

CERTIFICATION

THIS SURVEY COMPLETES WITH THE MAINE BOARD OF LICENSED PROFESSIONAL ENGINEERS 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.

THIS PLAN IS MADE BY ME, SIGNED AND SEALED:

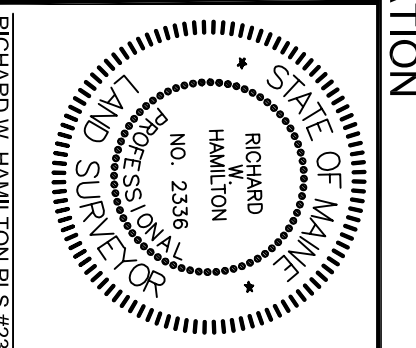
| LINE | LENGTH | BEARING |
|------|--------|-------------|
| L1 | 25.04 | S30°11'58"E |
| L2 | 24.96 | S39°11'39"E |
| L3 | 16.84 | S39°29'53"E |
| L4 | 18.84 | S47°02'38"E |
| L5 | 39.17 | N59°08'01"E |
| L6 | 38.78 | S50°43'03"W |

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RICHARD W. STANTON, NO. 2336

- 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
 - 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 (CORR)
 - 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:
 - WAYNE AND SUZANNE BERZINS - DEED OF BERZINS REALTY, LLC, TO WAYNE AND SUZANNE BERZINS DATED JUNE 24, 2005 AND RECORDED IN DEED BOOK 22802D, PAGE 223 CORR.
 - WAYNE AND SUZANNE BERZINS - DEED OF MOUNTAIN ROAD PROPERTIES, LLC TO WAYNE AND SUZANNE BERZINS DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 53711, PAGE 57 CORR.
 3. 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 PORTLAND'S ENGINEERING OFFICE, PREPARED BY H.L. & E.C. JOHNSON, ON FILE AT THE CITY OF PORTLAND'S ENGINEERING OFFICE.
 4. 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 CORR.
 - b. WAYNE AND SUZANNE BERZINS - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE DEED GRANTED BY WAYNE AND SUZANNE BERZINS TO THE CITY OF PORTLAND, DATED APRIL 12, 2009 AND RECORDED IN DEED BOOK 2802E, PAGE 19 CORR.
 - c. THE ORIGINAL DEED FOR THE MOUNTAIN ROAD PROPERTIES, LLC AS CONVEYED IN DEED BOOK 33879, 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 SET THE LOCATION OF FALL BROOK AS SHOWN ON PLAN REFERENCED IN NOTE 2A & 2B. IT IS RECOMMENDED THAT THE BOUNDARY LINE BE RECONSTRUCTED IN ACCORDANCE WITH THE RECOMMENDATION TO ESTABLISH THIS LINE.
 - d. IT APPEARS THAT THE FOOT BRIDGE AND ABUTMENT THAT WAS INSTALLED IN CONNECTION WITH THE FALL BROOK SEWER AND DRAINAGE PROJECT WAS PARTIALLY CONVEYED TO SAINT JOSEPH'S MANOR IS PARTIALLY LOCATED ON THE PROPERTY CONVEYED TO CLARIFY ACTUAL OWNERSHIP AND USE OF THE STRUCTURE.
 - e. THE TITLE OF THE SHARDED AREA AS SHOWN IS UNCLER. THE ORIGINAL DEED CREATING A PORTION OF THE PARCEL OF WAYNE BERZINS AND SUZANNE BERZINS IS DESCRIBED IN DEED BOOK 1361, PAGE 482 CORR. THIS DEED CALLS FOR A DISTANCE OF 20 FEET (3X) FROM WASHINGTON AVENUE AND A WIDTH OF 112 FEET. IT DOES NOT CALL FOR FALL BROOK AS BEING THE EASTERY BOUNDARY LINE. THIS CREATES THE GAP AS SHOWN ON PLAN. THE PLANS REFERENCED IN NOTE 2, DEPICT THIS GAP. THE PLAN AS SHOWN AND REFERENCED IN NOTE 2A DEPICTS THE TITLE OF THIS PROPERTY AS BEING HELD BY THE ROMAN CATHOLIC BISHOP OF PORTLAND BY DEED OF BOOK 2334, PAGE 54 CORR. WE RECOMMEND A TITLE OPINION FOR THIS AREA.
 - f. THE PROPERTIES SHOWN ARE LOCATED WITHIN THE R3 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.
 5. LOT DIMENSIONS AND STRUCTURAL SETBACKS FOR THE R3 ZONE ARE AS FOLLOWS:
 - MINIMUM ROAD FRONTAGE 50'
 - MINIMUM ROAD FRONTAGE 50'
 - SETBACKS:
 - FRONT 25'
 - SIDE 8'
 - REAR 25'

BOUNDARY SURVEY AND PROPOSED LOT SPLIT

AT

1159 WASHINGTON AVENUE

IN

PORTLAND

CUMBERLAND COUNTY

MAINE

PREPARED FOR:
WAYNE & SUZANNE BERZINS
201 PALMOUTH ROAD
FRANKFORD, MAINE 04106

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBBO'S LANE
BUXTON, MAINE 04093
TELEPHONE 529-9837
FAX 529-9837
DRAWING FILE: 01628BERZINS1015917

SCALE: 1" = 30'

DATE: APRIL 20, 2017