	135.88'
L9	N 10°58'19" E	50.08'
L10	N 11°10'47" E	60.00'
L11	S 09°32'38" E	90.00'
L12	N 80°27'22" W	90.00'
L13	S 09°32'38" W	90.00'
L14	S 80°27'22" E	90.00'
L15	N 09°32'38" E	90.00'
L16	N 11°10'47" E	135.88'
L17	N 10°58'19" E	50.08'
L18	N 11°10'47" E	60.00'
L19	N 11°10'47" E	60.00'
L20	N 11°10'47" E	60.00'
L21	N 11°10'47" E	60.00'
L22	N 11°10'47" E	60.00'
L23	N 11°10'47" E	60.00'
L24	N 11°10'47" E	60.00'
L25	N 11°10'47" E	60.00'
L26	N 11°10'47" E	60.00'
L27	N 11°10'47" E	60.00'
L28	N 11°10'47" E	60.00'
L29	N 11°10'47" E	60.00'
L30	N 11°10'47" E	60.00'
L31	N 11°10'47" E	60.00'
L32	N 11°10'47" E	60.00'
L33	N 11°10'47" E	60.00'
L34	N 11°10'47" E	60.00'
L35	N 11°10'47" E	60.00'
L36	N 11°10'47" E	60.00'
L37	N 11°10'47" E	60.00'
L38	N 11°10'47" E	60.00'
L39	N 11°10'47" E	60.00'
L40	N 11°10'47" E	60.00'
L41	N 11°10'47" E	60.00'
L42	N 11°10'47" E	60.00'
L43	N 11°10'47" E	60.00'
L44	N 11°10'47" E	60.00'
L45	N 11°10'47" E	60.00'
L46	N 11°10'47" E	60.00'
L47	N 11°10'47" E	60.00'
L48	N 11°10'47" E	60.00'
L49	N 11°10'47" E	60.00'
L50	N 11°10'47" E	60.00'
L51	N 11°10'47" E	60.00'
L52	N 11°10'47" E	60.00'
L53	N 11°10'47" E	60.00'
L54	N 11°10'47" E	60.00'
L55	N 11°10'47" E	60.00'
L56	N 11°10'47" E	60.00'
L57	N 11°10'47" E	60.00'
L58	N 11°10'47" E	60.00'
L59	N 11°10'47" E	60.00'
L60	N 11°10'47" E	60.00'
L61	N 11°10'47" E	60.00'
L62	N 11°10'47" E	60.00'
L63	N 11°10'47" E	60.00'
L64	N 11°10'47" E	60.00'
L65	N 11°10'47" E	60.00'
L66	N 11°10'47" E	60.00'
L67	N 11°10'47" E	60.00'
L68	N 11°10'47" E	60.00'
L69	N 11°10'47" E	60.00'
L70	N 11°10'47" E	60.00'
L71	N 11°10'47" E	60.00'
L72	N 11°10'47" E	60.00'
L73	N 11°10'47" E	60.00'
L74	N 11°10'47" E	60.00'
L75	N 11°10'47" E	60.00'
L76	N 11°10'47" E	60.00'
L77	N 11°10'47" E	60.00'
L78	N 11°10'47" E	60.00'
L79	N 11°10'47" E	60.00'
L80	N 11°10'47" E	60.00'
L81	N 11°10'47" E	60.00'
L82	N 11°10'47" E	60.00'
L83	N 11°10'47" E	60.00'
L84	N 11°10'47" E	60.00'
L85	N 11°10'47" E	60.00'
L86	N 11°10'47" E	60.00'
L87	N 11°10'47" E	60.00'
L88	N 11°10'47" E	60.00'
L89	N 11°10'47" E	60.00'
L90	N 11°10'47" E	60.00'
L91	N 11°10'47" E	60.00'
L92	N 11°10'47" E	60.00'
L93	N 11°10'47" E	60.00'
L94	N 11°10'47" E	60.00'
L95	N 11°10'47" E	60.00'
L96	N 11°10'47" E	60.00'
L97	N 11°10'47" E	60.00'
L98	N 11°10'47" E	60.00'
L99	N 11°10'47" E	60.00'
L100	N 11°10'47" E	60.00'



LAND OWNER OF RECORD
ADDISON CAPITAL, LLC
2 SHADY LANE
FALMOUTH, ME 04105
CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 28176 / PAGE 18

ADDISON CAPITAL, LLC DATE
AMENDMENT TO RIVERSIDE SUBDIVISION LOT #3
(EXISTING CONDITIONS/PROPOSED LEASE AREA
& ACCESS/UTILITY EASEMENT PLAN)
MAP 323 LOT A008
LUCAS TREE
636 RIVERSIDE STREET, PORTLAND, MAINE
JANUARY 03, 2014

PREPARED FOR: NETWORK BUILDING & CONSULTING
1777 SENTRY PKWY WEST-DUBLIN HALL #210
BLUE BELL, PA 19422

SCALE: 1"=40' SHEET 1 OF 1
PREPARED BY:
 Promised Land Survey, LLC
230 Rockingham Road
Derry, New Hampshire 03038
Tel: (603) 432-2112 • Fax: (603) 432-8800
www.PromisedLandSurvey.com
Land Surveying • Mapping • Planning • Permitting • Layout