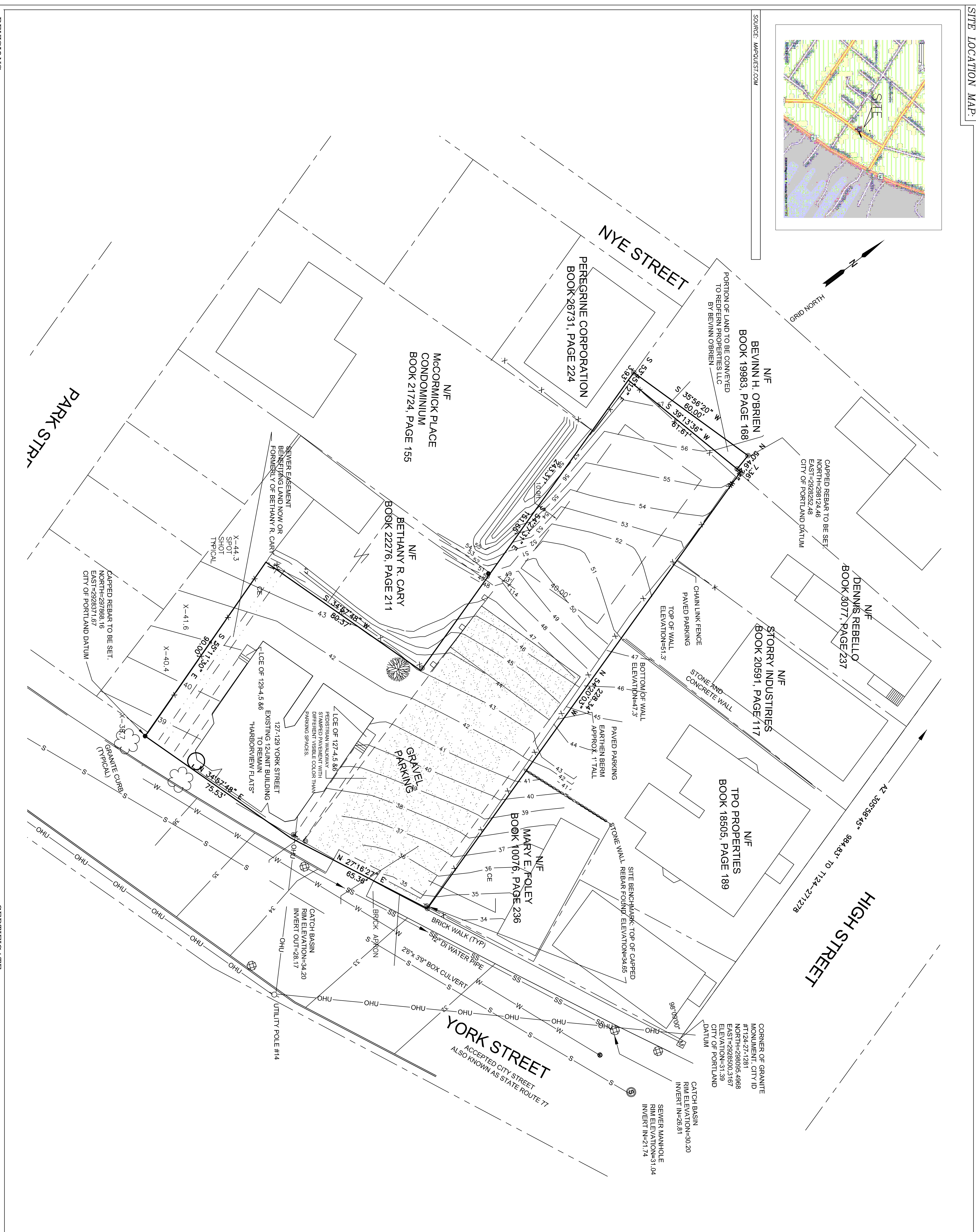


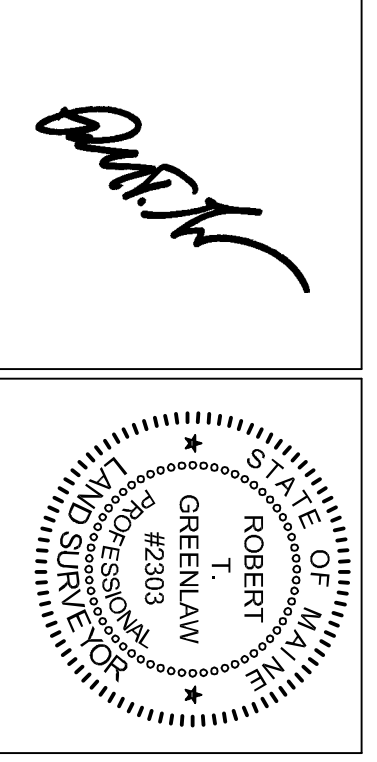
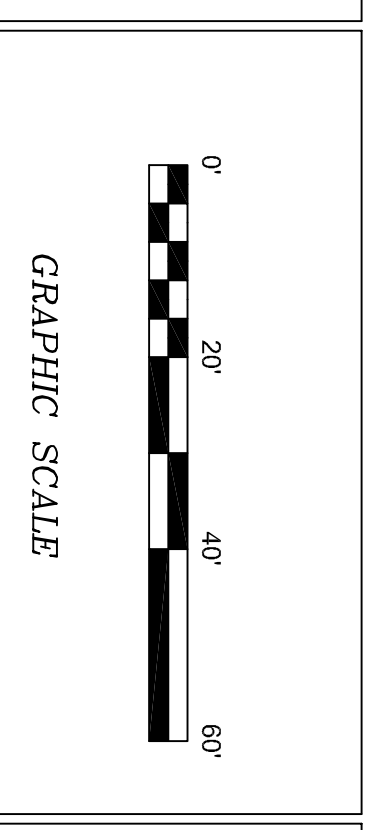
SOURCE: MAPQUEST.COM



