GENERAL NOTES:

1. RECORD OWNER OF PARCEL: VICTORIA A. TRIPALDI AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 13096, PAGE 19.

2. BEARINGS ARE BASED UPON AN OBSERVATION TAKEN AT THE TIME OF SURVEY.

3. AREA OF SUBJECT PARCEL: 25197.8 SQUARE FEET OR 0.58 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 8 GOFFE STREET HADLEY, MA. BY TITCOMB ASSOCIATES PORTLAND NORTH BUSINESS PARK FALMOUTH, MAINE 04105. DATED 05-19-95

b. STREETLINE PLANS OF IRVING STREET RECONSTRUCTION DATED 1997 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' ONE STORY BUILDING
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.

LEGEND

- 6" x 6" Granite monument found
- 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 New Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled 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

DATE: 11/03/2010

ROBERT T. GREENLAW P.L.S.

REVISION 11-04-2010:

STANDARD BOUNDARY
EXISTING CONDI
14 IRVING STRET PORT

FOR:

VICTORIA TRI

DRAWN BY: RTG
CHECKED BY: SBB
SCALE: 1"=30'
DATE: 08/12/2003
JOB NUMBER: 2003103
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: 2001 NO: 103

CITY OF PORTLAND, MAINE RESURGAM
Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 12/09/13