Date: 04/05/17

VICINITY MAP
N.T.S

DETAIL #1
N.T.S.

LEGEND

●	TO BE SET #5 REBAR WITH PLASTIC CAP STAMPED "BEST 2336"
◉	FOUND #5 REBAR (STAMPING AS NOTED)
○	FOUND IRON PIPE (IPF) IRON ROD (IRF) SIZE AS NOTED
	UTILITY POLE
	TREE, DECIDUOUS SIZE AS NOTED
	LIGHT POLE
(123.45)	PARENTHESES DENOTE RECORD DATA
—o—o—	CHAIN LINK FENCE
- - - - -	ABUTTER OR RIGHT-OF-WAY LINE
———	BOUNDARY LINE
N/F	NOW OR FORMERLY OWNED BY
═══	TRAVELED WAY
—OHU—	OVERHEAD UTILITY LINE
1234/567	DEED BOOK AND PAGE (CCRD)
45-6-78	TAX MAP-BLOCK-LOT

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 BERZINIS REALTY TO MOUNTAIN ROAD PROPERTIES, LLC DATED DECEMBER 9, 2016, 2016 AND RECORDED IN DEED BOOK 33679, PAGE 176 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

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.

MOUNTAIN ROAD PROPERTIES LLC- DEED OD WAYNE AND SUZANNE BERZINIS TO MOUNTAIN ROAD PROPERTIES LLC DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 60 CCRD.

WAYNE AND SUZANNE BERZINIS - DEED OF BERZINIS REALTY LLC. TO WAYNE AND SUZANNE BERZINIS DATED JUNE 24, 2005 AND RECORDED IN DEED BOOK 228020, PAGE 223 CCRD.

WAYNE AND SUZANNE BERZINIS - DEED OF MOUNTAIN ROAD PROPERTIES LLC TO WAYNE AND SUZANNE BERZINIS DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 57 CCRD.

2- PLAN REFERENCES:
a. PLAN ENTITLED FALL BROOK SEWER AND DRAINAGE RIGHT-OF-WAY PHASE II OF IV BETWEEN MAINE 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.J. & E.C. JORDAN. ON FILE AT THE CITY OF PORTLAND'S ENGINEERING OFFICE

3- THE PROPERTIES AS SHOW ARE SUBJECT TO THE FOLLOWING EASEMENTS OF RECORD;

a- BERZINIS 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 BERZINIS - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE GRANTED BY WAYNE AND SUZANNE BERZINIS TO THE CITY OF PORTLAND, DATED APRIL 12, 2008 AND RECORDED IN DEED BOOK 26002, PAGE 19 CCRD.

4- THE ORIGINAL DEED FOR THE MOUNTAIN ROAD PROPERTIES, LLC AS CONVEYED IN DEED BOOK 33679, PAGE 176 WAS FIRST DESCRIBED IN DEED BOOK 1974, PAGE 374, DATED SEPTEMBER 26, 1949 CALLS FOR FALL BROOK AS BEING THE BOUNDARY LINE. WE HAVE HELD THE LOCATION OF FALL BROOK AS SHOWN ON PLAN REFERENCED IN NOTE 2a & 2b. 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.

5. IT APPEARS THAT THE FOOT BRIDGE AND ABUTMENT THAT WAS INSTALLED IN CONJUNCTION WITH THE CONSTRUCTION OF THE FALL BROOK SEWER AND DRAINAGE PROJECT FOR ST. JOSEPH'S MANOR IS PARTIALLY LOCATED ON THE PROPERTY CONVEYED MOUNTAIN ROAD PROPERTIES, LLC. WE RECOMMEND CONTACTING ST. JOSEPH'S MANOR TO CLARIFY ACTUAL OWNERSHIP AND USE OF THE STRUCTURE.

6. THE TITLE OF THE SHADED AREA AS SHOWN IS UNCLEAR. THE ORIGINAL DEED CREATING A PORTION OF THE PARCEL OF WAYNE BERZINIS AND SUZANNE BERZINIS IS DESCRIBED IN DEED BOOK 1361, PAGE 492 CCRD. THIS DEED CALLS FOR A DISTANCE OF 20 RODS (330') FROM WASHINGTON AVENUE AND A WIDTH OF 112 1/2 FEET. IT DOES NOT CALL FOR FALL BROOK AS BEING THE EASTERLY BOUNDARY LINE. THIS CREATES THE GAP AS SHOWN FROM THE EASTERLY BOUNDARY LINE OF WAYNE BERZINIS AND SUZANNE BERZINIS 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 BY DEED OF BOOK 2534, PAGE 54 CCRD. WE RECOMMEND A TITLE OPINION FOR THIS AREA..

5- THE PROPERTIES SHOWN ARE LOCATED WITHIN THE R3 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.

6- LOT DIMENSIONS AND STRUCTURAL SETBACKS FOR THE R3 ZONE ARE AS FOLLOWS:

MINIMUM LOT SIZE	6,500 SF
MINIMUM ROAD FRONTAGE	50'
SETBACKS	
FRONT	25'
SIDE	8'
REAR	25'

CERTIFICATION

THIS SURVEY COMPLIES WITH THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND 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 INVALID IF NOT SIGNED AND SEALED

STATE OF MAINE
RICHARD W. HAMILTON
NO. 2336
PROFESSIONAL LAND SURVEYOR

RICHARD W. HAMILTON PLS #2336

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

SCALE: 1"= 30' DATE: JULY 28, 2016

PREPARED FOR:
MOUNTAIN ROAD PROPERTIES LLC
483 ROOSEVELT TRAIL
WINDHAM, MAINE 04062

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-2379

JOB NUMBER: 016-025 BERZINIS DRAWING FILE: 016025BOUNDARY

0 30' 60' 120'

REVISED MARCH 1, 2017 TO REFLECT THE CONVEYANCES OF MOUNTAIN ROAD PROPERTIES LLC AND WAYNE ANS SUZANNE BERZINIS PER CITY OF PORTLAND
REVISED DECEMBER 10, 2016 TO REFLECT THE CONVEYANCE TO MOUNTAIN ROAD PROPERTIES TO MERGE TITLES PER THE CITY OF PORTLAND