

LOCATION PLAN  
N.T.S.

LEGEND

- ▲ SURVEY CONTROL
- STEEL PIPE/PIN FOUND
- ⊙ UTILITY POLE
- ⊕ SEWER MANHOLE
- GATE VALVE
- ☆ STUMP
- ⊙ DECIDUOUS TREE
- ×××× STOCKADE FENCE
- 4' ROOF DRAIN
- ▨ EXPOSED LEDGE



ISLAND AVENUE  
WATSON STREET  
FORMERLY UPLAND AVENUE

N/F  
RALPH E. CARAVELLA, et.al.  
book 1933 page 222

FEMA FLOOD ELEVATION 22  
CHAIN LINK FENCE POST

TBM: TOP OF 6" TALL 1" ANGLE IRON IN LEDGE  
ELEVATION 7.82

TBM: TOP OF WATER SHUTOFF  
ELEVATION 30.92

PROPOSED EASEMENT COURSES

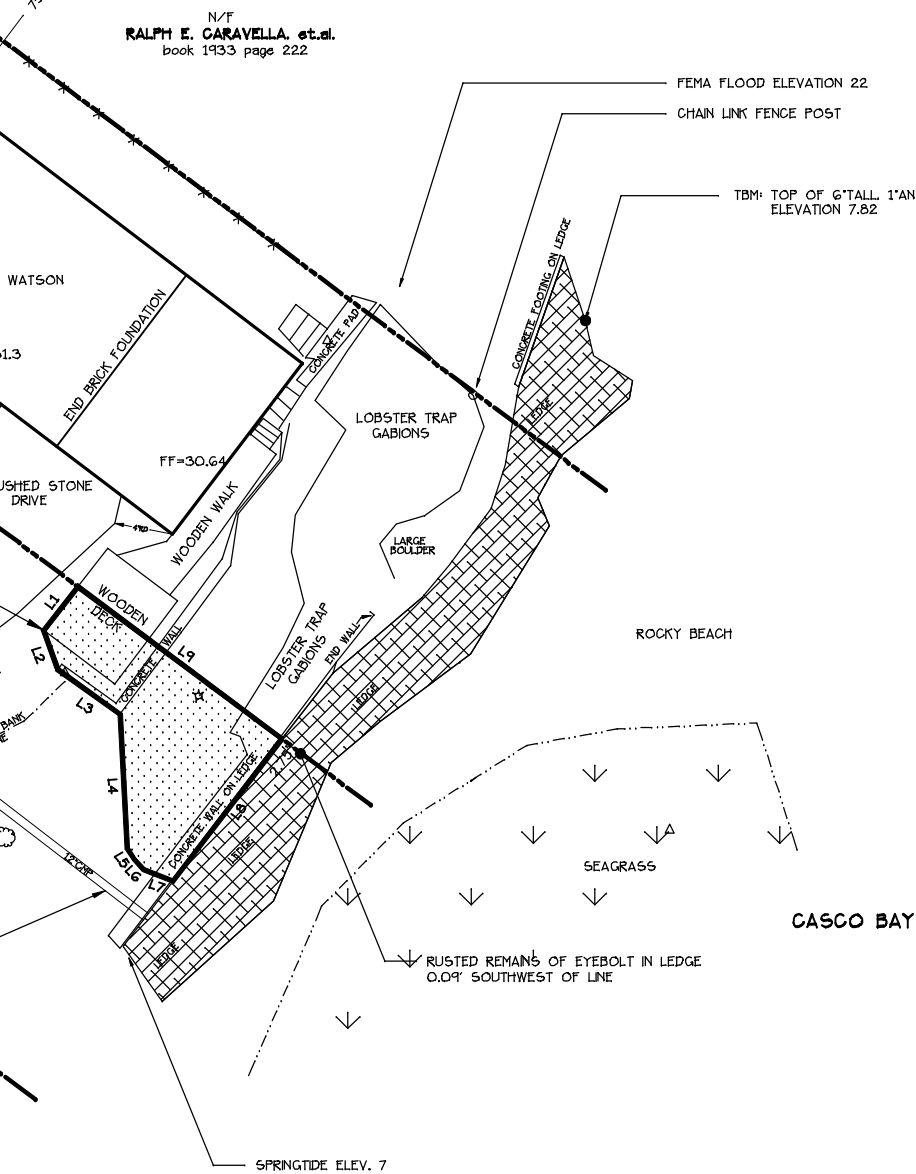
LINE	BEARING	DISTANCE
L1	N 37°49'54" E	6.36'
L2	N 19°46'23" W	4.77'
L3	N 54°20'52" W	8.79'
L4	N 03°02'53" W	15.36'
L5	N 32°52'05" W	1.50'
L6	N 41°43'27" W	1.61'
L7	N 68°14'15" W	3.58'
L8	S 37°24'08" W	20.56'
L9	S 53°16'36" E	29.16'

PLANS REFERENCED

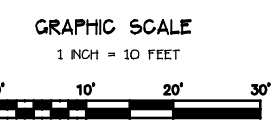
- CITY OF PORTLAND ASSESSOR'S PLAN SHEET 431. LOCUS PARCEL APPEARS ON BLOCK B AS LOT 5.
- F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NUMBER 230051 0008B REVISED JULY 17, 1986 PARCEL APPEARS IN FLOOD ZONE V2. FLOOD ELEVATION OF 22'
- PLAN OF LOTS MARINE TERRACE, F. A. MERRIAM + Co. PORTLAND, MAINE BY V. C. RICHARDSON C.E. RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10 PAGE 103 11/25/1904
- CITY OF PORTLAND BLUE BOOK STREET TIES. WATSON STREET. T.B.84/126 L.B. 641/134
- STANDARD BOUNDARY SURVEY MADE FOR THOMAS REPETA DATED 12-04-2007 BY DANIEL J. DAFONSO, SOUTH PORTLAND, MAINE

PROPOSED EASEMENT AREA

STORM DRAIN INLET  
GAS VALVE  
WOODEN GUARDRAIL  
EXISTING 12' DIAMETER CORRUGATED METAL STORM DRAIN



CASCO BAY



DATE	REVISION
10-18-2010	ENTER STREET LINE, ADDED MILLER DEEP REF., DAFONSO PLAN REF., ADDED STORM DRAIN NOTATIONS

OWNER OF RECORD: NINA A. + MICHAEL J. MILLER BOOK 27291 PAGE 208

PLAN OF  
PROPOSED EASEMENT RIGHTS to be conveyed within WATSON STREET  
MADE FOR  
MICHAEL J. + NINA A. MILLER 76 WATSON STREET, PORTLAND, MAINE

ROYAL RIVER SURVEY CO.  
107 GRAY ROAD, No. YARMOUTH, MAINE 04097  
tel: 207-829-8829 fax: 207-829-2777 email: rrs@royalriversurvey.com

SURVEY DATE	PLAN DATE	SUBFILE	COLLECTION	JOB NO.
9/10/2009	10/18/2010	WATSON3	ALLEGRO FB 71	29056
ORIENTATION	DATUM - H.S.	DATUM - V.E.P.S.	CONTOUR INT.	SCALE
MAGNETIC 2009	ASSUMED	NGVD 29	1 FOOT	1"=10'