

(4) NORTH REFERENCE: MAGNETIC 1991, PER PLAN REF. 3(A)

(5) BENCHMARK REFERENCE - 3' OFFSET MONUMENT AT THE SOUTHEASTERLY CORNER OF MONTREAL AND NORTH STREET - ELEVATION 152.48 CITY OF PORTLAND, PLAN REF. 3(B).

(6) ZONING RESIDENTIAL DISTRICT (R-6)

MIN. LOT SIZE: 4,500 SQ.FT.

MIN. ROAD FRONTAGE: 40'

MINIMUM SETBACK REQUIREMENTS:

FRONT: 10'

SIDE:

1 STORY - 10'

2 STORIES - 10'

3 STORIES - 10'

4 STORIES - 12'

5 STORIES - 15'

REAR: 20'

(7) PROPERTY IS SUBJECT TO EASEMENTS AND/OR RIGHT-OF-WAYS OF RECORD.

(8) SURVEY, INC. SHALL NOT BE RESPONSIBLE FOR INFORMATION THAT MAY BE FOUND IN UNRECORDED DEEDS, PLATS, PLANS, OR OTHER DOCUMENTS THAT MAY ALTER THE BOUNDARIES OF THE PROPERTY DEPICTED ON THE PLAN.

(9) UTILITIES:

(A) THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN-SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH THE SURVEYOR DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

RECEIVED

DEC 4 2008

City of Portland
Planning Division

SURVEY, INC.

P.O. BOX 210

WINDHAM, ME 04062

(207) 892-2556 (207) 892-2557 FAX

SURVEY.INC@VERIZON.NET

reference wps

PLAN BY:

ALD @ SURVEY, INC.

DATE: JUNE 17, 2008

JOB NO. 06-093

1 of 2 Sheets

(G) WALNUT STREET PLAN
DATED: DEC. 1925

DATED: JUNE 27, 1990
BY: TITCOMB ASSOCIATES
FOR: JENNIFER ROBBINS

(F) PLAN OF PROPERTY (STANDARD BOUNDARY SURVEY)

