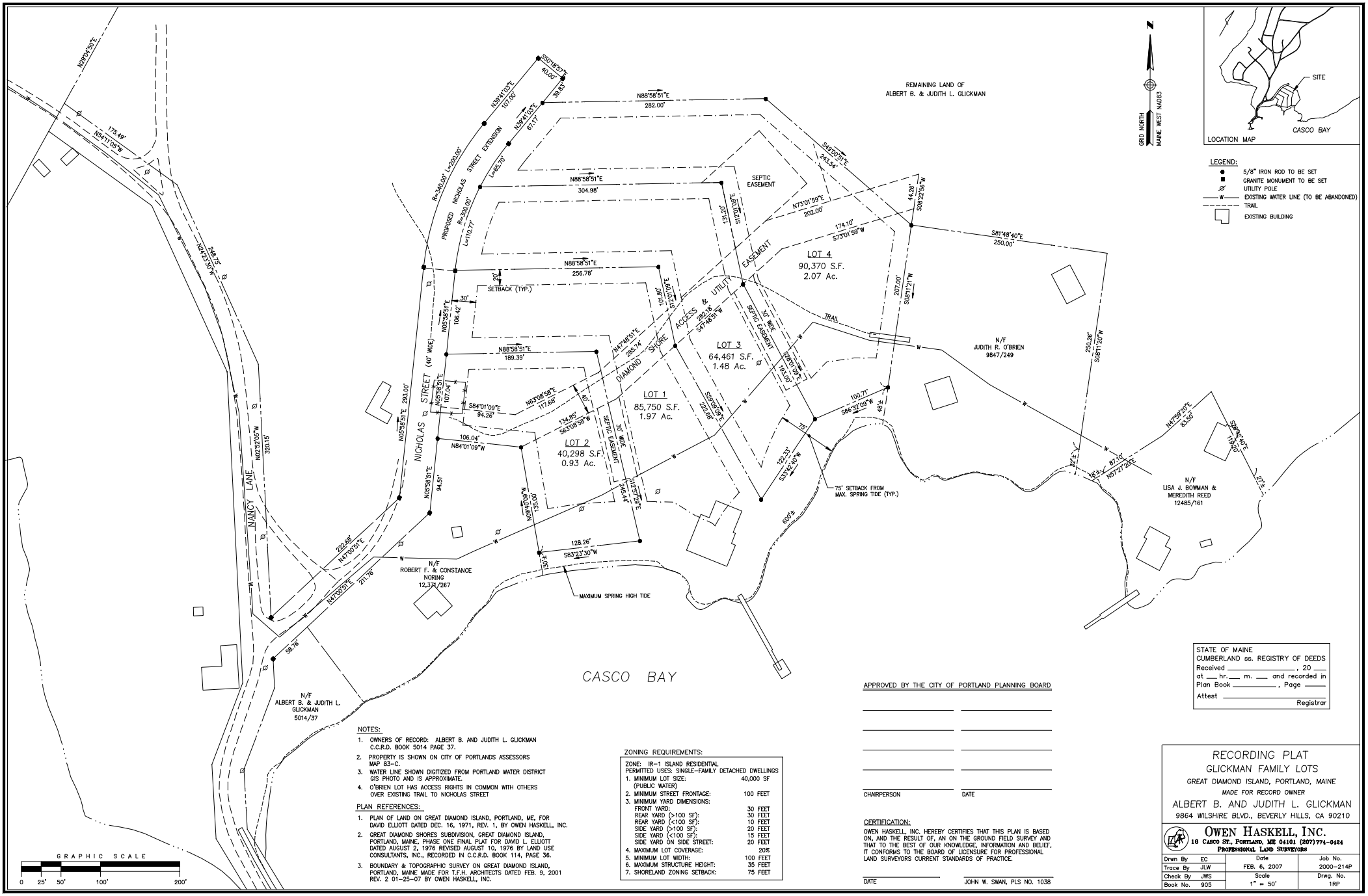

NOTES:

1. OWNERS OF RECORD: ALBERT B. AND JUDITH L. GLICKMAN C.C.R.D. BOOK 5014 PAGE 37.
2. PROPERTY IS SHOWN ON CITY OF PORTLANDS ASSESSORS MAP 83-C.
3. WATER LINE SHOWN DIGITIZED FROM PORTLAND WATER DISTRICT GIS PHOTO AND IS APPROXIMATE.
4. O'BRIEN LOT HAS ACCESS RIGHTS IN COMMON WITH OTHERS OVER EXISTING TRAIL TO NICHOLAS STREET

PLAN REFERENCES:

1. PLAN OF LAND ON GREAT DIAMOND ISLAND, PORTLAND, ME. FOR DAVID ELLIOTT DATED DEC. 16, 1971, REV. 1, BY OWEN HASKELL, INC.
2. GREAT DIAMOND SHORES SUBDIVISION, GREAT DIAMOND ISLAND, PORTLAND, MAINE, PHASE ONE FINAL PLAT FOR DAVID L. ELLIOTT DATED AUGUST 2, 1976 REVISED AUGUST 10, 1976 BY LAND USE CONSULTANTS, INC., RECORDED IN C.C.R.D. BOOK 114, PAGE 36.
3. BOUNDARY & TOPOGRAPHIC SURVEY ON GREAT DIAMOND ISLAND, PORTLAND, MAINE MADE FOR T.F.H. ARCHITECTS DATED FEB. 9, 2001 REV. 2 01-25-07 BY OWEN HASKELL, INC.

ZONING REQUIREMENTS:

ZONE: IR-1 ISLAND RESIDENTIAL
PERMITTED USES: SINGLE-FAMILY DETACHED DWELLINGS

1. MINIMUM LOT SIZE: (PUBLIC WATER)	40,000 SF
2. MINIMUM STREET FRONTAGE:	100 FEET
3. MINIMUM YARD DIMENSIONS:	
FRONT YARD:	30 FEET
REAR YARD (>100 SF):	30 FEET
REAR YARD (<100 SF):	10 FEET
SIDE YARD (>100 SF):	20 FEET
SIDE YARD (<100 SF):	15 FEET
SIDE YARD ON SIDE STREET:	20 FEET
4. MAXIMUM LOT COVERAGE:	20%
5. MINIMUM LOT WIDTH:	100 FEET
6. MAXIMUM STRUCTURE HEIGHT:	35 FEET
7. SHORELAND ZONING SETBACK:	75 FEET

APPROVED BY THE CITY OF PORTLAND PLANNING BOARD

CHAIRPERSON DATE

CERTIFICATION:

OWEN HASKELL, INC. HEREBY CERTIFIES 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 BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE JOHN W. SWAN, PLS NO. 1038

STATE OF MAINE
CUMBERLAND ss. REGISTRY OF DEEDS
Received _____, 20 ___
at ___ hr. ___ m. ___ and recorded in
Plan Book _____, Page _____
Attest _____
Registrar

RECORDING PLAT

GLICKMAN FAMILY LOTS

GREAT DIAMOND ISLAND, PORTLAND, MAINE

MADE FOR RECORD OWNER

ALBERT B. AND JUDITH L. GLICKMAN

9864 WILSHIRE BLVD., BEVERLY HILLS, CA 90210

OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207)774-0424
PROFESSIONAL LAND SURVEYORS

Drwn By	EC	Date	Job No.
Trace By	JLW	FEB. 6, 2007	2000-214P
Check By	JWS	Scale	Drwg. No.
Book No.	905	1" = 50'	1RP