REVISIONS:

REVISION 03-08-2012:	REVISED PROPERTY LINES, ADDED NOTES AND ANNOTATIONS
REVISION 06-29-2011:	ADDED ABUTTING WALLS AND PARKING LOTS
REVISION 03-11-2011:	ADDED UTILITIES, COORDINATES AND TREES
REVISION 02-13-2011:	REVISED CONTOURS
REVISION 02-11-2011:	ADDED CONTOURS
LOCATION:	127-129 YORK STREET PORTLAND, MAINE

STATE OF MAINE, CUMBERLANDSS
REGISTRY OF DEEDS
RECEIVED
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: MARCH 08, 2012

GENERAL NOTES:

- RECORD OWNER OF PARCEL: HARBORVIEW DEVELOPMENT LLC BOOK 28330 PAGE 45 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). OWNER'S ADDRESS: P.O. BOX 8816 PORTLAND, MAINE 04104
- BEARINGS ARE BASED UPON TWO CITY OF PORTLAND GRANITE MONUMENTS ONE OF WHICH IS SHOWN HEREON.
- BEARINGS ARE BASED UPON 298095.4958 EAST 2928500.9187 ELEVATION=31.89 1124-27-1281 NORTH GRANITE MONUMENT LOCATED AT THE NORTHWESTERLY STREET CORNER OF YORK AND HIGH STREETS.
- BEARINGS ARE BASED UPON 298674.0750 EAST 2927703.3650 IS THE INSIDE CORNER OF A GRANITE MONUMENT LOCATED AT THE SOUTHWESTERLY STREET CORNER OF HIGH AND YORK STREETS AS ZONING MAP 44 AS SHOWN HEREON.
- THESE MONUMENTS WERE UTILIZED AS A BASIS FOR THE STREETS SHOWN HEREON. MAINE STATE PLANE COORDINATES ARE SHOWN HEREON AS REFERENCE TO THE CITY OF PORTLAND COORDINATE SYSTEM.
- ELEVATIONS BASED UPON THE HIGH POINT OF A GRANITE "M" MONUMENT LOCATED AT THE SOUTHWEST STREETLINE CORNER OF DANFORTH AND PARK STREETS. ELEVATION OF SAID MONUMENT SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT REPORTED TO BE 75.84 CITY OF PORTLAND DATUM.
- 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.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) CITY OF PORTLAND TAX MAP 44, SUBJECT LOTS SHOWN AS BLOCK A, LOTS 004 AND 005.
- 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.
- THE EXISTING STRUCTURE WAS BUILT IN 1900 WHICH WAS PRIOR TO THE ADOPTION OF ZONING ORDINANCES WHICH WERE ENACTED IN 1957.
- NO HISTORIC SITES OR STRUCTURES ON OR ADJACENT TO THIS SITE APPEAR ON OR ARE NOMINATED TO THE NATIONAL REGISTER.

ZONING:

R-6 RESIDENTIAL ZONE:
MINIMUM LOT SIZE: 4500 SQUARE FEET
MINIMUM STREET FRONTAGE: 40 FEET
MINIMUM FRONT YARD SETBACK: 20 FEET
MINIMUM REAR YARD SETBACK: 20 FEET
MINIMUM 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 MAINE DEPARTMENT OF REVENUE AND TAXATION, 1986 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRS @	Capped 5/8" Rebar Set	(50,00')	Distance from reference
With # 2303.			
IPF ○	Iron Pipe Found	N/F	Now Or Formerly
MONF □	Monument Found	12345/99	Deed Book/Page of Local Registry
---	Contour Line	---	Edge of traveled way
---	Abutted Line	---	Overhead Utility
---	Property Line	---	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		

EXISTING CONDITIONS SURVEY PLAN
AT 127-129 YORK STREET, PORTLAND, MAINE
FOR HARBORVIEW DEVELOPMENT LLC

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" = 20'
DATE OF SURVEY: 10/20/2010
JOB NUMBER: 121 YORK ST
SHEET: 1 OF 2
DRAWER: 2005 NO. 002