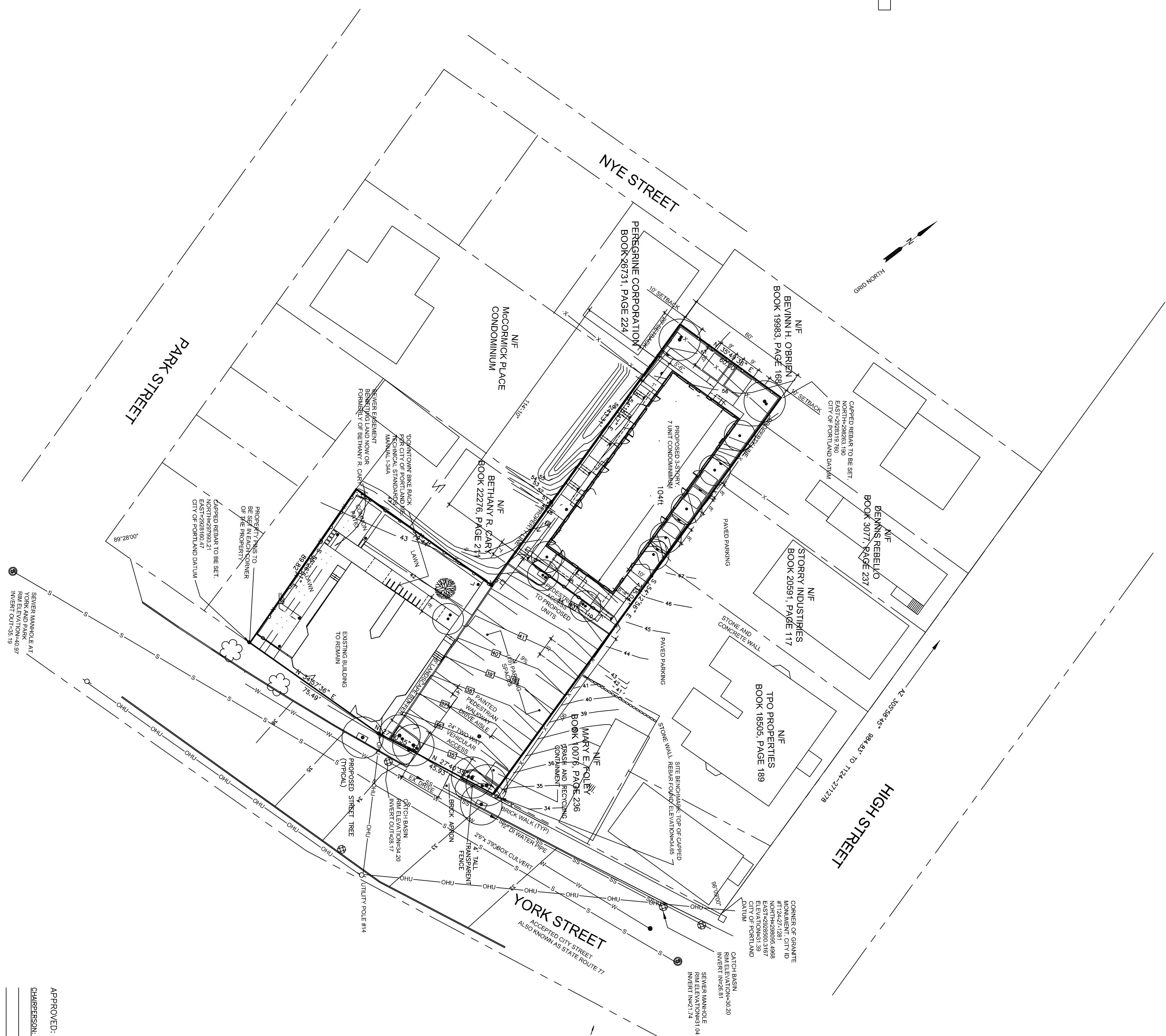


SOURCE: MAPQUEST.COM

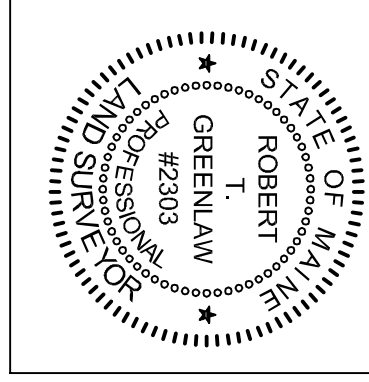
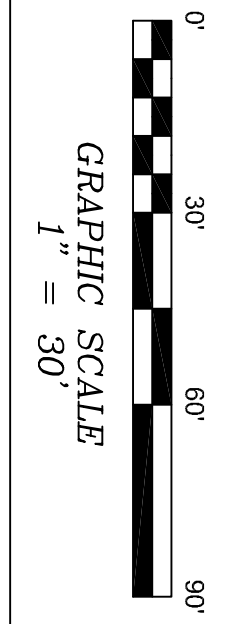


APPROVED: PORTLAND PLANNING BOARD.

