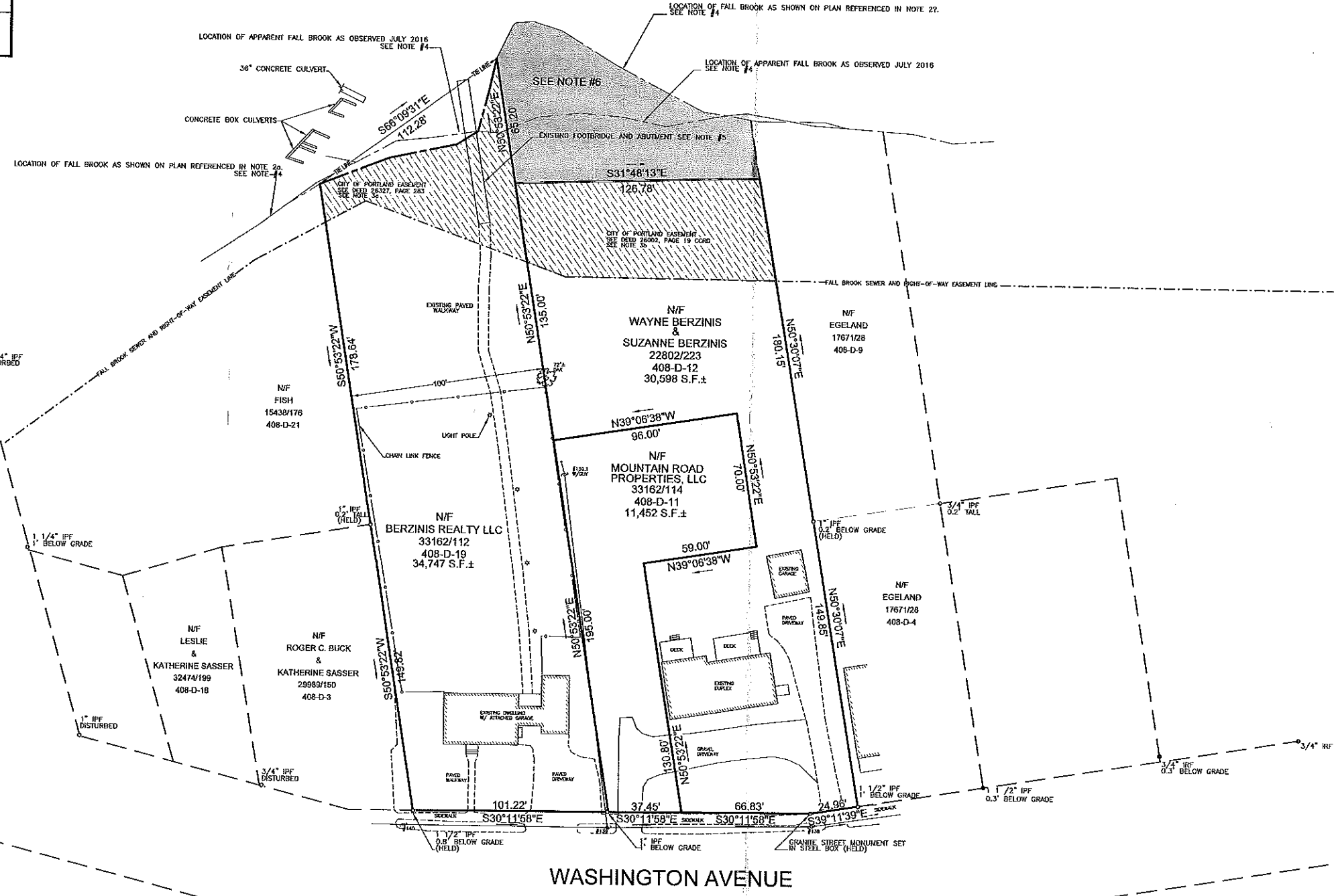


N/F
ST JOSEPH'S MANOR
3617/309 & 3602/284 & 6172/59
408-D-6



- SET #5 REE BEST 2336
- ⊙ FOUND #5
- FOUND IRON
- ⊕ UTILITY POLE
- ⊗ TREE, DECID
- ☆ LIGHT POLE
- (123.45) PARENTHESIS
- CHAIN LINK
- ABUTTER OR BOUNDARY L
- N/F NOW OR FO
- TRAVELED W OVERHEAD U
- DEED BOOK 1234/567
- TAX MAP--BL 45-6-78

