

PRELIMINARY

- NOTES**
- 1) Book and Page references are to the Cumberland County Registry of Deeds.
 - 2) Bearings are referenced to grid north, Maine State Plane Coordinate System, NAD83, West Zone.
 - 3) Utility information on this plan is approximate, based on location of visible features and information contained on plans and drawings provided by others. DigSafe and/or the appropriate utilities should be contacted prior to any construction.
 - 4) Properties lie within Zone C based on FIRM Community #230051 Panel #0013-B, dated July 17, 1988. They do not lie within a special flood hazard area.
 - 5) Right of way lines shown per electronic drawing file provided by the City of Portland Department of Engineering. See plan reference #3.
 - 6) The portion of Lancaster Street shown was discontinued June 15, 1981, City of Portland records, Volume 98, Page 187. This discontinuance does not expressly exclude public rights over the discontinued street. According to 23 M.R.S.A. 3026(1) a street discontinuance after September 3, 1965, leaves an automatic public easement unless specific language states otherwise. A title opinion by a qualified attorney is suggested in order to confirm the public rights in the discontinued street.
 - 7) The portion of the property described in Book 23202, Page 38 was conveyed to Portland and Rochester Railroad Company (Portland Terminal Company) by N. L. Woodbury in Book 392, Page 253, April 3, 1872. This conveyance is a quit claim deed that conveys a "The right of way and use for their (P&RRC) railroad". This deed ends with the statement "Meaning and intending to convey the right only to occupy the foreshid premises for the purpose of their Railroad.....". Obtaining a title opinion concerning this portion of the property is recommended.
 - 8) A sewer easement is reserved by the City of Portland over the discontinued portion of Lancaster Street per the June 15, 1981 discontinuance found in the City of Portland records Volume 98, Page 187.

- PLAN REFERENCES**
- 1) Division of the Estate of Benjamin Larrabee (undated). Recorded in Plan Book 6, Page 38.
 - 2) Division of the Estate of Emma Ford (undated). Recorded in Plan Book 1, Page 39.
 - 3) Plan of Bayside West, Office Condominium, made for Dambrie Properties by Jerome B. Watts dated 01/05/1985 and revised 06/06/1985. Recorded in Plan Book 148, Page 36.
 - 4) Digital Drawing File of Kennebec Street and surrounding streets provided by the City of Portland Department of Engineering.
 - 5) City of Portland Property Plan #6.
 - 6) City of Portland Vault Plan #195/11.
 - 7) City of Portland Vault Plan #210/13.
 - 8) As-Built plan of the Central Operations Facility Department of Parks and Public Works City of Portland, Maine on file with the City of Portland Public Works, file number 900/1.

LEGEND

□	Monument - found
●	Iron marker - set (#5 rebar)
○	Aluminum disk - set
---	Property line (locus)
---	Property line (abutter)
---	Right of way line
---	Edge of pavement
---	Curb
-X-X-	Fence
⊕	Guard rail
⊕	Water manhole
⊕	Electrical manhole
⊕	Fire hydrant
⊕	Gas valve
⊕	Water valve
⊕	Utility pole
⊕	Lamp or light pole
⊕	Sewer manhole
⊕	Sign
⊕	Manhole
⊕	Rebar found
⊕	Water valve
⊕	Round catch basin
⊕	Round catch basin with inlet
⊕	Now or formerly of
⊕	Dead reference (Book/Page)
⊕	Deciduous tree
⊕	Existing building

EASEMENTS / ENCUMBRANCES

- 1) The former location of Lancaster Street is subject to "The right to enter into this section of Lancaster Street for the purpose of maintenance repair or replacement of the existing.... sewer.... is hereby reserved unto the City of Portland until such time said sewer is abandoned or discontinued.
- 2) The portion of the property described in Book 23202, Page 38 is subject to use restrictions as set forth in Book 23202, Page 38.
- 3) Access and utility over Parcel B to benefit Parcel C as recorded in Book____, Page____.

TOTAL AREA

141,597 square feet / 3.25 acres (current configuration)
 138,029 square feet / 3.17 acres (excluding proposed right of way area)

CERTIFICATION

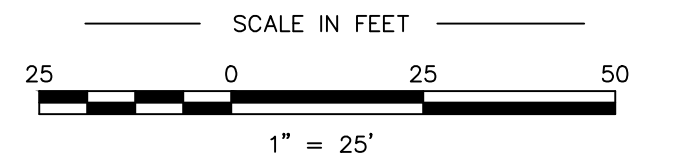
This survey conforms to the current standards of practice set forth by the Maine State Board of Licensure for Land Surveyors.

Rex J. Croteau, P.L.S. #2273

OWNER OF RECORD

City of Portland
 389 Congress Street
 Portland, ME 04101

Book 919, Page 329
 Book 922, Page 98
 Book 922, Page 189
 Book 3197, Page 20
 Book 3197, Page 422
 Book 3198, Page 632
 Book 3200, Page 773
 Book 3378, Page 214
 Book 3419, Page 109
 Book 3541, Page 11
 Book 3771, Page 344
 Book 4740, Page 210
 Book 6246, Page 337
 Book 6401, Page 196
 Book 213, Page 449
 Book 989, Page 430
 Book 982, Page 309
 Book 1739, Page 007
 Book 1781, Page 89
 Book 23202, Page 38 (see note 7)



PLAN OF
Subdivision Plat

MADE FOR
City of Portland

52 Hanover Street Portland, Maine

389 Congress Street Portland, Maine

JOB #217075 DATE: November 29, 2017 SCALE: 1" = 25'

BOOK #906
217075 Subdivision.dwg

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