

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RICHARD D. GRANT & AUDREY E. GRANT AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 17684, PAGE 256.
2. THE BOUNDARY LINES ARE BASED UPON PLAN REFERENCE #49 BELOW AND SHOULD BE CONSIDERED AN INTEGRAL PART OF THIS PLAN.
3. AREA OF SUBJECT PARCEL: 40,245 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. Plan of Property and Subdivision of Land Peckia Island Portland, Maine made for Richard Grant by Lloyd E. Jones Surveyor dated Dec. 30 1986.
 - b. Streetline plans of Central Av. by The City of Portland, Maine.
 - c. City of Portland Assessors plan #088, lot is shown on said map as Block K, lot # 35.
5. THE BOUNDARY LINES ARE BASED UPON PLAN REF. #4a.

ZONING:
 The subject parcel falls in the City of Portland's IR-1 zone.
 Setbacks:
 Front yard: 30 Feet.
 Rear yard: 30 feet.
 Side yard: 20 Feet.

6. THE CONTOURS SHOWN HEREON ARE BASED UPON THE PLAN REFERENCE 4a. SAID PLAN REFERENCES THE BENCHMARK USED AS CITY DATUM ELEVATION 49.317' ON A 3' O/S MONUMENT AND BOLT AT ISLAND AVENUE.
7. THE SITE IS NOT IN A SHORELAND ZONE AS SHOWN ON THE CITY OF PORTLAND'S ZONING MAPS.

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "C" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -15B, WHICH BEARS AN EFFECTIVE DATE OF 07/17/86 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- ⊕ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of travelled way
- Utility Pole

SURVEYORS STATEMENT:

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 CORNERS SET

Robert T. Greenlaw
 ROBERT T. GREENLAW P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 10-16-2003

REVISION: 10-16-03~ADDED EROSION CONTROL AND NOTES
SITE PLAN
 FOR A PROPOSED SINGLE FAMILY HOME
 30 CENTRAL AVENUE EXT. PEAKS ISLAND, MAINE
 FOR: **RICHARD D. GRANT**

DRAWN BY: RTG
 CHECKED BY: DMD
 SCALE: 1"=50'
 DATE: September 04, 2003
 JOB NUMBER: 2003134-PI
 SHEET: 1 of 1.

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO:134