NOT

1. BEARINGS BASED UPON MAGNETIC NORTH COMPASS
2. OWNERSHIP OF THE PROPERTIES SHOWN AS PER RECORD:
 - a. BERZINIS REALTY LLC - DEED DATED MAY 31, 2016 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS
 - b. MOUNTAIN ROAD PROPERTIES LLC DATE 33162, PAGE 114 CCRD.
 - c. WAYNE AND SUZANNE BERZINIS WAYNE AND SUZANNE BERZINIS DATED 228020, PAGE 223 CCRD.
3. PLAN REFERENCES:
 - a. PLAN ENTITLED FALL BROOK SEWER AND RIGHT-OF-WAY EASEMENT BETWEEN MAINE AVENUE AND RAY STREET OF PORTLAND ENGINEERING DIVISION, OFFICE
 - b. PLAN ENTITLED PLAN OF PROPER CATHOLIC BISHOP OF PORTLAND. THIS PLAN JANUARY 1974 THRU JUNE 1976. PREPARED BY PORTLAND'S ENGINEERING OFFICE
 - c. PLAN ENTITLED
4. THE PROPERTIES AS SHOWN ARE SUBJECT TO:
 - a. BERZINIS REALTY LLC - EASEMENT DEED GRANTED BY SAINT JOSEPH'S MANOR 2008 AND RECORDED IN DEED BOOK 2632
 - b. WAYNE AND SUZANNE BERZINIS DESCRIBED IN THE GRANTED BY WAYNE AND SUZANNE BERZINIS PORTLAND, DATED APRIL 12, 2008 AND RECORDED IN DEED BOOK 2632
5. THE ORIGINAL DEED FOR THE BERZINIS PARCEL PAGE 374, DATED SEPTEMBER 26, 1949 CALLS FOR A PORTION OF THE PARCEL OF WAYNE AND SUZANNE BERZINIS DEED BOOK 1361, PAGE 492 CCRD. THIS DEED DESCRIBES THE PARCEL AS BEING BOUND BY FROM WASHINGTON AVENUE AND A WIDTH OF 70.00 FEET. IT IS OUR OPINION THAT THE PROJECT HAS ALTERED THE LOCATION OF THE BOUNDARY LINE AND WE RECOMMEND TO ESTABLISH THIS LINE
6. IT APPEARS THAT THE FOOT BRIDGE AND CONJUNCTION WITH THE CONSTRUCTION PROJECT FOR ST. JOSEPH'S MANOR IS PART OF THE BERZINIS REALTY LLC. WE RECOMMEND TO ESTABLISH THE ACTUAL OWNERSHIP AND USE OF THE SITE
7. THE TITLE OF THE SHADED AREA AS SHOWN ON THE PLAN IS A PORTION OF THE PARCEL OF WAYNE AND SUZANNE BERZINIS DEED BOOK 1361, PAGE 492 CCRD. THIS DEED DESCRIBES THE PARCEL AS BEING BOUND BY FROM WASHINGTON AVENUE AND A WIDTH OF 70.00 FEET. IT IS OUR OPINION THAT THE PROJECT HAS ALTERED THE LOCATION OF THE BOUNDARY LINE AND WE RECOMMEND TO ESTABLISH THIS LINE
8. THE TITLE OF THE SHADED AREA AS SHOWN ON THE PLAN IS A PORTION OF THE PARCEL OF WAYNE AND SUZANNE BERZINIS DEED BOOK 1361, PAGE 492 CCRD. THIS DEED DESCRIBES THE PARCEL AS BEING BOUND BY FROM WASHINGTON AVENUE AND A WIDTH OF 70.00 FEET. IT IS OUR OPINION THAT THE PROJECT HAS ALTERED THE LOCATION OF THE BOUNDARY LINE AND WE RECOMMEND TO ESTABLISH THIS LINE
9. THE PROPERTIES SHOWN ARE LOCATED WITHIN THE ZONING ORDINANCE OF PORTLAND'S ZONING ORDINANCE.
10. LOT DIMENSIONS AND STRUCTURAL SETBACKS:
 - MINIMUM LOT SIZE
 - MINIMUM ROAD FRONTAGE
 - FRONT
 - SIDE
 - REAR

BOUNDARY ENGINEER
WASHINGTON
PORTLAND
CUMBERLAND

SCALE: 1" = 30'

PREPARED BY
BERZINIS REALTY LLC
483 ROOSEVELT
WINDHAM, VT

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



BOUNDARY ENGINEER
RICHARD HAMILTON
NO. 2336
PROFESSIONAL LAND SURVEYOR

JOB NUMBER: 016-025 BERZINIS