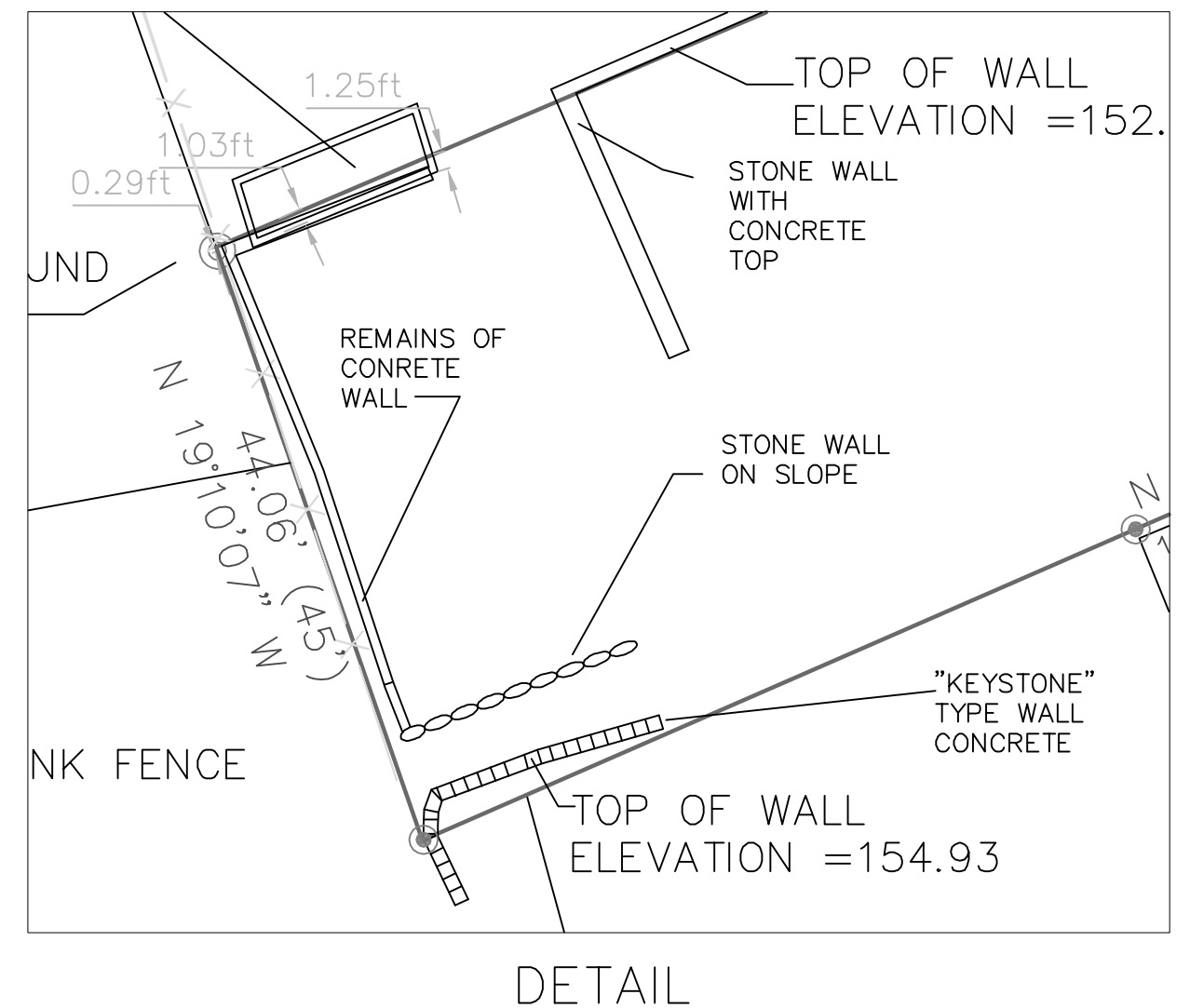
