

PLAN OF REFERENCE

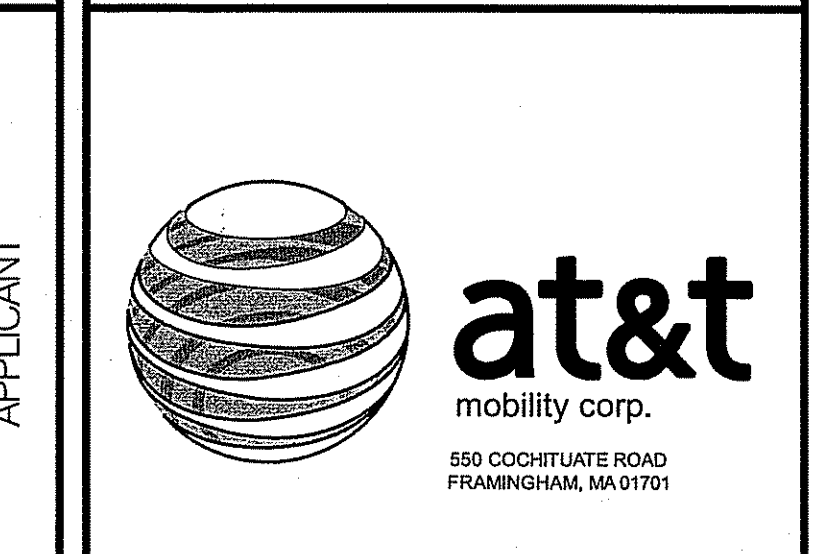
1) "RIVERSIDE SUBDIVISION, SUBDIVISION RECORDING PLAT", PREPARED FOR: CITY OF PORTLAND, MAINE, PREPARED BY WOODARD AND CURRAN, DATED: OCTOBER 07, 2012; SCALE: 1" = 100'; RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) BEING BOOK 210 PAGE 352.

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 PLAN AS INTERPOLATED FROM THE FLOOD INSURANCE RATE MAP (FIRM) 2300510006C 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.



