Date: 10/18/13

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

CITY OF PORTLAND, MAINE

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C8	20.08	225.00	05°06'48"
C9	105.51	225.00	26°52'02"
C10	135.00	125.00	61°52'39"
C11	27.49	17.00	92°38'48"
C12	188.99	175.00	61°52'39"
C13	25.92	17.00	87°21'12"
C14	31.05	175.00	10°09'58"
C15	64.29	175.00	25°57'44"

TYPICAL ROAD SECTION
BASKET LANE
Water Facilities Street
NTS

L31	11.40	S55°18'28"E
L32	20.00	S58°31'45"E
L33	52.63	N86°39'06"W
L34	83.34	S31°28'15"W
L35	84.09	N55°52'57"W
L36	79.46	N31°28'15"E
L37	79.36	S86°39'06"E
L38	56.69	S31°28'15"W
L39	15.04	N32°01'10"E
L40	34.36	S30°40'13"W
L41	50.00	S59°19'47"E
L42	35.61	N30°40'13"E
L43	63.50	S32°01'40"W
L44	35.83	S17°11'02"E
L45	30.00	S72°37'44"W
L46	28.07	N17°11'02"W
L47	86.46	N65°44'31"E
L48	76.24	N85°12'34"E
L49	109.95	S43°03'01"E
L50	40.73	S05°41'39"E
L51	21.28	S57°41'42"E
L52	66.70	S39°27'41"E
L53	182.18	S10°53'57"E
L54	61.01	S59°34'29"E
L55	68.50	S65°46'36"E
L56	217.71	S29°48'53"E
L57	116.74	S71°30'11"W
L58	61.15	N87°28'23"W
L59	62.44	N55°18'28"W
L60	15.45	S32°01'10"W

REFERENCES

(1) Plan of Property for Robert Adam made by Land Use Consultants dated August 1978. Recorded in Plan Book 125, Pages 45 and 46.

(2) Presumpscot River Place Amended Recording Plat made for The Teal Company by Land Use Consultants dated May 10, 1983 and revised February 6, 1984. Recorded in Plan Book 141, Page 42.

(3) Plan of Crestview Acres, Section 5, made for Donald R. Peters by H.I. & E.C. Jordan dated December 24, 1969. Recorded in Plan Book 81, Page 23.

(4) Third Amended Recording Plat of Alice Street Subdivision made for Lloyd B. Wolf by Land Use Consultants dated February 27, 1996. Recorded in Plan Book 196, Page 319.

(5) Plan of Oatnuts Park owned by A.M. Hayes. Recorded on February 18, 1902 in Plan Book 9, Page 103.

(6) Plan of Valley View Heights (Curtis Road) made for C.H. Hanson Co. by H.I. & E.C. Jordan Company dated January 31, 1967. Recorded in Plan Book 74, Page 1.

(7) Presumpscot River Place II made for The Teal Company by Land Use Consultants dated June 26, 1984 and revised August 9, 1985. Recorded in Plan Book 149, Page 64.

(8) Auburn Pines Subdivision Plan made for Neptune Properties, Inc. by Pinkham & Greer dated April 28, 1999. Recorded in Plan Book 199, Page 393.

(9) Presumpscot River Place III–Subdivision Plan made for Robert Adam and Burt Wolf by Titcomb Associates dated December 4, 2001. Recorded in Plan Book 202, Page 650.

(10) Reference is herein made to Private & Special Laws of Maine, Second Regular Session of the 120th Legislature, Chapter 62, S.P. 499–L.D. 1586, An Act to Separate Territory from the Town of Falmouth and Annex it to the City of Portland, approved April 2, 2002.

NOTES

(1) Surveyors seal is for interior lot dimensions only. Property perimeter is based on plan reference #1.

(2) Bearings are based on True North as shown on plan reference #1. Coordinate system is based on an assumed datum.

(3) Abutters noted on this plan are per City of Portland and Town of Falmouth records.

(4) Elevations are referenced to City of Portland datum. Location of benchmark: Front bonnet nut of hydrant at the corner of Alice Street and Carter Street. Elevation = 141.96 feet.

Approved by the City of Portland Planning Board
Dated 7-12-05

LEGEND

- Iron pin found
- Monument found
- Abutters line
- Property line
- Easement line
- Building envelope
- Lot number per ref. 4
- Lot number per ref. 8
- Lot number per ref. 9
- Do Not Disturb Area
- Drainage Easement

State of Maine, Cumberland SS.
Registry of Deeds
Received JUNE 26, 2006
at 1 h 40 m P M and recorded in
Plan Book 206 Page 412
Attest: John B. O'Brien Register

AREA

Lots 17–23	132,243 s.f. / 3.03 acres
Lot 24	578,276 s.f. / 13.28 acres
Lot 1	281,318 s.f. / 6.46 acres
Total Lot Area	991,837 s.f. / 22.77 acres
Basket Lane	16,445 s.f. / 0.36 acres
Total Area	1,008,282 s.f. / 23.13 acres

OWNERS OF RECORD

Lloyd B. Wolf and Robert L. Adam
Book 7058, Page 70.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

SURVEYOR'S SEAL IS FOR INTERIOR LOT CALCULATIONS ONLY. THE BOUNDARY PERIMETER IS BASED ON INFORMATION PROVIDED BY THE OWNER AND INFORMATION SHOWN ON A PLAN OF PROPERTY MADE FOR ROBERT ADAM BY LAND USE CONSULTANTS DATED AUGUST 1978 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 125, PAGES 45 AND 46. NO CERTIFICATIONS ARE STATED OR IMPLIED REGARDING THE ACCURACY OR VALIDITY OF THE PERIMETER BOUNDARIES.

Rex J. Croteau MAINE PLS #2273

STATE OF MAINE REX J. CROTEAU #2273 PROFESSIONAL LAND SURVEYOR

Rev. 1	02/24/06	30' Ease deed ref.	RJC

Riverwalk Subdivision Plan

Hope Avenue — Portland, Maine

MADE FOR

Gorrill–Palmer

15 Shaker Road — Gray, Maine

JOB# 99064	DATE: October 25, 2005	SCALE: 1"=100'
BOOK# 692		
RiverwalkBoundary2000		
SHEET 1 of 2		

Titcomb Associates
133 Gray Road
Falmouth, Maine 04105 (207)797-9199

206
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