



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
- NCS, INC. PLS 1314* SET ON 04/20/2015
- ⊕ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- FOUND DECIDUOUS TREE
- BOUNDARY LINE
- EXISTING DEED LINES
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- PROPRIETOR'S LINE
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CIRD)
- TAX MAP-BLOCK-LOT (12345)
- PARENTHESES DENOTE RECORD DATA
- A-3
- A-2
- A-1
- A-4
- A-5
- A-6
- A-7
- A-8

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH, 2015.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM DEED BOOK 27260, PAGE 216.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. RECORD UNKNOWN, DATED MARCH 8, 1958.
 - b. VARIOUS PLANS FROM THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS SHOWING STREET LINE MONUMENTS AND DIMENSIONS.
 - c. PLAN OF LOTS IN PORTLAND, AUTHOR AND DATE UNKNOWN, RECORDED IN PLAN BOOK 4, PAGE 18.
 - d. PLAN BOOK 4, PAGE 18.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 14, BLOCK 1, PARCEL 13.
6. THE PARCEL SURVEYED IS LOCATED IN THE R-6 ZONE/DISTRICT* PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 5500 (UNLESS LOT OF RECORD)
 - MINIMUM FRONT YARD SETBACK = 40'
 - MINIMUM SIDE YARD SETBACKS = 10'
 - MINIMUM FRONT SETBACK = 10'
 - MINIMUM REAR SETBACK = 10'
7. OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY, BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONING / SETBACKS / RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
8. THE WIDTH OF HOWARD STREET IS 40' TAKEN FROM THE PLANS REFERENCED IN NOTE 4.b. THE LAYOUT IS BASED ON MONUMENTS FOUND.
9. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
 - a. A RIGHT-OF-WAY AND EASEMENT OVER, THROUGH AND IN LAND AT 19 HOWARD STREET FOR THE PURPOSE OF MAINTAINING, ALTERING AND REPAIRING ANY BUILDING LOCATED ON 15 HOWARD STREET, FIRST DATED APRIL 25, 1955 AND RECORDED IN DEED BOOK 2220, PAGE 289. (NO SPECIFIC LOCATION GIVEN)
 - b. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN.
 - c. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACT DIG-SAFE (889)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Project:	40290	Drawing Name:	40290.DWG	FB #	406	E	FB	YES	
Date:	APRIL 14, 2015	Scale:	1" = 20'	Filed By:	JAP / MAC	Field Date:	4/08/2015	Drawn By:	JAP

Drawing Name and Location:
BOUNDARY SURVEY
 15 HOWARD STREET, PORTLAND, MAINE
 Owner:
SARAH M. BUCK
 15 HOWARD STREET, PORTLAND, MAINE 04101
 Prepared for:
JOHN RITZO
 885 DEWITT AVENUE, ENCLINETS, CA 92024

Northwest Civil Solutions
 SURVEYING ENGINEERING LAND PLANNING INCORPORATED
 381 PAXNE ROAD, SCARBOROUGH, MAINE 04074
 Tel: 207.883.1000 Fax: 207.883.1001
 Email: info@northwestcivilsolutions.com
 Web: www.northwestcivilsolutions.com

STAMP AND SIGNATURE
 I, **JOHANN BUISMAN**, 1314
 M. JOURNAL (BISMAN)
 MAINE REG. NO. 1314
 DATE: 4-14-2015