

SURVEYOR'S NOTES

- 1 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE 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 MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR 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 DIG SAFE MUST BE CONTACTED AND CONTRACTOR 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. CARTER MAY 20, 2015 RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32285, PAGE 344.
- 10 THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S CHART 12 BLOCK K LOT 18.
- 11 THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. THE PROPERTY IS DEPICTED IN ZONE C OF FEMA PANEL 230001 148 DATED 7-17-1986.
- 12 VERTICAL DATUM SUPPLIED BY CITY OF PORTLAND ENGINEERING DEPARTMENT. SEWER RISE ELEVATION SHOWN AT 108' WASHINGTON STREET DEPICTED HEREON SHOWN ON A PLAN BY GORRILL PALMER ENGINEERS FOR CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC SERVICES ENGINEERING SECTION DATED MAY 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.

SITE PLAN
98 WASHINGTON AVENUE
 SUBMITTED BY MOUNT JOY LLC



PLAN BOOK 1 PAGE 38

APPROXIMATE ZONE R6
 APPROXIMATE B2b OVERLAY

NOW OR FORMERLY
 DAVID J. FERRANTE
 SUSAN R. FERRANTE
 BOOK 15871 PAGE 300

NOW OR FORMERLY
 KENNETH E. MORRISON
 BOOK 9650 PAGE 276

NOW OR FORMERLY
 THOMAS C. COLLINS
 DEBORAH M. COLLINS
 BOOK 3539 PAGE 31

NOW OR FORMERLY
 AARON H. LEEEMAN
 BOOK 22008 PAGE 39

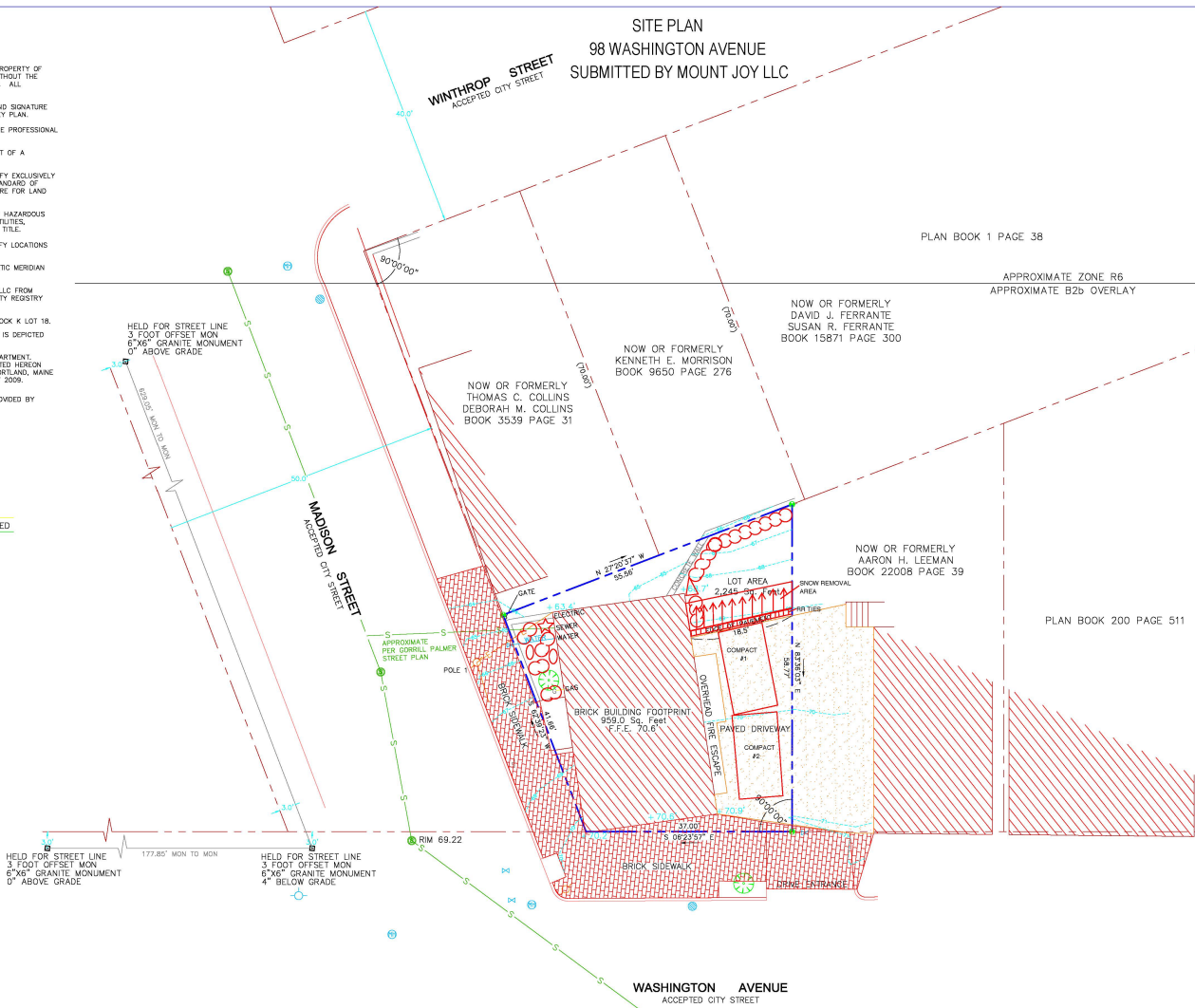
PLAN BOOK 200 PAGE 511

ZONE B2b Requirements: SECTION 14-185

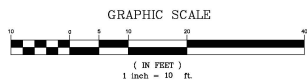
- MINIMUM LOT SIZE: NONE
- MINIMUM STREET FRONTAGE: 20 FEET
- BUILDING SETBACKS:
- FRONT= NONE
- SIDE= NONE
- REAR= 10 FEET

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	
	SION	
	STREAM	
	ROCK OUTCROP	
	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	
	ARBOR VITAE	
	EVERGREEN SHRUB - JUNIPERUS HORIZONTALIS	
	PERENNIAL SHRUB - NINE BARK OR SPIREA	
	PERENNIAL PLANTING	



WASHINGTON AVENUE
 ACCEPTED CITY STREET



Scale: 1" = 10'		
Project No: 201513		
AutoCad Release: 2011		
Drawn By: DB		
Field Date: 6-10-2015		
Plan Date: 6-15-2015		
No.	Revision	Date
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		1
Boundary Points PROFESSIONAL LAND SURVEYING, LLC P.O. BOX 175 CUMBERLAND MAINE 04021-0175 207-854-1015 © 2015 BOUNDARY POINTS		