CHAPERSON:	DATE:

REVISIONS:

STATE OF MAINE, CUMBERLAND SS	RECEIVED	2011
REGISTRY OF DEEDS	AT :	H . M. AND RECORDED IN
PLAN BOOK		PAGE



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 13, 2011

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: HARBORVIEW APARTMENTS, LLC BOOK 27577 PAGE 183 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). OWNER'S ADDRESS: P.O. BOX 8816 PORTLAND, MAINE 04104
2. BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON, 1124-27-1281 NORTH 298095 4958 EAST 2928500.9167 ELEVATION=31.89 BEING THE INSIDE CORNER OF A GRANITE M MONUMENT LOCATED AT THE NORTHWESTERLY STREET CORNER OF YORK AND HIGH STREETS.
3. AREA OF SUBJECT PARCELS: LOT 044-A-004= 14,117 SQ. FT., LOT 044-A-005=7122 SQUARE FEET. TOTAL AREA OF PARCEL=21239 SQ. FT.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) CITY OF PORTLAND TAX MAP 44. SUBJECT LOTS SHOWN AS BLOCK A, LOTS 004 AND 005.
5. THERE WERE APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY:
 a.) A SEWER EASEMENT BENEFITING THE PARCEL IDENTIFIED AS BELONGING TO BETHANY R. CARY AS DESCRIBED IN DEED BOOK 22276, PAGE 211.
6. THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1957.
7. SEE UTILITY DRAWING C1 BY ACORN ENGINEERING FOR PROPOSED UTILITIES.
8. PROJECT ARCHITECT, ENGINEER AND LANDSCAPE ARCHITECT:
 JAMIE BROADBENT, ARCHITECT
 KAPLAN HOMPSON ARCHITECTS
 444 W. WELWOOD ROAD
 PORTLAND, MAINE 04101
 207-842-2888
 WILL SAVAGE, PE
 ACORN ENGINEERING
 154 YORK STREET #2
 PORTLAND, MAINE 04101
 207-775-2655
 SOREN DENIGRO, LANDSCAPE ARCHITECT
 LANDSCAPE ARCHITECT
 SOREN DENIGRO DESIGN STUDIO
 43 WELWOOD ROAD
 PORTLAND, MAINE 04103
 207-400-2450

ZONING:

R-6 RESIDENTIAL ZONE:
 MINIMUM LOT SIZE: 4500 SQUARE FEET
 MINIMUM STREET FRONTAGE: 40 FEET
 MINIMUM FRONT YARD SETBACK: 20 FEET
 REAR YARD SETBACK: 20 FEET
 SIDE YARD SETBACK: 10 FEET
 MINIMUM LOT WIDTH: 50 FEET
 MAXIMUM HEIGHT: 45 FEET

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP. THE FLOOD INSURANCE RATE MAP IS AVAILABLE AT THE OFFICE OF THE SECRETARY OF STATE, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARDOUS AREA.

LEGEND:

CRS @	Capped 5/8" Rebar Set	(50,00')	Distance from reference plan of deed.
IPF ○	Iron Pipe Found	N/F	Now Or Formerly
MONF □	Monument Found	12345/99	Deed Book/Page of Local Registry
34	Contour Line		Edge of traveled way
— [34]	Contour Line Proposed		
—	Abutler Line	—OHU—	Overhead Utility
—	Property Line	—Z	Utility Pole
—	Street Line		Indicates Ownership in Common
—	Setback Line		Catch Basin with Throat at Curb
— · · · · ·	Old Lot Line		Sewer Manhole
○	Willow Tree 24" Diameter		
○	Street Tree Maple 3" Diameter		

SUBDIVISION PLAT

AT 127-129 YORK STREET, PORTLAND, MAINE
 HARBORVIEW TOWNHOMES CONDOMINIUMS

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC
 134 PORTLAND AVE
 OLD ORCHARD BEACH MAINE
 BOBGREENLAW@YFAIRPOINT.NE.T
 207-749-9471

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1" = 30'
 DATE OF SURVEY: 10/20/2010
 JOB NUMBER: 121 YORK ST
 SHEET: 1 OF 1
 DRAWER: 2010 NO. 010