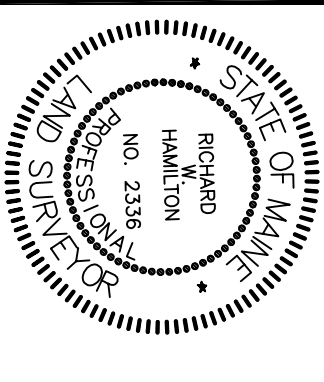


WASHINGTON AVENUE
DETAIL #1
N.T.S.

LINE	LENGTH	BEARING
L1	25.04	S30°11'59"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	N69°06'01"E
L6	38.78	S50°43'03"W
L7	41.20	S50°43'03"W

CERTIFICATION

THIS SURVEY COMPLEIES WITH THE MAINE BOARD OF LICENSED PROFESSIONALS RULES AS OUTLINED IN CHAPTER 60, PART 2 (TECHNICAL STANDARDS) WITH THE FOLLOWING EXCEPTIONS:
1. NO WRITTEN REPORT PREPARED.
2. MONUMENTS NOT SET AS OF THE DATE OF THIS PLAN.



LEGEND

- TO BE SET #5 REBAR WITH PLASTIC CAP STAMPED TEST 2306
- 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
- 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 (CORP)
- TAX MAP-BLOCK-LOT

NOTES

1. DIMENSIONS BASED UPON CENTERLINE OF THE STREET UNLESS OTHERWISE SPECIFIED BY STATIC GPS.
2. OWNERSHIP OF THE PROPERTIES SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD:
LOT #1- WAYNE AND SUZANNE BERZINS - DEED OF WAYNE AND SUZANNE BERZINS TO WAYNE AND SUZANNE BERZINS DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 34110, PAGE 290 CORP.
- LOT #2- WAYNE AND SUZANNE BERZINS - DEED OF WAYNE AND SUZANNE BERZINS TO WAYNE AND SUZANNE BERZINS DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 34110, PAGE 290 CORP.
3. PLAN REBERENCES:
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.L. & C.C. JORDAN, ON FILE AT THE CITY OF PORTLAND ENGINEERING OFFICE.
c. PLAN ENTITLED BOUNDARY SURVEY AND PROPOSED LOT SPLIT WASHINGTON AVENUE, PORTLAND, MAINE, DATED JUNE 1, 2017, PREPARED BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, INC. AND RECORDED IN PLAN BOOK 217, PAGE 91 CORP.
d. PLAN ENTITLED BOUNDARY SURVEY AND PROPOSED LOT SPLIT WASHINGTON AVENUE, PORTLAND, CAMBERLAND COUNTY MAINE, DATED JUNE 1, 2017, PREPARED BY BOUNDARY ENGINEERING SURVEY TECHNOLOGY, INC. AND RECORDED IN PLAN BOOK 217, PAGE 91 CORP.
e. THE PROPERTIES AS SHOWN ARE SUBJECT TO AND HAVE THE BENEFIT OF THE FOLLOWING EASEMENTS OF RECORD:
BERZINS REALTY, LLC - EASEMENT AND RIGHT OF WAY AS DESCRIBED IN THE DEED GRANTED BY WAYNE AND SUZANNE BERZINS TO WAYNE AND SUZANNE BERZINS DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 2827, PAGE 283 CORP.
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 2/28/12, 2/28/18 AND RECORDED IN DEED BOOK 28902, PAGE 19 CORP.
WAYNE AND SUZANNE BERZINS, LOT #4, EASEMENT FOR ACCESS AND UTILITIES AS DESCRIBED IN THE DEED OF MOUNTAIN ROAD PROPERTIES, LLC DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 34110, PAGE 289 CORP.
WAYNE AND SUZANNE BERZINS, LOT #4, EASEMENT FOR ACCESS AND UTILITIES AS DESCRIBED IN THE DEED OF WAYNE AND SUZANNE BERZINS DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 34110, PAGE 289 CORP.
WAYNE AND SUZANNE BERZINS, LOT #4, EASEMENT FOR ACCESS AND UTILITIES AS DESCRIBED IN THE DEED OF MOUNTAIN ROAD PROPERTIES, LLC DATED JUNE 21, 2017 AND RECORDED IN DEED BOOK 34110, PAGE 283 CORP.
f. THE ORIGINAL DEED FOR THE MOUNTAIN ROAD PROPERTIES, LLC AS CONVEYED IN DEED BOOK 33879, PAGE 178 WAS FIRST DESCRIBED IN DEED BOOK 1974, PAGE 374, DATED SEPTEMBER 26, 1949 CALLS FOR FALL BROOK AS BEING THE BOUNDARY LINE. WE HAVE HEID THE LOCATION OF FALL BROOK AS BEING THE BOUNDARY LINE. THE FALL BROOK SEWER PROJECT HAS ALTERED THE LOCATION OF FALL BROOK. A BOUNDARY LINE AGREEMENT IS RECOMMENDED TO ESTABLISH THIS LINE.
g. IT APPEARS THAT THE FOOT FENCE 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.
h. THE TITLE OF THE SHADDED AREA AS SHOWN IS UNCLEAR. THE ORIGINAL DEED CREATING A PORTION OF THE PARCEL FOR WAYNE AND SUZANNE BERZINS DESCRIBED IN DEED BOOK 3381, PAGE 181, CALLS FOR THE SHADDED AREA AS BEING THE BOUNDARY LINE. THE PLAN REBERENCES IN NOTE 2D ABOVE AND A WIDTH OF 112.12 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 AND SUZANNE BERZINS TO THE SHADDED AREA. THE PLAN REBERENCES IN NOTE 2D ABOVE HEID THE ROMAN CATHOLIC BISHOP OF PORTLAND BY DEED OF BOOK 2824, PAGE 54 CORP. WE RECOMMEND A TITLE OPINION FOR THIS AREA.
i. THE PROPERTIES SHOWN ARE LOCATED WITHIN THE X-1 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.
j. LOT DIMENSIONS AND STRUCTURAL SETBACKS FOR THE X-1 ZONE ARE AS FOLLOWS:
MINIMUM LOT SIZE 6,500 SF
MINIMUM ROAD FRONTAGE 50'
SETBACKS
FRONT 25'
SIDE 8'
REAR 25'
10. THE MAJORITY OF THE PARCEL APPEARS TO BE IN ZONE X AS DEFINED BY THE FEMA FLOOD INSURANCE MAP COMMUNITY PANEL NUMBER 23051 1007 C DATED DECEMBER 8, 1998. ZONE X IS DEFINED AS BEING OUTSIDE THE FALL BROOK DRAINAGE SWALE APPEARS TO LOCATE IN ZONE X WITH A BASS FLOOD ELEVATION OF 85'. THE TOP OF THE FALL BROOK DRAINAGE SWALE APPEARS TO BE AT THE LOCATION OF THE SHADDED AREA.

BOUNDARY ENGINEERING SURVEY TECHNOLOGY
25 TUBBO'S LANE
BUXTON, MAINE 04093
TELEPHONE 529-9837
FAX 529-9837
DRAWING FILE: 01628992XNS1075917

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

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DRAWING FILE: 01628992XNS1075917

JOB NUMBER: 01628992XNS1075917

1159 WASHINGTON AVENUE
AT
PORTLAND
IN
CUMBERLAND COUNTY
MAINE
DATE: JUNE 1, 2017
SCALE: 1" = 30'