RECORDED: PLAN BOOK 206, PAGE 464 (C.C.R.D.)
DATED: APRIL 2006

BY: ANDREW F. BRADFORD LAND SURVEYING, INC.
FOR: NIKKI LEE GREEN & KATHERINE R. RICHMAN
(E) DIVISION OF LAND

RECORDED: PLAN BOOK 19, PAGE 46 (C.C.R.D.)
DATED: FEBRUARY 1931

FOR: PORTLAND WATER DISTRICT
(D) PLAN SHOWING LOT OF LAND

RECORDED: PLAN BOOK 97, PAGE 31 (C.C.R.D.)
DATED: 6-1-73

BY: H.T. & E.C. JORDAN
FOR: STEPHEN J. RIDGE
(C) PLAN OF PROPERTY

DATED: 4/27/01

BY: HERBERT P. GRAY
FOR: RUMEN T. SHOPOV
(B) BOUNDARY SURVEY

RECORDED: PLAN BOOK 191, PAGE 43 (C.C.R.D.)
DATED: JULY 15, 1991

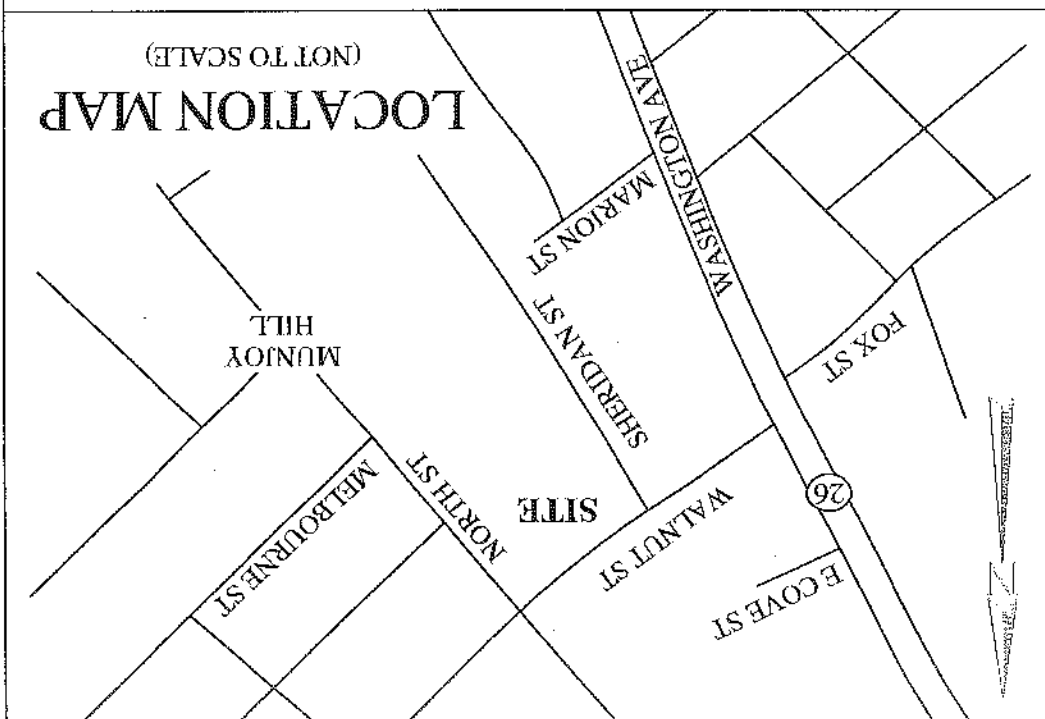
BY: ROBERT T. CYR
FOR: NICOLE D'ENTREMONT
(A) PLAN OF PROPERTY (STANDARD BOUNDARY SURVEY)

(3) PLAN REFERENCES:

(2) CITY OF PORTLAND TAX MAP 12, BLOCK Q, LOT 17

(1) DEED REFERENCE: DEED BOOK 25421, PAGE 256
CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)

NOTES:



TITCOMB ASSOCIATES, INC.

(S)

PLANNING
DEPARTMENT

PARCEL AREA
3,688 SQ.FT.

CHAINLINK FENCE

N/F
PORTLAND WATER DISTRICT
BK. 1367, PG. 433
TAX MAP 12, BLOCK Q, LOT 1
185 SHERIDAN ST.

SEE PLAN REF. 3(D)

REMAINS OF CONCRETE
RETAINING WALL

3/8" REBAR
CAPPED #955
0.50' A.G.

