GENERAL NOTES:

1. RECORD OWNER OF PARCELS: 18 NORTH STREET LLC, BOOK 20835 PAGE 134 AND PAMELA JACK AND DEVONO PLATTE DEED BOOK 22687, PAGE 172 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).

2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF SUBJECT PARCELS: SEE SPECIFIC LOTS.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) SUMNER COURT, A QUALITY RESIDENTIAL DEVELOPMENT BY FORT SUMNER, LLC, 117 SHERIDAN STREET, PORTLAND, MAINE, DATED 3/22/2005, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 205 PAGE 181.

b.) STANDARD BOUNDARY SURVEY OF PROPOSED PROPERTY LINE BETWEEN LAND OF JAMES M. MCCARTNEY AND CITY OF PORTLAND AT FORT SUMNER PARK, SHERIDAN STREET, CITY OF PORTLAND, MAINE, PUBLIC WORKS DEPARTMENT, SEPT 1995, CITY VAULT PLAN 939 PAGE 26.

c.) DIVISION OF PROPERTY, SUMNER COURT, PORTLAND, MAINE, MADE FOR DENNIS BISSON, BY ROBERT P. TITCOMB INC., DATED 2/26/85, RECORDED IN C.C.R.D. PLAN BOOK 146 PAGE 45.

d.) SUMNER COURT, REFERENCE L.B. 641/182, BY D.T.C.L, DATED 2/15/78, CITY VAULT PLAN 366 PAGE 16.

e.) THRESHOLD OF MAINE PROPERTY TAKING, BY CONNOLLY, DATED 7/23/74, CITY PLAN VAULT 596 PAGE 17.

f.) REVISED PLAN OF FORT SUMNER TERRACE, PORTLAND, MAINE, RECORDED 8/6/1925, RECORDED IN THE C.C.R.D. IN BOOK 16, PAGE 49 AND INCITY VAULT PLAN 455 PAGE 45.

g.) PLAN OF FORT SUMNER TERRACE, PORTLAND, MAINE, ALSO KNOWN AS THE ANDERSON ESTATE, AS PLOTTED BY DALTON & CO., SEPT 1907, RECORDED IN C.C.R.D. PLAN BOOK 11, PAGE 63.

h.) PLAN AND DIVISION OF PROPERTY BELONGING TO THE ESTATE OF THE LATE LEMUEL DYER AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 4, PAGE 9 ½ ON 10-2-1877.

i.) CITY OF PORTLAND STREET LINE SHEETS FOR CUMBERLAND AVE., NORTH AND SHERIDAN STREETS, AS RECOVERED FROM THE CITY OF PORTLAND.

j.) PORTLAND WATER DISTRICT PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS SYSTEM BASE MAPPING STUDY AREA IV SHEET 3 DATED 1981 REVISED 02-01-2001.

k.) PLAN SHOWING DIVISION BETWEEN THE FORT SUMNER LOT AND LOT OWNED BY MESSSRS JOSE, GOULD & CLARK AS ESTABLISHED BY C.R. GOODELL-JANUARY 1865 IN ACCORDANCE WITH AN AGREEMENT BETWEEN THE PARTIES OWNING SAID LOTS. DATED JANUARY 12, 1865 RECORDED IN THE C.C.R.D. IN PLAN BOOK 2, PAGE 45 ON JANUARY 14, 1865.

l.) BOUNDARY SURVEY OF 18 NORTH STREET PORTLAND MAINE FOR 18 NORTH STREET LLC BY BACK BAY BOUNDARY INC. PORTLAND MAINE DATED JULY 8, 2005 UNRECORDED AT THE TIME OF THIS SURVEY.

5. THERE ARE APPARENT EASEMENTS AND RESTRICTIONS BURDENING AND BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.THOSE MADE APPARENT IN THE OPERATIVE DEEDS ARE SHOWN HEREON.

6. THE TOPOGRAPHY AND ABUTTING BUILDINGS WERE OBTAINED FROM AERIAL MAPPING PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT. AN ON THE GROUND TOPOGRAPHICAL SURVEY WAS PERFORMED BY BACK BAY BOUNDARY INC. AND SHOULD BE UTILIZED FOR FINAL DESIGN.

7. THE LINES THAT ARE SHOWN AS BEING "NEW" AND THE LINE ALONG NORTH STREET IDENTIFIED AS BEING 65.00 FEET ARE THE RESULT OF A BOUNDARY AGREEMENT DATED JUNE 20, 2007 BETWEEN PAMELA JACK, DEVON PLATTE AND 18 NORTH STREET LLC., SAID AGREEMENT RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 25214, PAGE 168 ON JUNE 21,2007.

RESURGAM CITY OF PORTLAND, MAINE
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 10/23/15

ZONING:

ZONE: R-6 RESIDENTIAL ZONE
SETBACKS: FRONT – 10 FT (< AVERAGE OF ABUTTER LOTS)
REAR – 20 FT
SIDE – 1-3 STORIES – 10 FT; 4 STORIES – 12 FT
MINIMUM LOT SIZE: 4500 SQ FT
MINIMUM LOT WIDTH: 50 FT
MAXIMUM BUILDING HEIGHT: 45 FT
MAXIMUM LOT COVERAGE: 40%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 14b, WHICH BEARS AN EFFECTIVE DATE OF 07-17-1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF	Capped 5/8" Rebar Found Name # .	M	Granite "M" Monument Found
	Capped 5/8" Rebar Set, Stamped "Greenlaw PLS 2303"	(50.00')	Distance from reference Plan or deed.
IPF	Iron Pipe Found	N/F	Now Or Formerly
S	Sewer Manhole	12345/99	Deed Book/Page of Local Registry
W	Water Gate or Valve		
	Catch Basin	M	Manhole Aerial
	Abutter Line		Edge of traveled way
	Property Line		Overhead Utility
	Street Line		Utility Pole
	Setback Line		Direction of Bearing
W	Water Line	Z	Indicates Ownership in Common
S	Sewer Line		

BOUNDARY LINE ARGREEMENT PLAN
of 18 NORTH STEET, PORTLAND, MAINE

FOR: PAMELA JACK AND DEVON PLATTE & 18 NORTH STREET LLC.

PREPARED BY:
BACK BAY BOUNDARY, INC.
LAND SURVEYING
643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWN BY: RTG	
CHECKED BY: PJM	
SCALE: 1" = 10'	
DATE OF SURVEY: 06/26/2007	
JOB NUMBER: 2005020	
SHEET: 1 OF 1	
DRAWER: 2005	NO: 020

REVISIONS:

REVISED 11-24-2009: ADDED CORRECT FRONT DISTANCE AND CHANGE BOUNDARY LINE WEIGHT.

REVISED 11-24-2009: ADDED RECORDING INFORMATION FOR BOUNDARY AGREEMENT.

LOCATION: NORTH STREET, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED , 2007
AT : H .M. AND RECORDED IN
PLAN BOOK PAGE

0' 10' 20' 30'
GRAPHIC SCALE

STATE OF MAINE
ROBERT T. GREENLAW
#2303
PROFESSIONAL LAND SURVEYOR

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

Book: 209
Page: 130

ROBERT T. GREENLAW P.L.S., #2303
V. PRESIDENT BACK BAY BOUNDARY, INC.

DATE: NOVEMBER 24, 2009