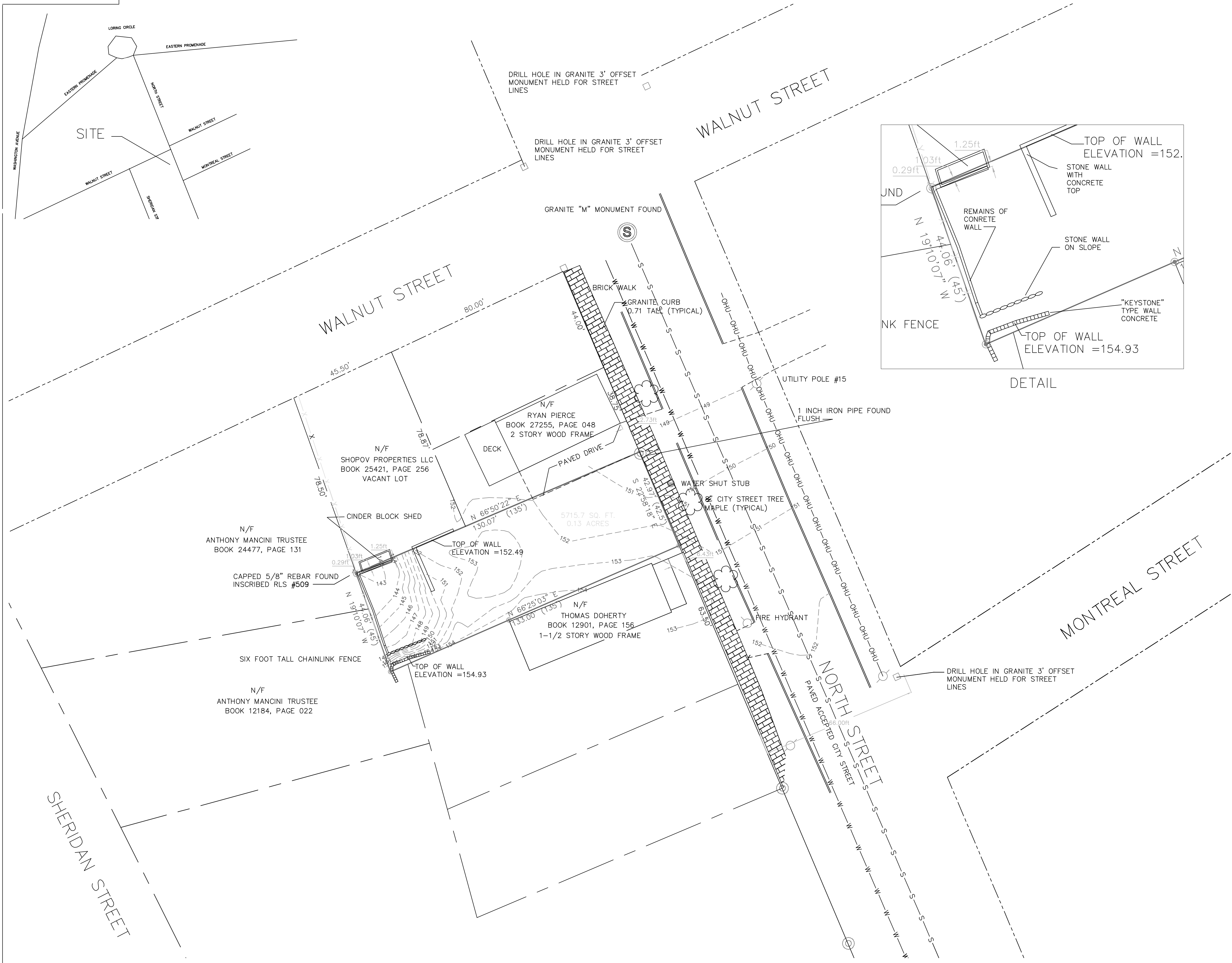
