

PLAN REFERENCES

1. PLAN MADE FOR MRS. EDWARD A. NEWMAN SEPT. 1911 BY E.C. JORDAN CIVIL ENGINEERS RECORDED IN PLAN BOOK 23 PAGE 3 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. AMHERST AND BERKELEY STS. SEWER DATED FEB. 21, 1919 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DIVISION
3. DEERING HIGH SCHOOL AND LONGFELLOW SCHOOL BOUNDARY COMPILATION PLAN DATED 3-22-2013 ON FILE WITH THE CITY OF PORTLAND ENGINEERING DIVISION AS PLAN 88234.

PLAN NOTES

1. OWNER OF RECORD OF THE SURVEYED PARCEL IS ERIC M. LARSSON AND JEAN A. TALBOT AS DESCRIBED IN A DEED DATED DECEMBER 27, 2011 AND RECORDED IN BOOK 29239 PAGE 117 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS LOT 1, BLOCK 1, ON THE CITY OF PORTLAND ASSESSORS MAP 131.
3. BEARINGS ARE BASED ON THE MONUMENTATION FOUND AS SHOWN ON PLAN REFERENCE 3 AS FOLLOWS: MF 33 AND A 3 FOOT OFFSET MONUMENT THAT APPEARS TO BE IN THE AREA OF PK NAIL 5.
4. ELEVATIONS SHOWN ARE BASED ON ELEVATION 89.451 CITY DATUM (SEE CITY LB 261/98).
5. THE PARCEL IS LOCATED IN THE R-5 RESIDENTIAL ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM LOT SIZE	6,000 SQUARE FEET
MINIMUM LOT AREA PER DWELLING UNIT	3,000 SQUARE FEET
MINIMUM STREET FRONTAGE	50 FEET
MINIMUM YARD DIMENSIONS	
FRONT	20 FEET
REAR	8 FEET (1 STORY)
SIDE	8 FEET (1 1/2 STORIES)
	12 FEET (2 STORIES)
	14 FEET (2 1/2 STORIES)
MAXIMUM LOT COVERAGE	40 PERCENT
MAXIMUM STRUCTURE HEIGHT	35 FEET

 REFERENCE IS MADE TO THE LAND USE ORDINANCE FOR THE CITY OF PORTLAND FOR ADDITIONAL INFORMATION.

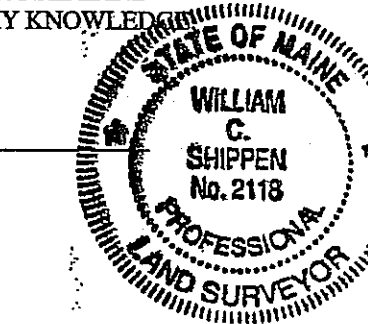
EXISTING CONDITIONS PLAN
OF
65 BERKELEY STREET
PORTLAND
MAINE
FOR
ERIC M. LARSSON
JEAN A. TALBOT

