



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: VICTORIA A. TRIPALDI AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13098, PAGE 19.
 2. BEARINGS ARE BASED UPON AN OBSERVATION TAKEN AT THE TIME OF SURVEY.
 3. AREA OF SUBJECT PARCEL: 29197.8 SQUARE FEET OR 0.59 ACRES.
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a. STANDARD BOUNDARY SURVEY & EXISTING CONDITIONS SURVEY 701 FOREST AVENUE PORTLAND, MAINE MADE FOR THERMO CONSULTING ENGINEERS & GORP STREET HADLEY, MA. BY TITONAB ASSOCIATES PORTLAND, NORTH BUSINESS PARK FALMOUTH, MAINE DATED 05-18-95
 b. STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1987 PROVIDED BY THE CITY OF PORTLAND MAINE
 c. CITY OF PORTLAND ASSESSORS PLAN 129-B-8
 5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED.
- ZONING:**
 THE SUBJECT PARCEL FALLS PRIMARILY IN THE CITY OF PORTLAND'S R-5 ZONE.
- SETBACKS:**
 FRONT YARD: 20'
 REAR YARD: 20'
 SIDE YARD: 8'
 12' TWO STORY BUILDING
 MINIMUM FRONTAGE: 50'
- FLOOD NOTE:** BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 230051-7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

SURVEYOR'S 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

ROBERT T. GREENLAW P.L.S.

DATE: 11/03/2010

- LEGEND**
- 6" x 6" Granite monument found
 - 5/8" Solid pin, no cap found
 - ▲ Survey Instrument Point
 - Abutment Line
 - Property Line
 - Street Line
 - (6000) Distances from reference pin or dead.
 - N/F New Or Formerly
 - A.G. Above Grade
 - B.G. Below Grade
 - Overhead Utility
 - Utility Pole
 - Edge of traveled way
 - Utility Pole

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING

65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWN BY: RTG
 CHECKED BY: SBB
 SCALE: 1"=30'
 DATE: 08/12/2003
 JOB NUMBER:
 2003103
 SHEET: 1 of 1

REVISION 11-04-2010:

STANDARD BOUNDARY/SITE PLAN
 EXISTING CONDITIONS
 14 IRVING STREET PORTLAND, MAINE

FOR: **VICTORIA TRIPALDI**