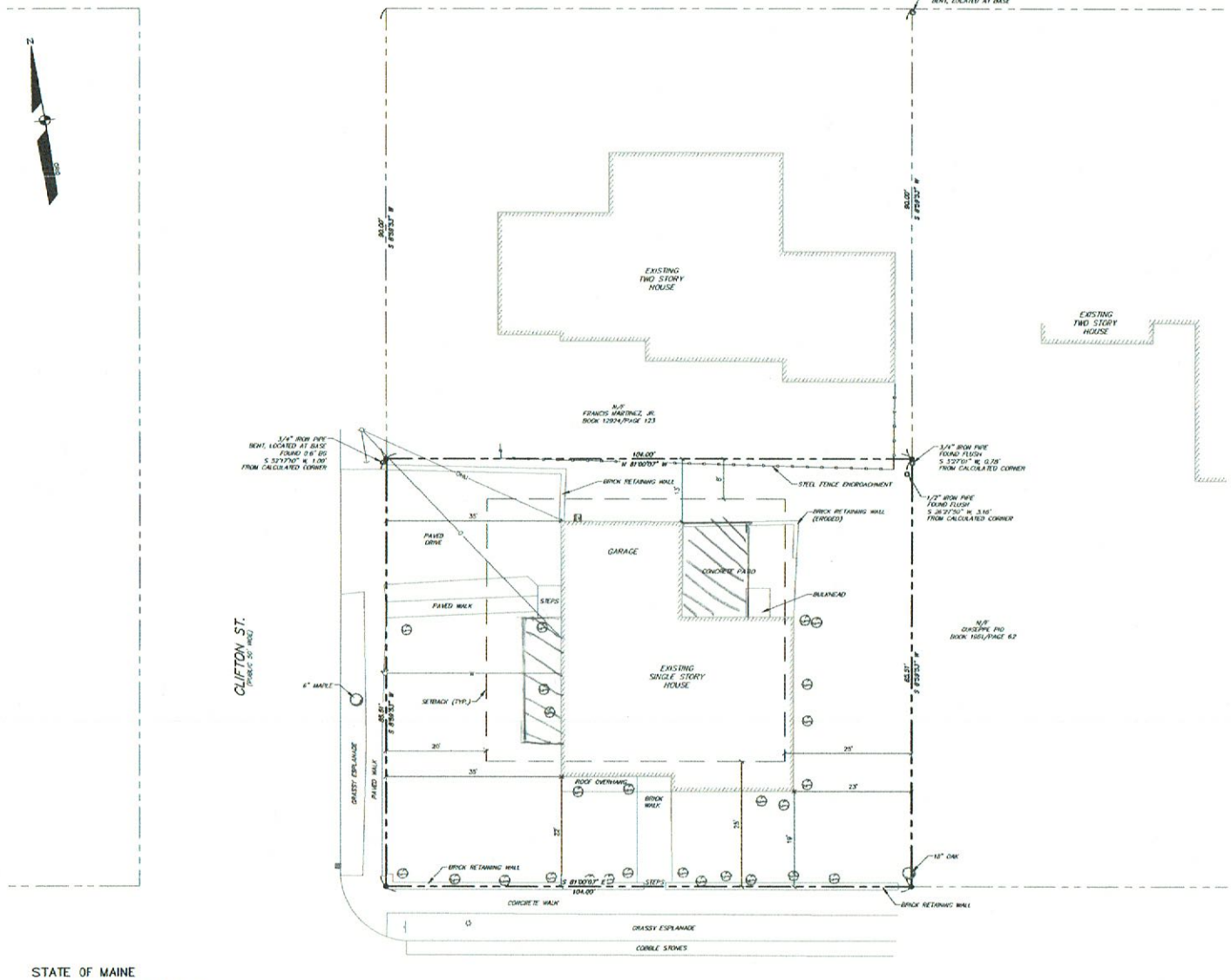

GENERAL NOTES:

