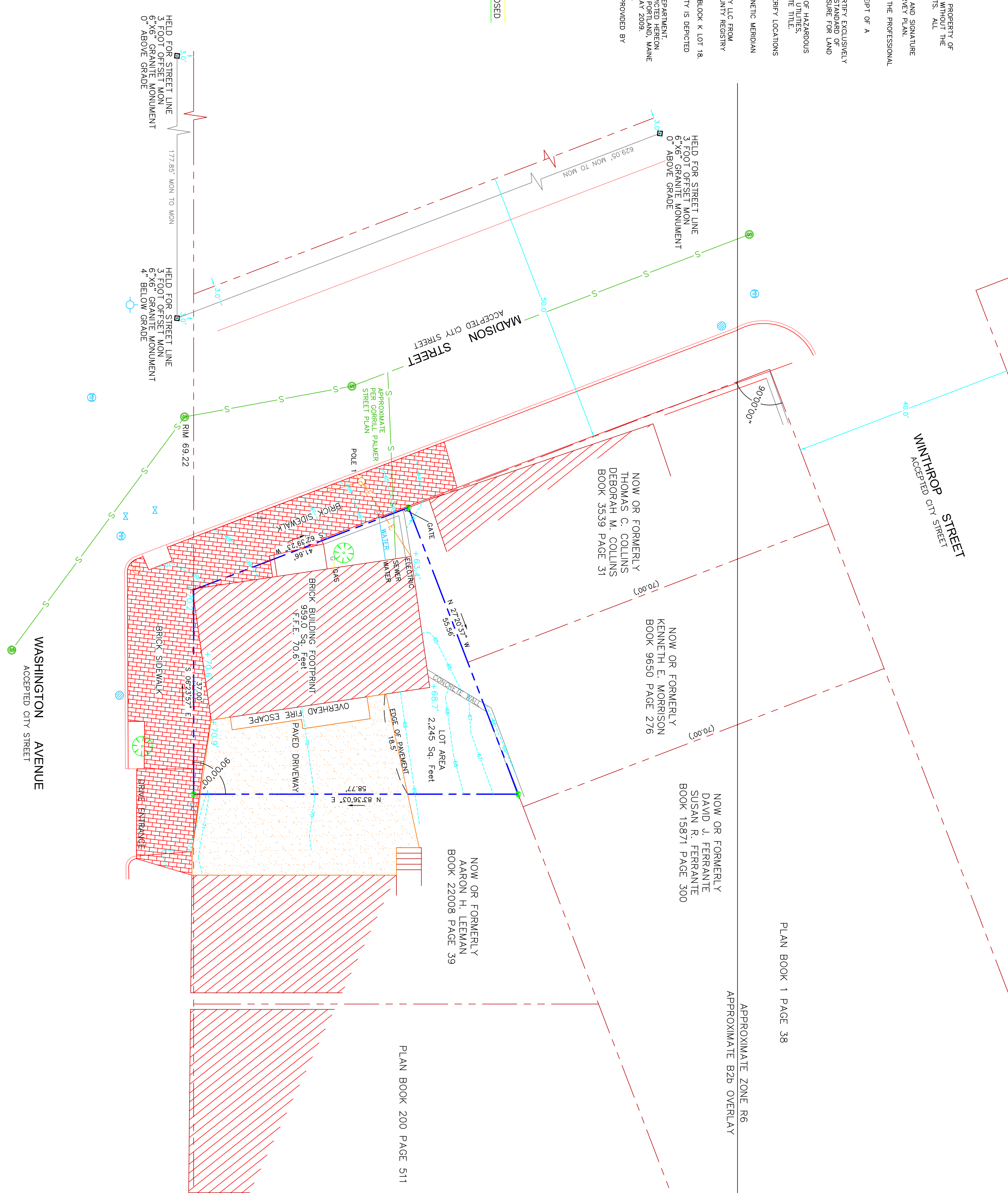


**SURVEYORS NOTES**

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS AND SHALL NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- 2 THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 3 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 4 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF, I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN IS MADE TO THE NORMAL STANDARD OF CARE AND SKILL CONSONANT TO THE WARE AND CONDITION OF LAND SURVEYOR STANDARDS.
- 6 NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.
- 7 DCS SAFE MUST BE CONTACTED AND CONTRACTORS SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- 8 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE DATE HEREON.
- 9 THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO MOUNT JOY LLC FROM DONALD L. CARRER AND JOY, 2015 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22085, PAGE 244.
- 10 THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. THE PROPERTY IS DEPICTED IN ZONE C OF FEMA PANEL 230051 148 DATED 7-17-1986.
- 11 THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. THE PROPERTY IS DEPICTED IN ZONE C OF FEMA PANEL 230051 148 DATED 7-17-1986.
- 12 VERTICAL DATUM SUPPLIED BY CITY OF PORTLAND ENGINEERING DEPARTMENT. SHOWN ON A PLAN BY GERRILL PALMER ENGINEERS FOR CITY OF PORTLAND, MAINE DATED 11/11/2009. VERTICAL DATUM BELIEVED TO BE N.G.V.D. 1929 MEAN SEA LEVEL.
- 13 STREET LINES BASED ON FOUND STONE MONUMENTS AND PLANS PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT.