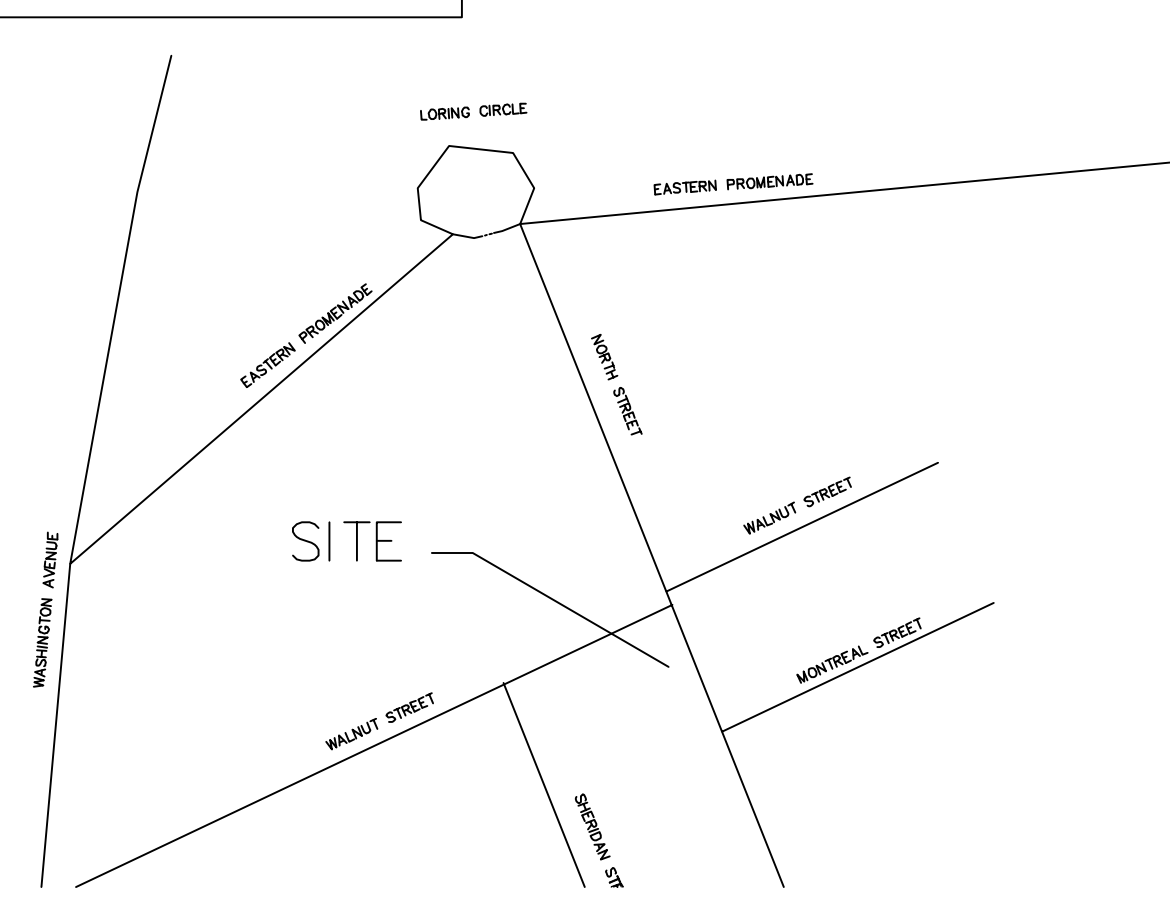