1. THE RECORD OWNER OF THE PARCEL IS STEVEN S. SHAW BY DEED DATED SEPTEMBER 18, 2008 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD) IN BOOK 26302, PAGE 100.
2. THE PROPERTY IS SHOWN AS LOT 128 D003 ON THE CITY OF PORTLAND TAX MAP #89N AND IS LOCATED IN THE R3 DISTRICT.
3. SPACE AND BULK CRITERIA FOR THE R3 DISTRICT ARE AS FOLLOWS:
   - NET RESIDENTIAL DENSITY:
   - MINIMUM LOT SIZE: 6,500 SQFT.
   - MINIMUM STREET FRONTAGE: 50 FT
   - MINIMUM FRONT YARD: 25 FT (VANNAH ST.)
   - MINIMUM SIDE YARD: 20 FT (CLIFTON ST.)
   - MINIMUM SIDE YARD: 8 FT
   - MINIMUM REAR YARD: 25 FT
   - MAXIMUM BUILDING HEIGHT: 65 FT
   - MAXIMUM BUILDING COVERAGE: 35%
   - * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION.
4. TOTAL AREA OF PARCEL IS APPROXIMATELY 9,20 ACRES.
5. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON AN ON-THE-GROUND FIELD SURVEY COMPLETED BY SEBAGO TECHNICS IN MARCH 2015.
6. PLAN REFERENCES:
   A. PLAN OF "SAUNDERS FIELD" BY PERCY RICHARDSON CE, RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 13, PAGE 9 ON AUGUST 21, 1917.
7. PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-HARN3, ELEVATIONS DEPICTED HEREON ARE NAVD88, BASED ON DUAL FREQUENCY GPS OBSERVATIONS.
8. UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
9. THE LOCUS PARCEL WAS SUBDIVIDED OUT OF LOTS 49, 51, 53, 55, 112, 114, 116, 118 AS SHOWN ON PLAN REF. A. SAID LOTS WERE CONVEYED BY THE MMAT CORPORATION TO GIUSEPPE PIO ON JUNE 22, 1949 AS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 3054, PAGE 516. THE LOCUS PARCEL WAS THE SECOND PARCEL CONVEYED FROM SAID LOTS, THE FIRST BEING RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2117, PAGE 316 ON FEBRUARY 5, 1953.
10. THE RIGHT-OF-WAY LINES OF VANNAH STREET, HERSEY STREET, AND CLIFTON STREET ARE SHOWN BASED ON RECORD DRAWING FILES SUPPLIED BY THE CITY OF PORTLAND IN CONJUNCTION WITH FIELD MONUMENTATION LOCATED DURING THE COURSE OF THIS SURVEY.

LEGEND

EXISTING	PROPOSED
PROPERTY LINE/R.O.W.	
ABUTTER LINE/R.O.W.	
SETBACK	
MONUMENT	
IRON PIPE/ROD	
BUILDING	
DECK/STEPS/ OVERHANG	
EDGE PAVEMENT	
EDGE CONCRETE	
RETAINING WALL	
DECIDUOUS TREE	
CONIFEROUS TREE	
BUSH	
WATER	
WATER SHUT OFF	
CATCH BASIN	
OVERHEAD UTILITY	
LIGHT POLE	
UTILITY POLE	
GUY WIRE	
SIGN	
ELECTRIC METER	

SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

03/24/16
SEAN P. PIERCE, MAINE PLS 2517 — DATE

STATE OF MAINE

_____ COUNTY SS REGISTRY OF DEEDS

RECEIVED _____, 20____

AT ____ h ____ m. AND RECORDED IN PLAN BOOK _____ PAGE _____

ATTEST _____ REGISTRAR

SEAN P. PIERCE, PLS 2517

STATE OF MAINE — SEAN P. PIERCE — 2517 — LICENSED PROFESSIONAL LAND SURVEYOR

DESIGNED	CHECKED
SRM	SPP/CLB

REV	BY	DATE	STATUS
A	SRM	3/24/16	ISSUED TO CLIENT

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BOUNDARY SURVEY

OF:
LAND OF HARRINGTON
130 VANNAH AVENUE
PORTLAND, MAINE

FOR:
ELIZABETH HARRINGTON
130 VANNAH AVENUE
PORTLAND, MAINE

PROJECT NO.	SCALE
16094	1" = 10'

SHEET 1 OF 1

15094SC.dwg 4.68.24.08