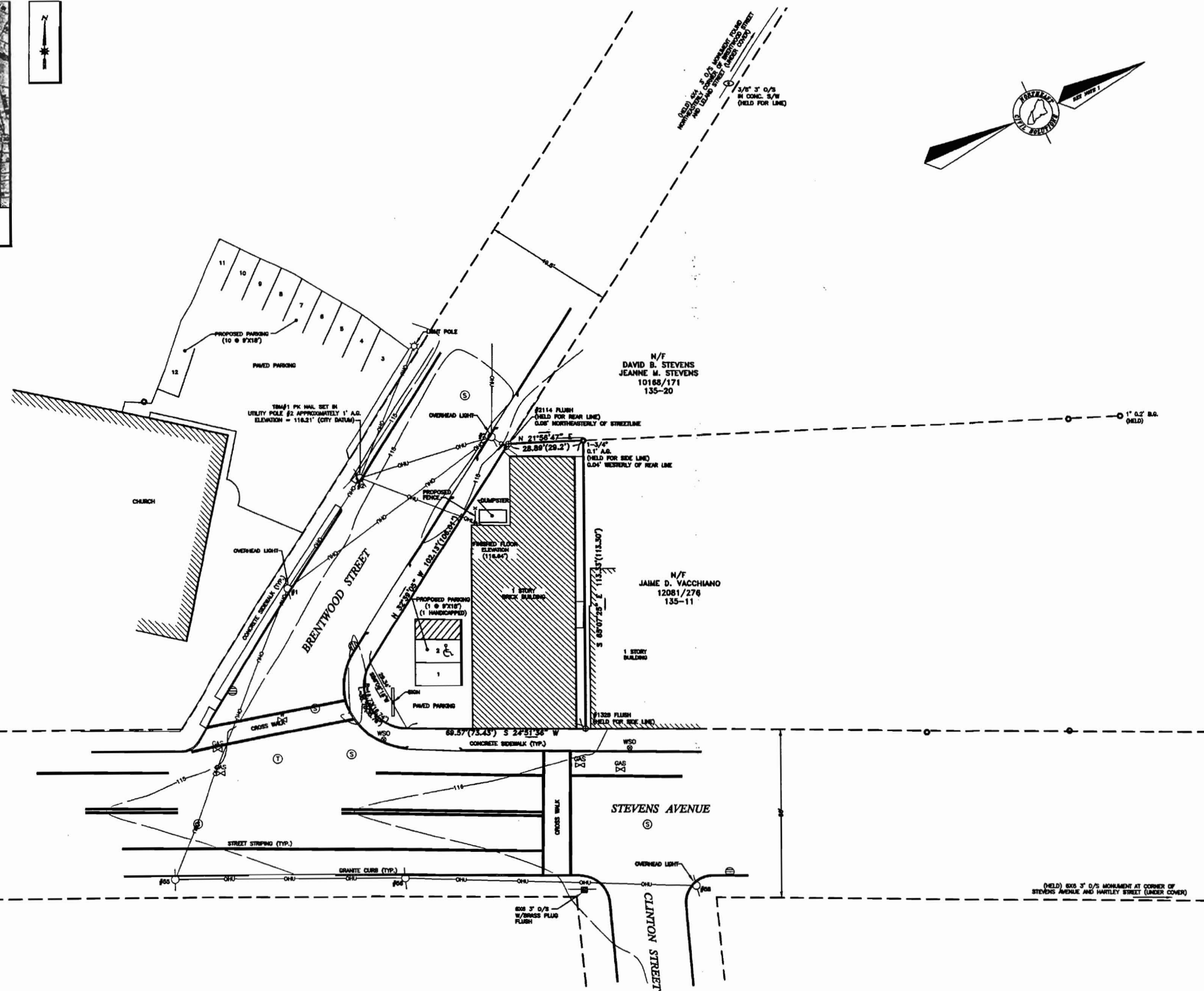




VICINITY MAP
SCALE: 1" = 100'



LEGEND

- SET #5 REBAR WITH PLASTIC CAP STAMPED
- ⊙ CAPPED REBAR FOUND (SIZE AND TYPE AS NOTED)
- ⊙ FOUND IRON PIN (SIZE & TYPE AS NOTED)
- ⊙ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ⊙ FOUND DRILL HOLE
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- BOUNDARY LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- 123.56 CONTOUR
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (YCRD)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123.45) PARENTHESES DENOTE RECORD DATA
- A.G. ABOVE GRADE
- B.G. BELOW GRADE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC NORTH 2006.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CLAMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM ROCK REALTY CO., INC. TO ROCK PROPERTIES, LLC, DATED JUNE 23, 2005, RECORDED IN DEED BOOK 22795, PAGE 205.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. CITY OF PORTLAND MAINE, N.E. COR. STEVENS AVE. AND BRENTWOOD STREET LAND TAKING, DATED 1972, ON FILE AT THE CITY OF PORTLAND PUBLIC WORKS DEPT.
 - b. CITY OF PORTLAND STREET LINE SHEETS FOR STEVENS AVENUE, BRENTWOOD STREET, LELAND STREET, PLEASANT STREET AND CLINTON STREET.
 - c. SKETCH PLAN FOR DAVID AND JEAN STEVENS BY LEWIS AND WASSINA, INC. DATED 9-11-98.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 135, BLOCK E, PARCEL 12.
6. THE PARCEL SURVEYED IS LOCATED IN THE B-1 ZONE, PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM FRONTAGE = 50', MINIMUM LOT WIDTH = 50'
 - SETBACKS: FRONT = NONE, SIDE = NONE, EXCEPT WHEN ABUTTING RESIDENTIAL ZONE, THEN 10 FEET., REAR = NONE, EXCEPT WHEN ABUTTING RESIDENTIAL ZONE, THEN 20 FEET.
7. THE WIDTH AND LAYOUT OF STEVENS AVENUE AND BRENTWOOD STREET WAS TAKEN FROM CITY STREETLINE SHEETS. SAID WIDTH OF STEVENS AVENUE IS 66 FEET, SAID WIDTH OF BRENTWOOD STREET IS 48.5 FEET
9. ELEVATIONS AND CONTOURS ARE BASED ON CITY OF PORTLAND DATUM. SEE PLAN FOR TBM DESCRIPTION.
10. OVERALL LOT SIZE IS 7,021 SQUARE FEET. TOTAL BUILDING AREA IS 3,806 SQUARE FEET. LEASED AREA OF THE STEVENS AVENUE DONUTS, LLC. PORTION OF THE BUILDING IS 1,812 SQUARE FEET.

PROJECT: 28973.1	DRAWING NAME: 28973.1.DWG
DATE: OCTOBER 27, 2006	SCALE: 1"=20'
REVISED DATE: N/A	COMMENTS: N/A

BOUNDARY SURVEY/SITE PLAN
476 STEVENS AVENUE, PORTLAND MAINE

ROCK PROPERTIES, LLC
45 WADSWORTH STREET, PORTLAND MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 fax 207.883.1001 e-mail info@northeastcivilsolutions.com
800.882.2222

STAMP AND SIGNATURE

John C. Ransom 10/27/06
JOHN C. RANSOM DATE
MAINE P.L.E. NO. 2344



IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.