NB+C ENGINEERING SERVICES, LLC.
1777 BENTLEY PARKWAY WEST
DUBLIN HALL, SUITE 210
BLUE BELL, PA 19422
(610) 465-9122



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

REVISIONS

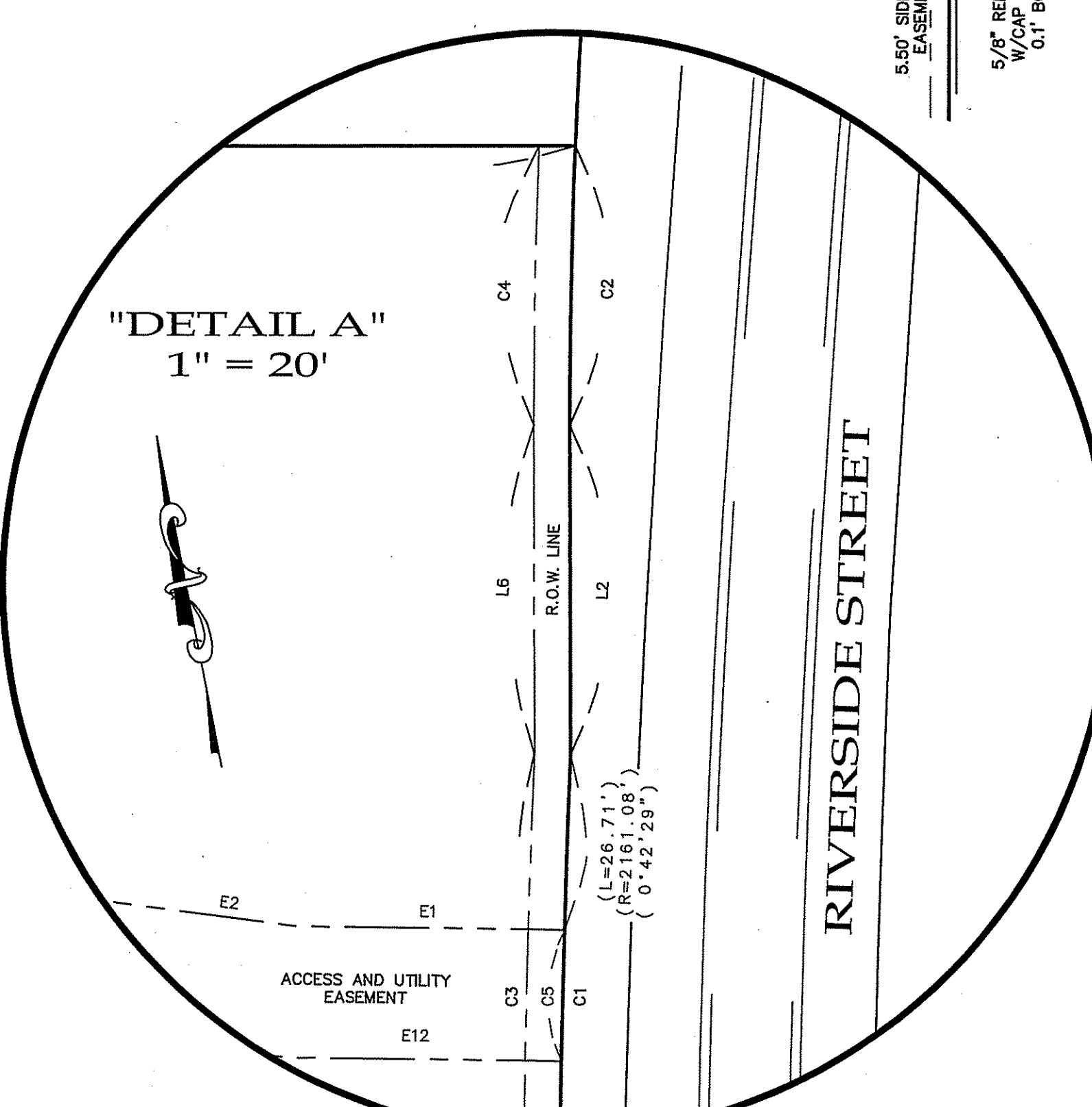
REV	DATE	DESCRIPTION	BY

LEGEND

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

ABUTTERS

MAP 323 LOT A-008/ MAP 322 LOT A-008 (SUBJ.) N/F ADDISON CAPITAL, LLC 2 SHADY LANE FALMOUTH, ME 04105 BOOK 28176 PAGE 018	MAP 311 LOT A-008 SKINNER, DANIEL H. (K W VET) & YVONNE L JTS 619 RIVERSIDE ST PORTLAND, ME 04103 BOOK 8603 PAGE 10
MAP 323 LOT A-003/ MAP 322 LOT A-003 N/F CITY OF PORTLAND 369 CONGRESS ST PORTLAND, ME 04101 BOOK 27825 PAGE 068	MAP 311 LOT A-009 SKINNER DANIEL TRUSTEE 625 RIVERSIDE ST PORTLAND, ME 04103 BOOK 20123 PAGE 347
MAP 323 LOT A-005 N/F CITY OF PORTLAND 389 CONGRESS ST PORTLAND, ME 04101 B 27825 PAGE 068	MAP 311 LOT A-011 LIBBY MARK S. 639 RIVERSIDE ST PORTLAND, ME 04102 BOOK 10863 PAGE 135
MAP 322 LOT A-001 N/F ANANTA, LLC 9 BROOK RD FALMOUTH, ME 04105 BOOK 28269 PAGE 255	MAP 311 LOT A-006 PORTER DRYWALL INC 299 PRESUMPSCOT ST PORTLAND, ME 04103



"I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR THE PROFESSIONAL LAND SURVEYORS STANDARDS FOR A CATEGORY I, CONDITION 1 - STANDARD BOUNDARY SURVEY."

Peter D. Landry
PETER D. LANDRY PLS #2180
DATE 1/23/14

LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
L1	N 11°10'47" E	135.88'
L2	N 10°58'19" E	150.08'
L3	S 10°39'22" W	26.77'
L4	N 11°10'47" E	160.00'
C1	85.50'	2161.08' 85.49'
C2	42.50'	990.18' 42.50'

LINE	BEARING	DISTANCE
L5	N 11°10'47" E	135.88'
L6	N 10°58'19" E	150.08'
L7	N 11°10'47" E	160.00'
C3	85.60'	2166.58' 85.60'
C4	42.50'	995.68' 42.49'

LINE	BEARING	DISTANCE
L8	N 09°32'38" E	90.00'
L9	N 42°41'17" E	56.37'
L10	S 79°53'07" E	288.25'
L11	S 10°08'53" W	5.03'
L12	S 80°27'22" E	90.00'
L13	N 10°06'53" E	24.14'
L14	N 79°53'07" W	328.15'
L15	N 79°26'44" W	163.73'
L16	N 78°10'49" W	41.71'
C5	20.00'	2161.08' 20.00'

PROFESSIONAL STAMP

STATE OF MAINE
PETER D. LANDRY
No. 2180
PROFESSIONAL LAND SURVEYOR

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

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