



LEGEND

	FOUND IRON (SIZE & TYPE AS NOTED)
	FOUND MONUMENT (SIZE & TYPE AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	DECIDUOUS TREE
	ELECTRIC METER
	GAS METER
	HYDRANT
	EDGE BUSH
	BOUNDARY LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	BUILDING SETBACK
	OVERHEAD ELECTRIC UTILITY
	DRAINAGE LINE UTILITY
	SEWER LINE UTILITY
	WATER LINE UTILITY
	GAS LINE UTILITY
	STOCKADE FENCE
	NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CCRD)
	TAX MAP-LOT (123-45)
	PARENTHESIS DENOTE RECORD DATA
	AG ABOVE GRADE
	BG BELOW GRADE
	111.4 X SPOT ELEVATION

- ### NOTES
- RECORD OWNER OF THE PARCEL SURVEYED IS JULIA L. BRADY AS DESCRIBED IN A DEED FROM JOSEPH L. FOLEY JR., HEATHER M. FOLEY, ANN C. FOLEY, LISA A. FOLEY AND JAMES L. FOLEY, DATED SEPTEMBER 14, 2017 AND RECORDED IN DEED BOOK 34311, PAGE 028 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 03, BLOCK A, PARCEL 16.
 - BEARINGS SHOWN ON PLAN ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM (NAD83).
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "PORTLAND CITY ENGINEERING RIGHT OF WAY SKETCH PLANS", SKETCH PLANS 18, 137 AND 144, DEPICTING RIGHT OF WAY MONUMENT LOCATIONS.
 - THE WIDTH OF MOODY STREET IS 50' BASED ON REFERENCE PLAN 40. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS ALSO BASED ON SAID PLAN.
 - REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - LOCUS PARCEL IS SUBJECT TO AN EASEMENT TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE & TELEGRAPH COMPANY AS STATED IN DEED BOOK 34311 PAGE 028. NO RECORDED EASEMENT DESCRIPTION FOUND.
 - THE PARCEL SURVEYED IS LOCATED IN THE R6 RESIDENTIAL ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 2000 SQ. FT.
 - MINIMUM FRONTAGE = 20 FT.
 SETBACKS:
 - FRONT = 5 FEET OR AVERAGE DEPTHS OF ADJACENT FRONT YARDS
 - SIDE = 5 FEET EXCEPT MAY BE REDUCED TO ZERO, PROVIDED THAT THE CUMULATIVE SIDE YARD SETBACKS ARE NOT LESS THAN 10 FEET. A PERMANENT MAINTENANCE EASEMENT OF 5 FEET IN WIDTH SHALL BE PROVIDED ON THE PARCEL ADJACENT TO THE LOT LINE OF THE REDUCED SIDE SETBACK.
 - REAR = 10 FEET OR 5 FEET OR LESS IF ACCESSORY STRUCTURE GROUND COVERAGE IS 144 FEET OR LESS.
- *SEE STATE FIRE MARSHAL CODES FOR STANDARD FIRE CODE SETBACKS.
- OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
- ELEVATIONS ARE BASED ON PORTLAND CITY DATUM. OFFICIAL CITY OF PORTLAND BENCHMARK USED IS A 6"x6" GRANITE MONUMENT WITH PLUG FOUND AT THE INTERSECTION OF MUNJOY STREET AND MOODY STREET, ELEVATION = 131.16 AS PROVIDED BY PORTLAND ENGINEERING DEPARTMENT.
 - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revision:	By:	Date:	Change:

PROJECT: 41374 DRAWING NAME: 41374.dwg
 ISSUED: DECEMBER 1, 2017 SCALE: 1"=10' FB # 445 DRAWN BY: DPH
 FIELD BY: DPH/PCF FIELD DATE: 09/20/2017 CHECKED BY: TFM

BOUNDARY AND TOPOGRAPHIC SURVEY
 9 MOODY STREET, PORTLAND, MAINE

Owner:
JULIA L. BRADY
 P.O. BOX 7486, PORTLAND, ME 04112

Prepared For:
BRADY ENTERPRISES
 80 EXCHANGE STREET #30, PORTLAND, ME 04101

SURVEYING • ENGINEERING • LAND PLANNING

Northeast Civil Solutions

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STAMP AND SIGNATURE

Preliminary

TROY F. McDONALD DATE: _____
 MAINE PROFESSIONAL LAND SURVEYOR No. 2080

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