APPARENT WALL
ENCROACHMENT

REMAINS OF CONCRETE
RETAINING WALL

REMAINS OF BRICK WALL

BRICK PATIO

1.5" PIPE
1.5' A.G.
LEANING

TAX

1" PIPE
FLUSH

N16°54'10"W
78.50

S66°35'50"W
51.96

S24°55'35"E
35.90

42.73

08.50

137.9
TW 142.5

TW 142.4

TW 143.2

138.1

TW 144.1

146.2

TW 151.7

TW 152.2

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147.3

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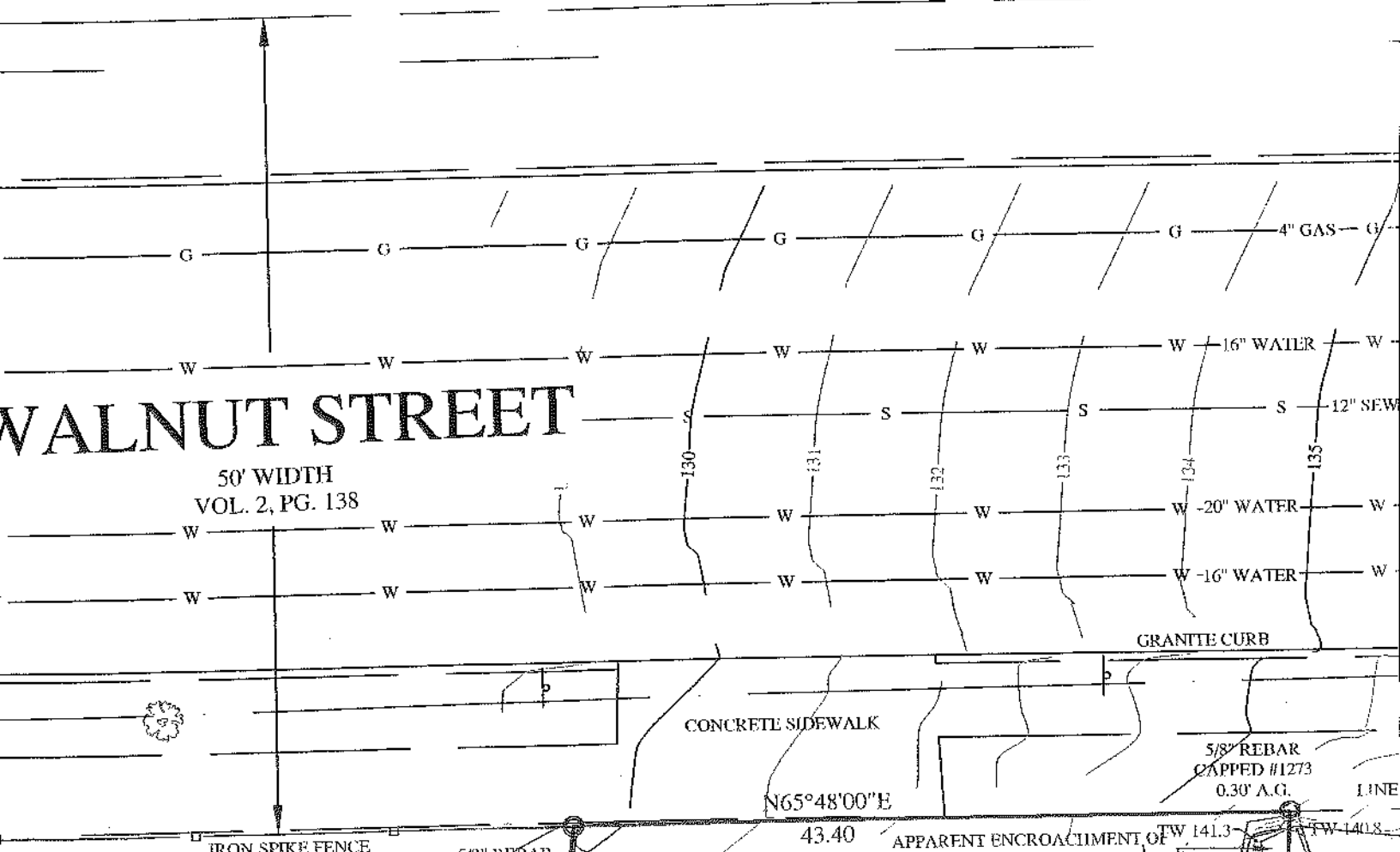
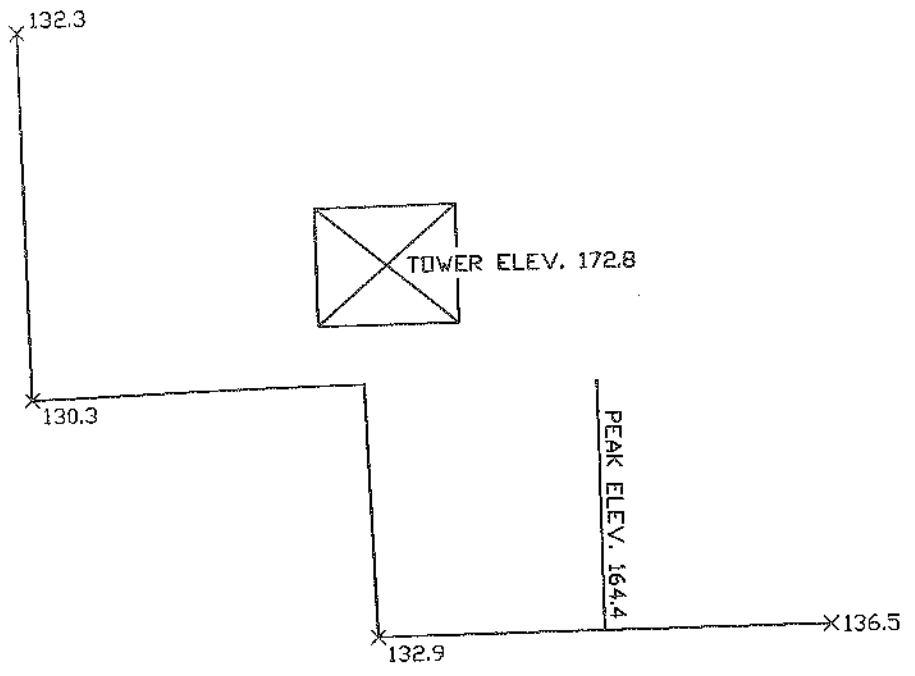
TW 149.2

