

WASHINGTON AVENUE

DRAKE STREET

REVISED DECEMBER 10, 2016 TO REFLECT THE CONVEYANCE TO MOUNTAIN ROAD PROPERTIES TO MERGE TITLES PER THE CITY OF PORTLAND

**LEGEND**

- TO BE SET #5 REBAR WITH PLASTIC CAP STAMPED BEST 2336
- FOUND #3 REBAR (SPANNING AS NOTED)
- FOUND IRON PIPE (IPF) IRON ROD (IRR) SIZE AS NOTED
- UTILITY POLE
- TREE, DECIDUOUS SIZE AS NOTED
- LIGHT POLE
- ☆ PARENTHESES DENOTE RECORD DATA (123 45)
- CHAIN LINK FENCE
- — — ABUTTER OR RIGHT-OF-WAY LINE
- — — BOUNDARY LINE
- — — ROW OR FORMERLY OWNED BY
- — — TRAVELED WAY
- — — OVERHEAD UTILITY LINE
- 1234/567 DEED BOOK AND PAGE (CDB)
- 45-6-78 1X4 4M-8LDCM-10T

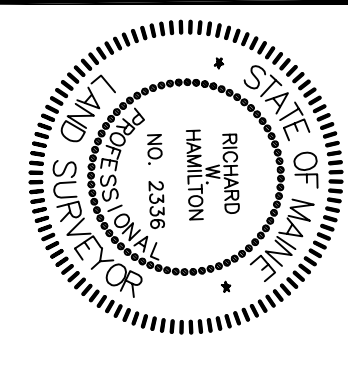
**NOTES**

1. BEARINGS BASED UPON GRID NORTH MAINE STATE PLANE COORDINATES AS ESTABLISHED BY STATIC GPS.
2. OWNERSHIP OF THE PROPERTIES SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD: MOUNTAIN ROAD PROPERTIES, LLC - DEED OF BERZINS REALTY TO MOUNTAIN ROAD PROPERTIES, LLC DATED DECEMBER 9, 2016 AND RECORDED IN DEED BOOK 38979, PAGE 176 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD), MOUNTAIN ROAD PROPERTIES LLC DATED MAY 31, 2016 AND RECORDED IN DEED BOOK 35182, PAGE 114 CCRD.
3. WAYNE AND SUZANNE BERZINS - DEED OF BERZINS REALTY, LLC TO WAYNE AND SUZANNE BERZINS DATED JUNE 24, 2005 AND RECORDED IN DEED BOOK 22802, PAGE 223 CCRD.
4. PLAN REFERENCES: FALL BROOK SEWER AND DRAINAGE RIGHT-OF-WAY PHASE II (OFF IV BETWEEN MAINE AVENUE AND BAY STREET, DATED MARCH 7, 2011, PREPARED BY THE CITY OF PORTLAND ENGINEERING DIVISION, ON FILE AT THE CITY OF PORTLAND ENGINEERING OFFICE.
5. PLAN ENTITLED PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR THE ROMAN CATHOLIC BISHOP OF PORTLAND, THIS PLAN HAS MULTIPLE DATES AND REVISIONS FROM JANUARY 1974 THRU JUNE 1976, PREPARED BY H. & E. C. JORDAN, ON FILE AT THE CITY OF PORTLAND'S ENGINEERING OFFICE.
6. THE PROPERTIES AS SHOWN ARE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD:
  - a. BERZINS REALTY LLC - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE DEED GRANTED BY SAINT JOSEPH'S MANOR TO THE CITY OF PORTLAND, DATED AUGUST 28, 2009 AND RECORDED IN DEED BOOK 26327, PAGE 283 CCRD.
  - b. WAYNE AND SUZANNE BERZINS - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE GRANTED BY WAYNE AND SUZANNE BERZINS TO THE CITY OF PORTLAND, DATED APRIL 12, 2009 AND RECORDED IN DEED BOOK 28002, PAGE 19 CCRD.
