

SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN MADE TO THE NORMAL STANDARD OF CARE. SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- 7 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- 8 THE PROPERTY SURVEYED IS DESCRIBED IN DEEDS TO ROCKE L. AND PHILIPPA M. TODERICO RECORDED IN GUNDELD AND COUNTY REGISTRY OF DEEDS IN BOOK 2914 PAGE 296, BOOK 2266 PAGE 439, AND BOOK 2255 PAGE 423.
- 9 THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S MAP 340, BLOCK L AS LOTS 1 THROUGH 12 AND LOT 16.
- 10 REFERENCE IS MADE TO CITY OF PORTLAND ROAD RECORDS FOR BROADWAY, WALL STREET, AND FIFTH STREET ON FILE AT THE PUBLIC WORKS DEPARTMENT.
- 11 REFERENCE IS MADE TO PLAN OF CENTRAL PARK BY VARNER & CHURCHILL CIVIL ENGINEERS DATED JUNE 12, 2002 AND RECORDED IN PLAN BOOK 9, PAGE 128.

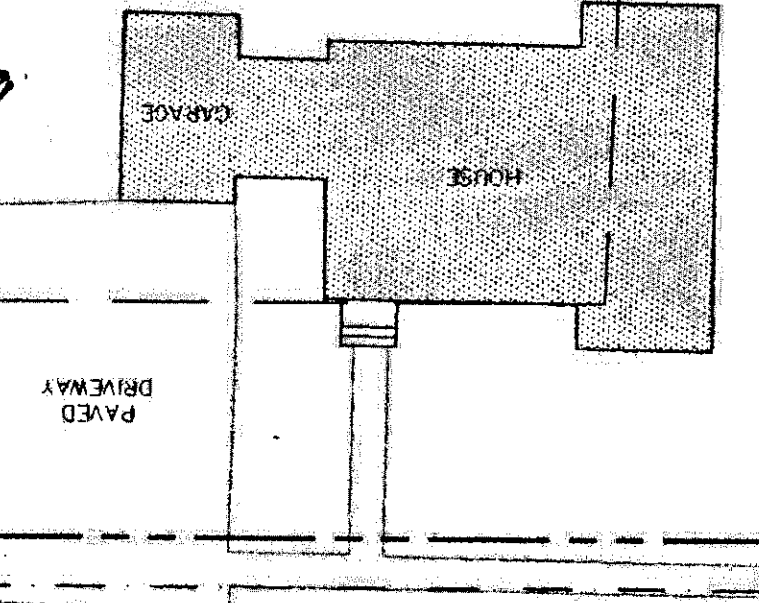
TO MON AT LEXINGTON AVE S 61°03'29" W 396.03'
 50.01H
 HELD FOUND 3' OFFSET MON
 6x6 GRANITE MONUMENT
 FOUND 3" BELOW GRADE
 SEE NOTE 10
 FOUND 3/4" IRON REBAR
 4' BELOW GRADE
 FOUND FLUSH WITH GRADE
 FOUND 1" IRON PIPE
 5' BELOW GRADE
 FOUND 1-1/2" IRON PIPE
 5' BELOW GRADE

