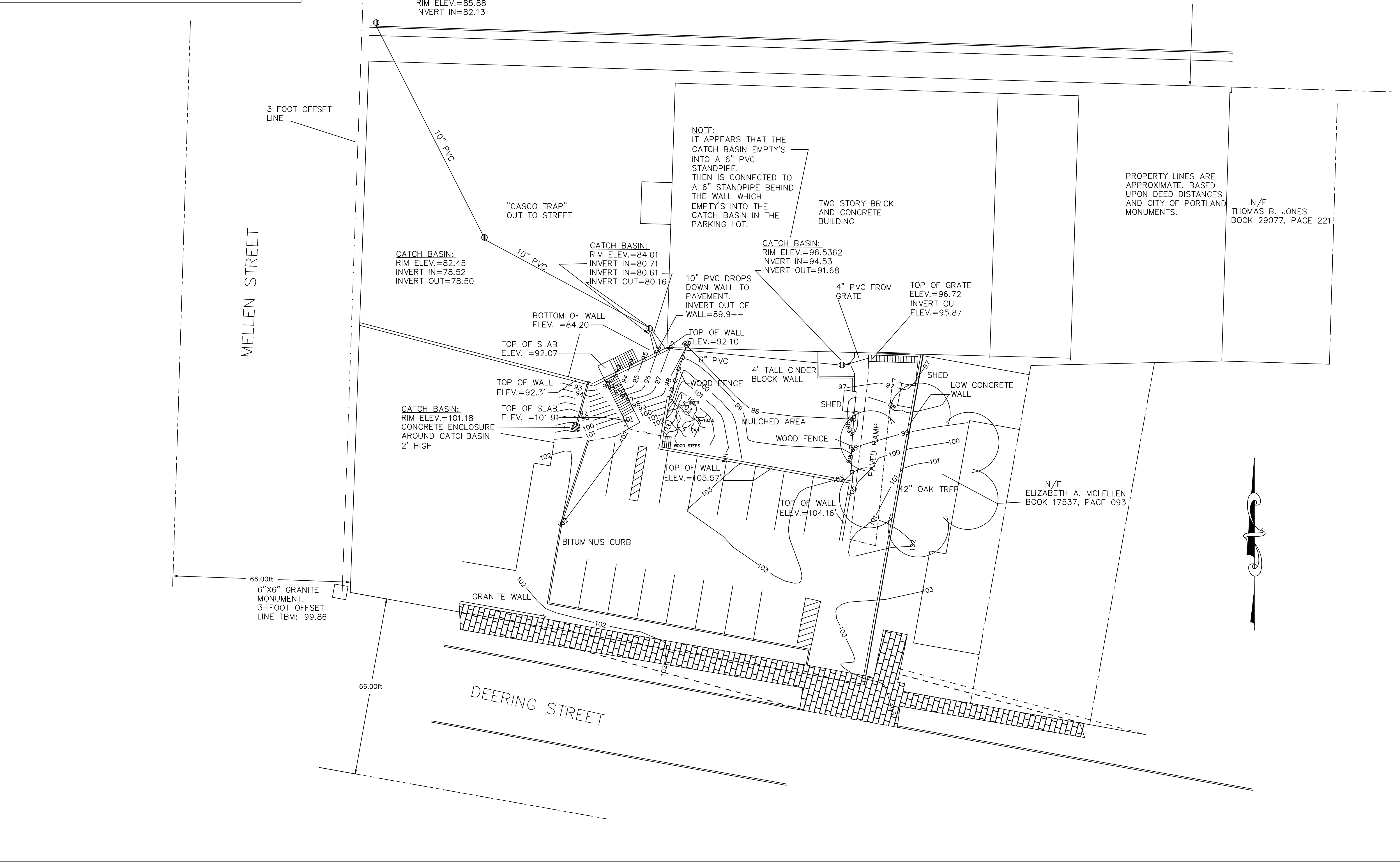
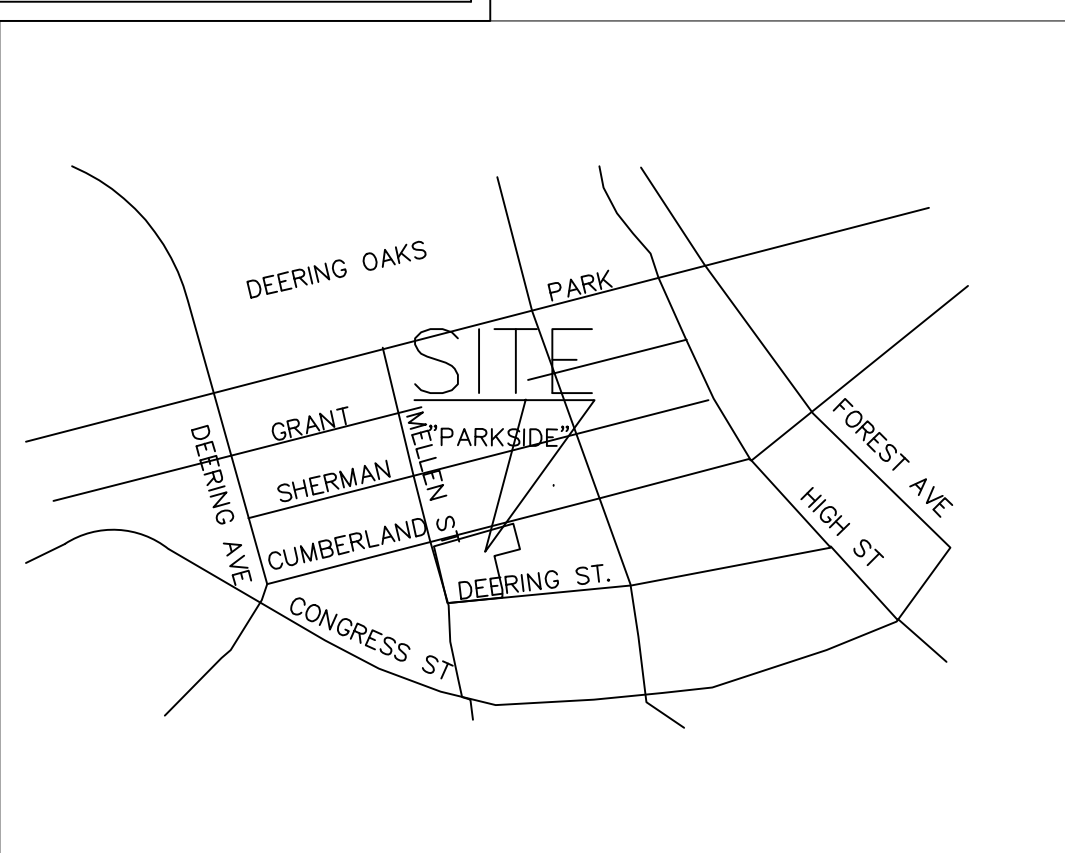


SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: PEOPLES REGIONAL OPPORTUNITY PROGRAM, AS DESCRIBED IN BOOK 10064, PAGE 213 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THE SURVEY, FEBRUARY 25, 2012, UTILIZING THE FOLLOWING EQUIPMENT: LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 18,742 SQ. FT., 0.43 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - TAX ASSESSORS NO. 47, BLOCK B, LOT 002, CITY OF PORTLAND, MAINE.
 - STREET LINE PLANS 70, 92 AND 134 SUPPLIED BY THE CITY OF PORTLAND ARCHIVES.
- ELEVATIONS ARE BASED UPON AN ASSUMED VALUE OF 99.86 FT ON THE GRANITE 3 FOOT OFFSET MONUMENT FOUND AT THE SOUTHEAST CORNER OF MELLEN AND DEERING STREETS, LABELED "TBM: ELEV. 99.86".
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
- THE UNDERGROUND UTILITY LOCATIONS SHOWN HEREON ARE APPROXIMATE AND WERE TAKEN FROM GROUND LEVEL FIELD EVIDENCE, NOT VERIFIED.

ZONING:

ZONING: R-7 - COMPACT URBAN RESIDENTIAL ZONE OVERLAY

SETBACKS:

FRONT:	NONE
REAR:	5 FEET
SIDE:	5 FEET
MINIMUM LOT SIZE:	NONE
MINIMUM STREET FRONTAGE:	NONE
MAXIMUM BUILDING HEIGHT:	50 FT.
MAXIMUM LOT COVERAGE:	100% (IMPERVIOUS)

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 JULY 17, 1986, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

○ Iron Pipe Found	DMH (D) Drain Manhole
CRF (C) Capped 5/8" Rebar Found	SMH (S) Sewer Manhole
Marked with #1314, NCS, Inc.	GAS (G) Gas Gate
MMON (M) "M" Monument Found	HYD (H) Hydrant
(50.00') Distance from reference plan or deed.	WG (W) Water Gate
N/F Now Or Formerly	12345/99 Deed Book/Page of Local Registry
Z Indicates Ownership in Common	(1) Tax Map Lot Number
U Utility Pole	— Edge of Traveled Way
OHU Overhead Electric or Comm	— g Gas Line
— Abutter Line	— w Water Supply Line
— Property Line	— s Sewer Line
— Street Line	— Old Lot or Street Line

EXISTING CONDITIONS SURVEY
AT 510 CUMBERLAND AVENUE PORTLAND, MAINE

FOR: **PEOPLES REGIONAL OPPORTUNITY PROGRAM**

REVISIONS:	STATE OF MAINE, CUMBERLAND SS REGISTRY OF DEEDS	0' 20' 40' 60'		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 c) NO NEW CORNERS WERE SET ROBERT T. GREENLAW P.L.S.
REVISED 05-05-2014: REVISED CATCHBASIN ELEVATIONS	RECEIVED . 2012	GRAPHIC SCALE		
REVISED 02-29-2012: ADDED CONTOURS AND REVISED VARIOUS ELEVATIONS	AT : H .M. AND RECORDED IN			
LOCATION: 510 CUMBERLAND AVE, PORTLAND, MAINE	PLAN BOOK PAGE			

PREPARED BY:
ROBERT T. GREENLAW PLS
LAND SURVEYING

134 PORTLAND AVENUE
OLD ORCHARD BEACH, MAINE 04064
207-749-9471
Bobgreenlaw@myfairpoint.net

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 20'
SURVEY DATE: 02/25/2012
JOB NUMBER: 2012004
SHEET: 1 of 1
DRAWER: 2012 NO: 004