SITE MAP:



GENERAL NOTES:

- THE RECORD OWNER OF THE PARCEL IS PETER L. MURRAY AND DEBORAH D. MURRAY BY DEED RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 29504, PAGE 201.
- THE PROPERTY IS SHOWN AS LOT 0004 ON THE CITY OF PORTLAND TAX MAP 012 BLOCK Q AND IS LOCATED IN THE R-6 (R6) DISTRICT. SAID LOT ALSO FALLS UNDER THE SMALL LOT DEVELOPMENT OVERLAY AND SUBJECT TO THE DESIGN GUIDELINES THEREIN.
- SPACE AND BULK CRITERIA FOR THE (R6) DISTRICT ARE AS FOLLOWS:
 NET RESIDENTIAL DENSITY: NONE, NO LOT SHALL OVER 10,000 SQUARE FEET
 MINIMUM LOT SIZE: NONE
 MINIMUM STREET FRONTAGE: NONE
 MINIMUM FRONT YARD: NONE
 USES: NO MORE THAN 10 FEET.AVERAGE OF ABUTTING
 MINIMUM SIDE YARD: NONE **
 MINIMUM REAR YARD: NONE ** EXCEPT ONE SIDE YARD OR THE REAR YARD MUST BE A MINIMUM OF 15 FEET.
 MAXIMUM BUILDING HEIGHT: 45 FEET (SEE SECTION IX, ITEM 15A)
 MAXIMUM BUILDING COVERAGE: 50%
- ** SEE ORDINANCE SEC. 14-129 2, FOR MORE PARTICULAR INFORMATION AS IT PERTAINS TO THE SMALL LOT DEVELOPMENT ZONE.
- TOTAL GROSS AREA OF THE PARCEL IS APPROXIMATELY 5715.7 SQUARE FEET OR 0.13 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY ROBERT T. GREENLAW PLS.
- PLAN REFERENCES:
 A. CITY OF PORTLAND TAX MAP 12.
 B. PORTLAND WATER DISTRICT INFRASTRUCTURE MAP.
- PLAN ORIENTATION IS MAGNETIC NORTH AS NO CITY OF PORTLAND GRID COORDINATES WERE PROVIDED.
- ELEVATIONS ARE BASED UPON A FLANGE BOLT ON THE FIRE HYDRANT FOUND AT THE SOUTHWEST STREET LINE CORNER OF WASHINGTON AVENUE AND FOX STREET. SAID BOLT IS REPORTED TO HAVE AN ELEVATION OF 74.67 CITY OF PORTLAND DATUM. SAID BENCHMARK IS SHOWN UPON A PLAN TITLED "WASHINGTON AVENUE SEWER REHAB. PROPOSED CONSTRUCTION. SAID PLAN DATED 04-05-06 AND FILED IN THE CITY OF PORTLAND ENGINEERING VAULT IN DRAWER 953, SHEET 9A.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THIS PROPERTY WAS GRAPHICALLY LOCATED ON THE FEMA FLOOD MAP 230001 14B IS LOCATED IN ZONE C AND IS NOT IN SPECIAL FLOOD HAZARD AREA.
- SOIL TYPE: AS SHOWN IN THE SOIL SURVEY CUMBERLAND COUNTY MAINE DATED AUGUST 1974, HINCKLEY GRAVELY SANDY LOAM, REVISED TO COLTON GRAVELY SANDY LOAM IN THE INTERPRETATION HANDOUT DATED JUNE, 1995.
- NO WATER COURSES EXIST ON OR NEAR THE SUBJECT PARCEL.
- NO SETBACK LINES ARE SHOWN HEREON AS THE FINAL HEIGHT OF THE PROPOSED BUILDING HAS NOT BEEN FINALIZED. SEE PROPOSED SITE PLANS FOR FINAL SETBACKS.