**LEGEND**

| EXISTING | DESCRIPTION      | PROPOSED |
|----------|------------------|----------|
| ---      | PROPERTY LINE    | ---      |
| ---      | ADJOINER LINE    | ---      |
| ---      | BUILDING SETBACK | ---      |
| ---      | EASEMENT         | ---      |
| ---      | CENTER LINE      | ---      |
| ---      | MONUMENT         | ---      |
| ---      | IRON PIPE        | ---      |
| ---      | IRON ROD         | ---      |
| ---      | 5/8" IRON REBAR  | ---      |
| ---      | DRILL HOLE       | ---      |
| ---      | BUILDING         | ---      |
| ---      | WET LANDS        | ---      |
| ---      | EDGE WETLAND     | ---      |
| ---      | SIGN             | ---      |
| ---      | STREAM           | ---      |
| ---      | ROCK OUTFROP     | ---      |
| ---      | EDGE PAVEMENT    | ---      |
| ---      | GRAVEL ROAD      | ---      |
| ---      | CURB LINE        | ---      |
| ---      | EDGE WATER       | ---      |
| ---      | TREE LINE        | ---      |
| ---      | TEST PIT         | ---      |
| ---      | MONITORING WELL  | ---      |
| ---      | CONTOURS         | ---      |
| ---      | SPOT ELEVATION   | ---      |
| ---      | GAS              | ---      |
| ---      | WATER            | ---      |
| ---      | SEWER            | ---      |
| ---      | STORM DRAIN      | ---      |
| ---      | ELECTRIC LINES   | ---      |
| ---      | MAIL BOX         | ---      |
| ---      | GATE VALVE       | ---      |
| ---      | LIGHT POLE       | ---      |
| ---      | UTILITY POLE     | ---      |
| ---      | HYDRANT          | ---      |
| ---      | CATCH BASIN      | ---      |
| ---      | MAN HOLE         | ---      |
| ---      | POTABLE WELL     | ---      |
| ---      | CULVERT          | ---      |
| ---      | CHAIN LINK FENCE | ---      |
| ---      | BARB WIRE FENCE  | ---      |
| ---      | WOODEN FENCE     | ---      |
| ---      | STONE WALL       | ---      |
| ---      | CONIFEROUS TREE  | ---      |
| ---      | DECIDUOUS TREE   | ---      |



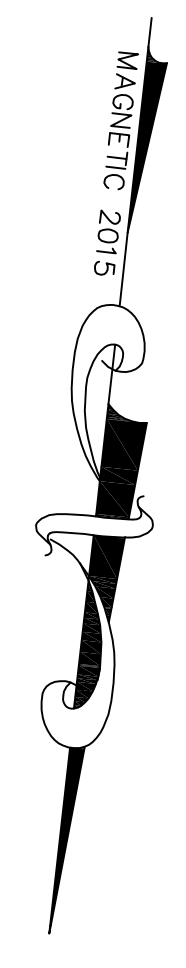
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APPROXIMATE B2b OVERLAY

APPROXIMATE ZONE R6

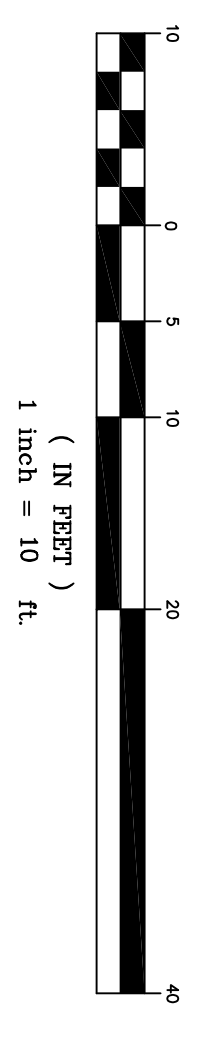
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**ZONE B2b Requirements:** SECTION 14-185  
 MINIMUM LOT SIZE: NONE  
 MINIMUM STREET FRONTAGE: 20 FEET  
 BUILDING SETBACKS:  
 FRONT= NONE  
 SIDE= NONE  
 REAR= 10 FEET



BRICK SIDEWALK

**GRAPHIC SCALE**



| No. | Revision | Date      | Plan Date |
|-----|----------|-----------|-----------|
| 1   |          | 6-15-2015 | 6-15-2015 |

THIS PLAN IS PROVIDED EXCLUSIVELY FOR THE CLIENT STATED HEREON. ANY USE OR ALTERATION OF THIS PLAN BY OTHERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOUNDARY POINTS, LLC.

EXISTING CONDITIONS SURVEY FOR MOUNT JOY LLC OF 98 WASHINGTON AVENUE PORTLAND MAINE

**Boundary Points**  
 PROFESSIONAL LAND SURVEYING, LLC  
 CUMBERLAND MAINE 04021-0175  
 207-654-1015