General Notes Cont.:

10. Granite Street shown on Plan Reference 1 as Proposed Street.

11. Falmouth Street shown on Plan References 1 & 2 as Durham Street.

12. Locus parcel is Zoned R-5. See City of Portland Zoning Ordinance for additional regulations and restrictions.
    Minimum Lot Size = 6,000 square feet
    Minimum Frontage = 50'
    Minimum Front Setback = 20'
    Minimum Rear Setback = 20'
    Minimum Side Yard Setback = 8' (1story)
    8' (1 1/2 story)
    12' (2 stories)
    14' (2 1/2 stories)
    Minimum Side Yard On Side Street = 15'

13. Reference is made to "Letter Of Agreement" revised September 26, 2013 between Nadeau Land Surveys and the below listed client(s), which shall be considered an integral part of this survey.

14. Elevations depicted hereon are based on an assumed datum.

15. All building corner offsets to boundary lines are from cornerboards and not building foundation, unless noted.

16. The northerly and easterly abutting dwellings were surveyed for purposes of determining the average front yard calculations. Per City of Portland Zoning, a front yard need not exceed the average depth of front yards on either side of the lot.

    Average front yard calculation using abutting dwellings and improvements 9.7' (#45/43) +11.5' (#21/19)= 21.2'/2= 10.6'

17. Reference is made to City of Portland letter of determination, dated October 30, 2014 for lot reconfiguration and average front yard calculation approval.

18. Reference is made to City of Portland letter of determination, dated October 20, 2015 for lot reconfiguration approval.

Locus Deed Reference:

Federal National Mortgage Association
To
Julian D. Thomka-Gazdik, Trustee of the Julian D. Thomka-Gazdik Family Trust u/t/d November 30, 2012

dated August 13, 2013 and recorded at the Cumberland County Registry of Deeds in Book 30943, page 219.

Plan References:

1. "City Of Portland, ME. Department Of Public Works. Streets And Lots On City Farm Between St. John St. and Deering Ave. Copied From Plan Of City Lands On Washburn Avenue And Roberts Street, made Nov. 1893 by Geo. N. Fernald, City Engineer, and other plans on file in the Office of the City Engineer, Portland, Maine", approved Feb. 21, 1922. Recorded at the Cumberland County Registry of Deeds in Plan Book 14, Page 59.

2. "Plan Of Bethwood, Land Of Mary E. Denny", Portland, Maine. Surveyed 1912 by A.E. Skillin and recorded at the Cumberland County Registry of Deeds in Plan Book 12, Page 76.

3. "Recording Plat, Deane Street Subdivision, 47-49 Deane Street, Portland, Maine Made For Cayuga Corporation, P.O. Box 10194, Portland, Maine 04104", dated June 12, 1996 by Owen Haskell, Inc. and recorded at the Cumberland County Registry of Deeds in Plan Book 197, Page 112.

4. "Plan Depicting The Results Of A Standard Boundary Survey Made For MacGowan Realty Trust At The Intersection Of Deane Street & Granite Street, Portland, Maine", dated November 1, 1999 by Nadeau & Lodge, Inc., Portland and Lyman, Maine, recorded at the Cumberland County Registry of Deeds in Plan Book 200, Page 29.

General Notes:

1. Locus Parcel is shown on City of Portland Assessor's Map 51, Block A, as Lots 22 & 23.

2. This plan is invalid without the embossed seal of the professional land surveyor who prepared this plan.

3. The apparent right-of-way lines depicted on this plan are based on the above plan references, monumentation found in the field, and City of Portland Engineering Department street notes.

4. The locus parcel does not fall within a Special Flood Hazard Zone per Federal Number 230051 0013B, index dated December 6, 1998. The parcel falls in Zone C. Emergency Management Agency Flood Insurance Rate Map Community Panel

5. There is no written surveyor's report.

6. Total area of locus parcels equals 12,067 square feet, more or less.

7. All documents reviewed and considered as a part of this survey are of public record. There may exist other documents which are not part of public record which could affect the results of this survey.

8. This survey does not purport to reflect any of the following:
   a. easements other than those that are visible or specifically stated in the referenced documents or location of underground utilities.
   b. building setback compliance or restrictive covenants.
   c. zoning or other land use regulations.

9. Deane Street shown on Plan Reference 2 as Dean Street.

Revised 11-4-2015 Added Note 18.
Revised 9-29-2015 Reconfigured Interior Division Lines.
Revised 10-21-2014 Added Abutting Dwellings and Reconfigured Interior Division Lines.
Revised 11-15-2013 Updated Title Block, Site Improvements, Locus Deed, and Add Spot Elev.

Graphic Scale:

0' 5' 10' 15' 20' 30' 40' 50'

Magnetic North, 1999

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Surveyor's Statement:

Nadeau Land Surveys hereby states exclusively to the client listed hereon, that this plan is based on, and the result of, an on the ground field survey and that to the best of our knowledge, information, and belief, it conforms to the Maine Board of Licensure For Professional Land Surveyors Standards of Practice.

STATE OF MAINE JAMES D. NADEAU 2124 PROFESSIONAL LAND SURVEYOR

2124 Nadeau Land Surveys

James D. Nadeau, P.L.S. #2124 (agent)

Date: 11-4-15

Plan Depicting The Results Of A Standard Boundary Survey
Made For
Julian D. Thomka-Gazdik
At The Intersection of Deane Street & Granite Street
PORTLAND, MAINE

PREPARED BY: NADEAU LAND SURVEYS
PROFESSIONAL LAND SURVEYORS
918 BRIGHTON AVENUE
PORTLAND, ME 04102
(207) 878-7870

RECORD OWNER: Julian D. Thomka-Gazdik, 25 Deane Street, Portland, ME 04102	DRAWN BY: MLC	PLAN DATE: 11/1/1999
	CHECKED BY: TPB/JDN	SURVEY DATE: Oct. 1999
	INSTR.: Topcon GTS-3B	SCALE: 1" = 10'
FIELD BOOK: FB 151 & Topcon FSC	JOB No: 9493BR1/2131433R4	SHEET No: 1 Of 1

Reviewed for Code Compliance
Inspection Services
Portland, Maine
Date: 09/16/16