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

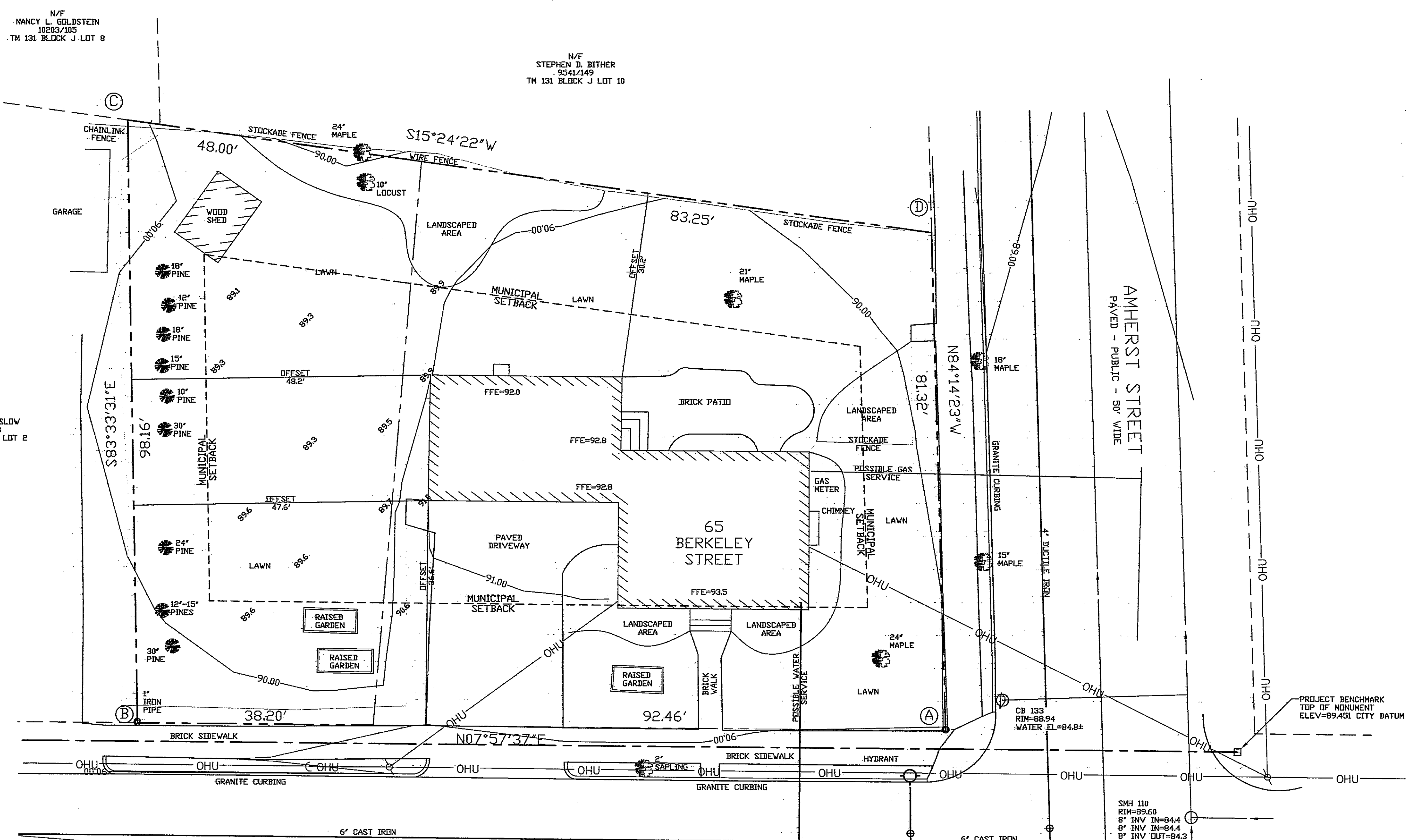
DATE: SEPTEMBER 2015 JOB NO. 15-043

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

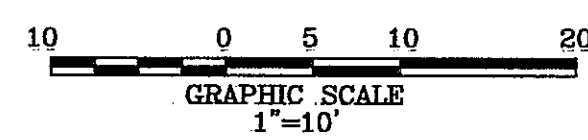


BERKELEY STREET
PAVED - PUBLIC - 50' WIDE



LEGEND:

- IRON PIPE FOUND
- 6"x6" GRANITE MONUMENT FOUND
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- SETBACK LINE
- OHU OVERHEAD UTILITY
- N/F NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (???CRD)



LOT CORNER COORDINATES

THESE COORDINATES WERE ESTABLISHED FROM A TRAVERSE RUNNING FROM MONUMENTATION SHOWN ON PLAN REFERENCE 3.

Point	NORTH	EAST
A.	2918998.05	306867.33
B.	2919097.45	306885.43
C.	2919086.42	306983.11
D.	2918959.89	306948.24

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.