7. THE ORIGINAL DEED FOR THE MOUNTAIN ROAD PROPERTIES, LLC AS CONVEYED IN DEED BOOK 38979, PAGE 176 WAS FIRST DESCRIBED IN DEED BOOK 1974, PAGE 274, DATED DECEMBER 9, 2016 AND RECORDED IN DEED BOOK 38979, PAGE 176. THE ORIGINAL DEED HELD THE LOCATION OF FALL BROOK AS SHOWN ON PLAN REFERENCED IN NOTE 2 & 3. IT IS OUR OPINION THAT THE RECONSTRUCTION OF THE FALL BROOK SEWER PROJECT HAS ALTERED THE LOCATION OF FALL BROOK, A BOUNDARY LINE AGREEMENT IS RECOMMENDED TO ESTABLISH THIS LINE.
8. IT APPEARS THAT THE FOOT BRIDGE AND ABUTMENT THAT WAS INSTALLED IN CONNECTION WITH THE CONSTRUCTION OF THE FALL BROOK SEWER AND DRAINAGE PROJECT FOR ST. JOSEPH'S MANOR IS PARTIALLY LOCATED ON THE PROPERTY CONVEYED TO MOUNTAIN ROAD PROPERTIES, LLC. WE RECOMMEND CONTACTING ST. JOSEPH'S MANOR TO CLARIFY ACTUAL OWNERSHIP AND USE OF THE STRUCTURE.
9. THE TITLE OF THE SHADY AREA AS SHOWN IS UNCLERAR. THE ORIGINAL DEED CREATING A PORTION OF THE PARCEL OF WAYNE BERZINS AND SUZANNE BERZINS IS DESCRIBED IN DEED BOOK 1361, PAGE 492 CCRD. THIS DEED CALLS FOR A DISTANCE OF 20 FEET (3.90) FROM THE EASTERLY BOUNDARY LINE. THIS CREATES THE GAP AS SHOWN FROM THE EASTERLY BOUNDARY LINE OF WAYNE BERZINS AND SUZANNE BERZINS AND FALL BROOK. THE PLANS REFERENCED IN NOTE 2 DEPICT THIS GAP. THE PLAN REFERENCED IN NOTE 2A DEPICTS THE TITLE OF THIS PROPERTY AS BEING HELD BY THE ROMAN CATHOLIC BISHOP OF PORTLAND AND BY DEED OF BOOK 2334, PAGE 54 CCRD. WE RECOMMEND A TITLE OPINION ON THIS PARCEL.
10. THE PROPERTIES SHOWN ARE LOCATED WITHIN THE R3 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.
11. LOT DIMENSIONS AND STRUCTURAL SETBACKS FOR THE R3 ZONE ARE AS FOLLOWS:
 

MINIMUM LOT SIZE	6,500 SF
MINIMUM ROAD FRONTAGE	50'
FRONT SETBACKS	25'
REAR SETBACKS	25'

**CERTIFICATION**

THIS SURVEY COMPLETES WITH THE MAINE BOARD OF LICENSED PROFESSIONALS RULES AS OUTLINED IN CHAPTER 90, PART 2 (TECHNICAL STANDARDS) WITH THE FOLLOWING EXCEPTIONS:  
 1- NO WRITTEN REPORT PREPARED.  
 2- MONUMENTS NOT SET AS OF THE DATE OF THIS PLAN.  
 3- NO LEGAL DESCRIPTION PREPARED



**BOUNDARY SURVEY**  
 ON  
 WASHINGTON AVENUE  
 IN  
**PORTLAND**  
 CUMBERLAND COUNTY  
 MAINE

SCALE: 1" = 30'

DATE: JULY 28, 2016  
 REVISED DECEMBER 10, 2016

PREPARED FOR:  
 BERZINS REALTY LLC  
 483 ROOSEVELT TRAIL  
 WINDHAM, MAINE 04092

**BOUNDARY ENGINEERING SURVEY TECHNOLOGY**  
 25 TUBBOS LANE  
 BUXTON, MAINE 04093  
 TELEPHONE 529-9837  
 FAX 529-9837  
 DRAWING FILE: 016283BOUNDARY

