



REVISIONS: REWISED MARCH 1, 2017 TO REFLECT THE CONVEYANCES OF MOUNTAIN ROAD PROPERTIES, LLC AND WAYNE AND SUZANNE BERZINS PER CITY OF PORTLAND. REVISED DECEMBER 10, 2016 TO REFLECT THE CONVEYANCE TO MOUNTAIN ROAD PROPERTIES TO MERGE LOTS PER THE CITY OF PORTLAND.

LEGEND

- TO BE SET #5 REBAR WITH PLASTIC CAP STAMPED BEST 2336
- FOUND #5 REBAR (STAMPING AS NOTED)
- FOUND IRON PIPE (IIP) IRON ROD (IR) SIZE AS NOTED
- UTILITY POLE
- TREE, DECIDUOUS SIZE AS NOTED
- LIGHT POLE
- PARENTHESES DENOTE RECORD DATA
- (128.45)
- CHAIN LINK FENCE
- ABUTTER OR RIGHT-OF-WAY LINE
- BOUNDARY LINE
- NOW OR FORMERLY OWNED BY
- TRAVELED WAY
- OVERHEAD UTILITY LINE
- DEED BOOK AND PAGE (CGR)
- TAX MAP-BLOCK-LOT
- 45-6-78

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 35879, PAGE 176 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
3. MOUNTAIN ROAD PROPERTIES, LLC - DEED OF SAINT JOSEPH'S MANOR TO MOUNTAIN ROAD PROPERTIES, LLC DATED MAY 31, 2016 AND RECORDED IN DEED BOOK 33162, PAGE 114 CCRD.
4. MOUNTAIN ROAD PROPERTIES, LLC - DEED OF WAYNE AND SUZANNE BERZINS TO MOUNTAIN ROAD PROPERTIES, LLC DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 60 CCRD.
5. WAYNE AND SUZANNE BERZINS - DEED OF BERZINS REALTY, LLC TO WAYNE AND SUZANNE BERZINS DATED JUNE 24, 2005 AND RECORDED IN DEED BOOK 228021, PAGE 223 CCRD.
6. WAYNE AND SUZANNE BERZINS - DEED OF MOUNTAIN ROAD PROPERTIES, LLC TO WAYNE AND SUZANNE BERZINS DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 57 CCRD.
7. PLAN REFERENCES:
 - a. PLAN ENTITLED FALL BROOK SEWER AND DRAINAGE RIGHT-OF-WAY PHASE II OF IV BETWEEN WAYNE AVENUE AND RAY STREET, DATED MARCH 7, 2011, PREPARED BY THE CITY OF PORTLAND ENGINEERING DIVISION, ON FILE AT THE CITY OF PORTLAND ENGINEERING OFFICE.
 - b. 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.I. & E.C. JORDAN, ON FILE AT THE CITY OF PORTLAND'S ENGINEERING OFFICE.
8. 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, 2008 AND RECORDED IN DEED BOOK 26327, PAGE 283 CCRD.
 - b. WAYNE AND SUZANNE BERZINS - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE GRANT BY WAYNE AND SUZANNE BERZINS TO THE CITY OF PORTLAND, DATED APRIL 12, 2009 AND RECORDED IN DEED BOOK 28002, PAGE 19 CCRD.
9. THE ORIGINAL DEED FOR THE MOUNTAIN ROAD PROPERTIES, LLC AS CONVEYED IN DEED BOOK 38701, PAGE 157 CCRD, THIS DEED CALLS FOR A DISTANCE OF 20 FEET (3.03) FROM THE WESTERLY BOUNDARY LINE TO 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 CORRECT THIS GAP. THE PLAN REFERENCED IN NOTE 2A CORRECTS THE TITLE OF THIS PROPERTY AS BEING HELD BY THE CITY OF PORTLAND AND THE DEED OF BOOK 2354, PAGE 54 CCRD. WE RECOMMEND A TITLE OPINION FOR THIS AREA.
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'
SETBACKS	25'
FRONT	8'
SIDE	8'
REAR	25'
12. THE PROPERTIES SHOWN ARE LOCATED WITHIN THE R3 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.

BOUNDARY SURVEY AND PROPOSED LOT SPLIT
 ON
 WASHINGTON AVENUE
 IN
 PORTLAND
 CUMBERLAND COUNTY
 MAINE

PREPARED FOR:
 MOUNTAIN ROAD PROPERTIES, LLC
 43 ROOSEVELT TRAIL
 WINDHAM, MAINE 04092

DATE: JULY 28, 2016

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
 25 TURBOS LANE
 BUXTON, MAINE 04093
 TELEPHONE 529-9837
 FAX 529-9837
 DRAWING FILE: 0162820/BOUNDARY

CERTIFICATION

THIS SURVEY COMPLETES WITH THE MAINE BOARD OF LICENSED SURVEYORS 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.

THIS PLAN IS MADE BY SURVEY AND SCALE.

RICHARD W. HAMILTON, No. 2336