CROSS SECTION VIEW OF ABUTTING LOTS

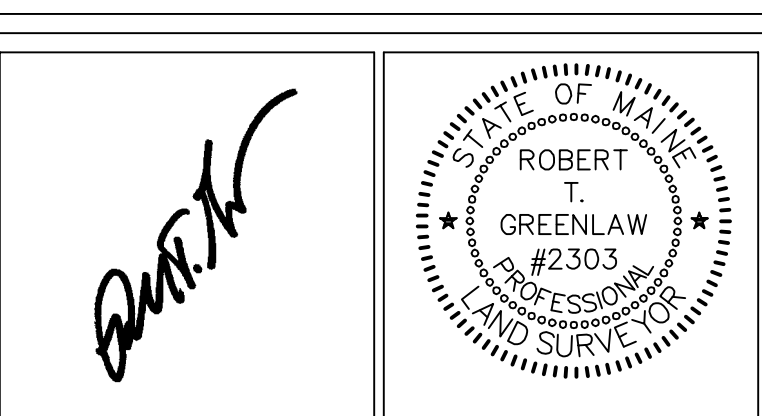
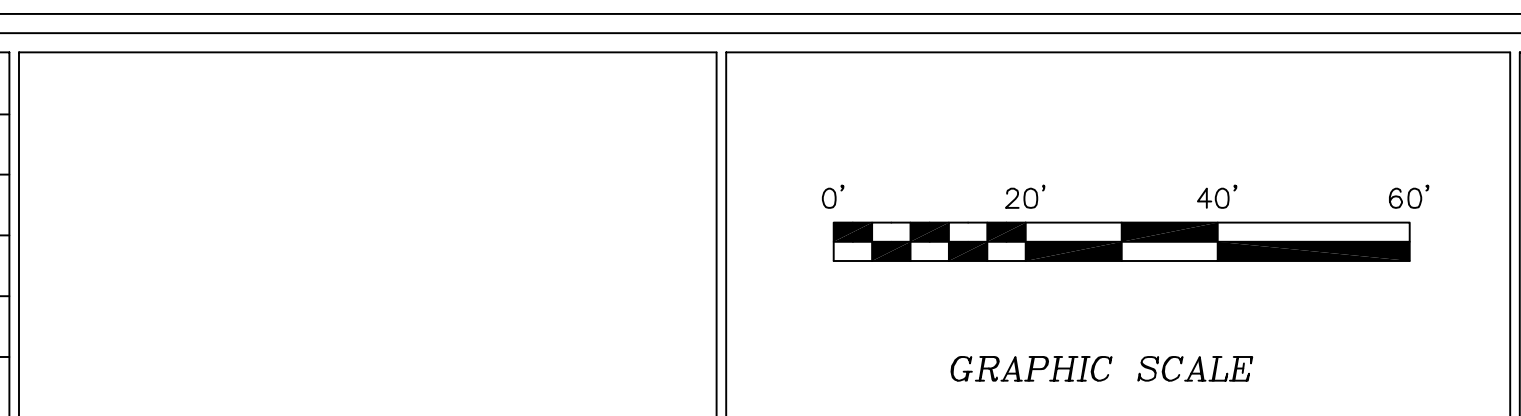
LEGEND:

- Capped Rebar Set PLS #2303 (50.00') Distance from reference Plan or deed.
- IPF ○ Iron Pipe Found N/F Now Or Formerly
- MONF □ Monument Found 12345/99 Deed Book/Page of Local Registry
- 34 — Contour Line
- - - Abutter Line
- Property Line
- - - Street Line
- - - Setback Line
- - - Old Lot Line
- P Sign
- W — Water Line
- S — Sewer Line
- Edge of traveled way
- OHU — Overhead Utility
- Utility Pole
- Z Indicates Ownership in Common
- UGU — Under Ground Utility
- ⊙ Sewer Manhole

EXISTING CONDITIONS/SITE PLAN
 AT 104 NORTH STREET PORTLAND, MAINE
 FOR: PETER L. MURRAY

REVISIONS:

REVISED 06-01-12: REVISED OWNER INFORMATION AND ADDED NOTE 12.
REVISED 05-31-12: CHANGED BASIS OF ELEVATIONS & REVISED CONTOURS.
REVISED 01-07-12: REVISED ABUTTING BUILDING HEIGHTS.
REVISED 01-02-12: REVISED PER CLIENT REVIEW
LOCATION: 104 NORTH STREET PORTLAND, MAINE



CERTIFICATE:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 ROBERT T. GREENLAW P.L.S., #2303
 DATE: JUNE 01, 2012

PREPARED BY:
ROBERT T. GREENLAW PLS
 LAND SURVEYING
 134 PORTLAND AVE
 OLD ORCHARD BEACH MAINE
 BOBGREENLAW@MYFAIRPOINT.NET
 207-749-9471

DRAWN BY: RTG
 CHECKED BY: KGG
 SCALE: 1" = 20'
 DATE OF SURVEY: 12/17/2011
 JOB NUMBER: 20111028
 SHEET: 1 OF 1
 DRAWER: 2011 NO: 028