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WALNUT STREET

50' WIDTH
VOL. 2, PG. 138

N65°48'00"E

43.40

APPARENT ENCROACHMENT OF

5/8" REBAR
CAPPED #1273
0.30' A.G.

LINE

TW 141.3

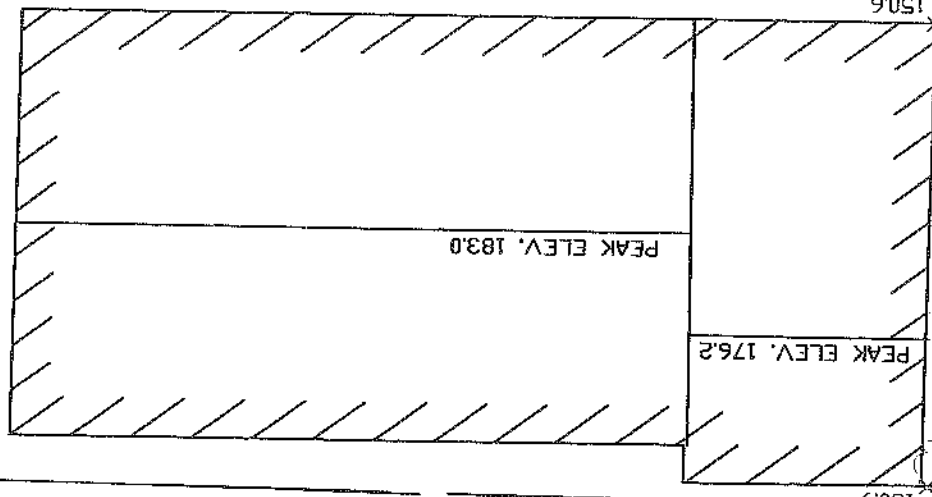
TW 140.8

NORTH STREET

66' WIDTH
VOL. 1, PG. 36

1" PIPE
0.10' A.G.

1" PIPE
FLUSH



N/F
JENNIFER LAWSON
BK. 25464, PG. 525
TAX MAP 12, BLOCK Q, LOT 2
110 NORTH ST.
SEE PLAN REF. 3(F)

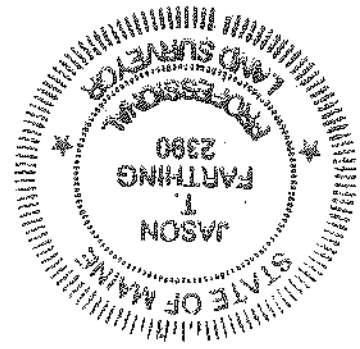
BITUMINOUS
DRIVE

150.2

N/F
ROBERT C. HAINS
BK. 6913, PG. 100
AP 12, BLOCK Q, LOT 4
104 NORTH ST.

N/F
EPHEN J. RIDGE
BK. 3494, PG. 178
AP 12, BLOCK Q, LOT 16
106 NORTH ST.
PLAN REF. 3(C)

VAT. FENCE



JASON T. FARTHING
P.L.S. 2390

THIS PLAN SHALL NOT BE USED AND/OR MODIFIED WITHOUT WRITTEN PERMISSION FROM SURVEY, INC. ANY CHANGES SHALL AT USER'S RISK AND WITHOUT LIABILITY TO SURVEY, INC. I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, BELIEF AND PROFESSIONAL OPINION.

BOUNDARY SURVEY EXISTING CONDITIONS PLAN

72 WALNUT STREET
PORTLAND, ME

FOR:

SHOPOV PROPERTIES

72 WALNUT STREET
PORTLAND, ME 04101
(OWNER OF RECORD)