BROADWAY

FIFTH STREET 50.01H

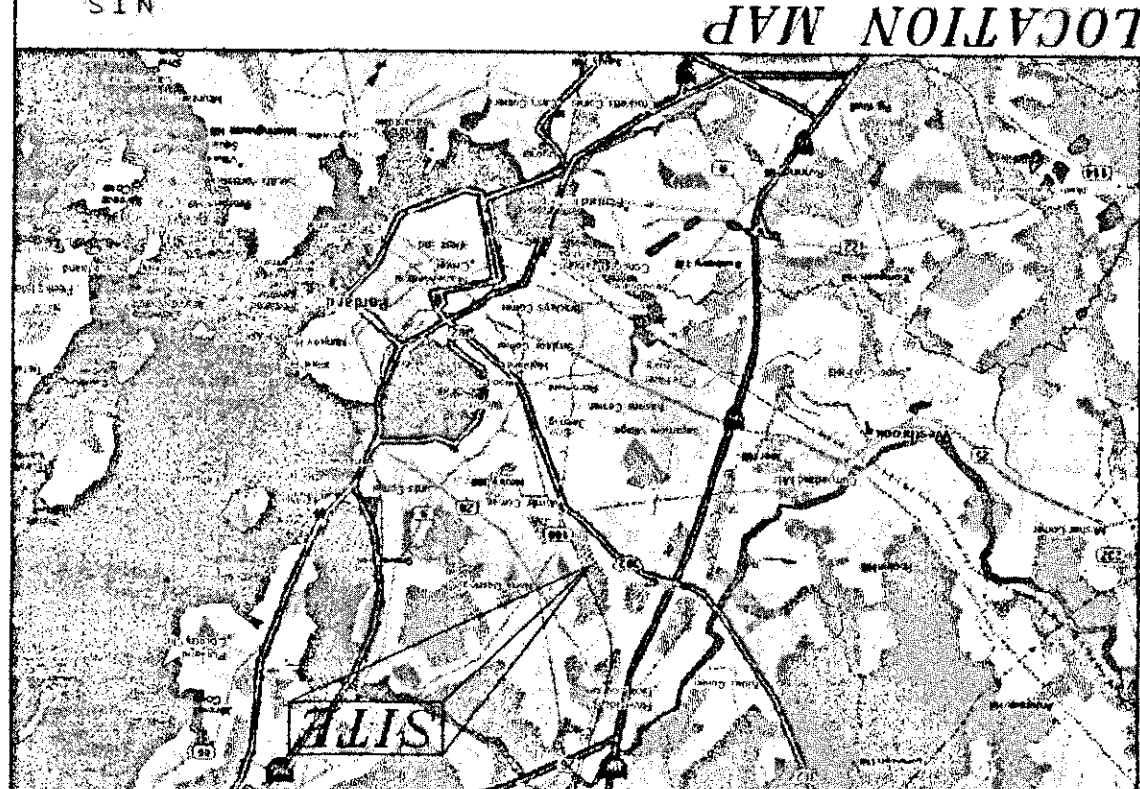
WALL STREET

garage 35 x 80
 LOT AREA 1,244 ACRES



LEGEND

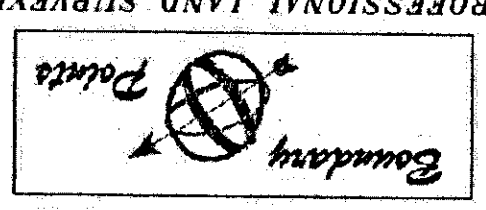
EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY SURVEYED	---
---	ADJOINER PROPERTY	---
---	BUILDING SETBACK LINE	---
---	FORMER ROAD LINE	---
---	CENTERLINE	---
○	MONUMENT	○
○	IRON PIPE/ROD	○
○	5/8" IRON REBAR	○
---	BUILDING	---
---	EDGE PAVEMENT	---
---	GRAVEL ROAD	---
---	UTILITY POLE	---
---	MANHOLE	---



FOUND 5/8" IRON REBAR
 3" ABOVE GRADE
 FOUND 3' ABOVE GRADE
 NEW ENGLAND TELEPHONE
 BOOK 8977 PAGE 293
 NOW OR FORMERLY
 A.B. ASSOCIATES
 BOOK 6700 PAGE 178
 NOW OR FORMERLY

125.01H
 207.94'
 S 84°58'02" E

STANDARD BOUNDARY SURVEY
 OF
 FRANK J. TODERICO
 85 WALL STREET PROPERTY
 PORTLAND MAINE
 JUNE 14, 2002 SCALE 1"=20'



PROFESSIONAL LAND SURVEYING
 P.O. BOX 1023
 WESTBROOK MAINE 04098-1023
 207-834-0182

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 PROJECT 02013