

NOTES

THE BOUNDARIES AS DELINEATED ON THIS PLAN ARE THE OPINION OF THIS SURVEYOR AND ARE BASED ON RECORDED INFORMATION AND PHYSICAL EVIDENCE. THIS PLAN DOES NOT PURPORT TITLE OR OWNERSHIP.

DEED REFERENCE

CHARLOTTE E. HENRY TO KATHERINE P. RICHMOND & NIKKI LEE GREEN DATED 1 AUGUST 2000 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 15638, PAGE 275.

REFERENCE PLANS

LITTLE, WEEKS & MOODY SUBDIVISION DATED MARCH 1802 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 36, PAGE 247

SURVEY OF PROPERTY LINE BETWEEN CITY OF PORTLAND AND JAMES M. MCCARTNEY DATED SEPTEMBER 1995 BY THE PUBLIC WORKS DEPT. FILE NO. 939/26.

tbl # 12,255

LOT 2

[2-H-13]
AREA:
7,724 SQ. FT.
15638/275

NOTE

THE ZONING ORDINANCE FOR THE CITY OF PORTLAND IS VERY DETAILED AND COMPLEX. BEFORE OBTAINING A BUILDING PERMIT FOR THIS LOT THE CODE OFFICE MUST BE CONSULTED TO REVIEW ALL REQUIREMENTS SUCH AS BUT NOT LIMITED TO: CITY SERVICES, STREET IMPROVEMENTS, PARKING ETC.

ZONE R6

MAX LOT COVERAGE 50%
BUILDING SET BACKS
F= 10' S= 10' R= 20'
MAX BUILDING HEIGHT 45'
MIN LOT SIZE 4,500 SQ. FT.
MIN LOT WIDTH 50'

LEGEND

- 5/8" REBAR SET FLUSH WITH CAP PLS 2070
- 1" IRON PIPE FOUND 1' TALL
- N/F NOW OR FORMERLY
- [2-97] TAX MAP & LDT NO.
- UTILITY POLE
- WATER VALVE
- 782/188 BOOK & PAGE CUMBERLAND COUNTY REGISTRY OF DEEDS
- OVERHEAD UTILITY
- - - BUILDING SET BACKS
- 6"x6" GRANITE MONUMENT FOUND FLUSH WITH DRILL HOLE
- EDGE OF PAVEMENT
- 8' TALL CHAIN LINK FENCE
- 5' TALL CHAIN LINK FENCE
- ▨ BRICK SIDEWALK
- ▨ GRANITE CURB

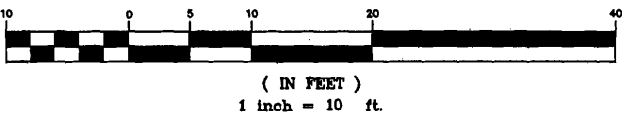
CERTIFICATION

THIS PLAN CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CHAPTER 90 STANDARDS OF PRACTICE EFFECTIVE 1 APRIL 2001 EXCEPT NO REPORT.

**DIVISION OF LAND FOR
NICKI LEE GREEN &
KATHERINE P. RICHMOND**

79 WALNUT STREET
PORTLAND, MAINE
APRIL 2006

GRAPHIC SCALE



THERE IS A 3.0' OFFSET FROM THE MONUMENTS FOUND AND THE SIDELINE OF WALNUT STREET AS PER. ENGINEERING CITY OF PORTLAND.

OWNERS

NICKI LEE GREEN &
KATHERINE P. RICHMOND
79 WALNUT STREET
PORTLAND, MAINE 04101



SURVEY PERFORMED BY AND PLAN PREPARED BY
ANDREW E. BRADFORD LAND SURVEYING, INC.
297 WEBBER HILL ROAD KENNEBUNK, MAINE 04043
207-985-3907 JOB NO. 106



R6
lot size - 4500 ft²
rear setback - 20' - OK
4 units - need 4,200 ft²
lot coverage = 50%
2265.5
2185.08

lot width 50' ok
street frontage 40' @ 108.8.
0/2-H-017