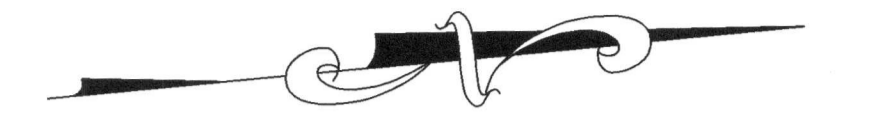


SURVEYOR'S NOTES

- THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.
- THIS SURVEY PLAN IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- NO CERTIFICATION IS MADE TO THE EXISTENCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, ZONING REGULATIONS OR REAL ESTATE TITLE.
- DIG SAFE MUST BE CONTACTED AND CONTRACTOR SHALL FIELD VERIFY LOCATIONS AND DIMENSIONS OF ALL UTILITIES PRIOR TO EXCAVATION.
- THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE MAGNETIC MERIDIAN AS OF THE YEAR 2015.
- THE PROPERTY SURVEYED IS DESCRIBED IN A DEED TO TRACHSEL, LLC FROM DONALD W. FOSTER DATED 9-18-2015 AND IS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 32604, PAGE 112.
- THE PROPERTY IS DEPICTED ON THE CITY ASSESSOR'S CHART 137 BLOCK A LOT 1.
- THE PROPERTY IS NOT LOCATED IN A FLOOD ZONE. THE PROPERTY IS DEPICTED IN ZONE X OF FEMA PANEL 230051 7C DATED 12-8-1998, OUTSIDE 500 YEAR FLOOD.
- VERTICAL DATUM SUPPLIED BY CITY OF PORTLAND ENGINEERING DEPARTMENT. SEWER RIM ELEVATION OF 66.02 AT INTERSECTION OF IRVING AND SAWYER STREETS SHOWN ON A PLAN BY CITY OF PORTLAND, MAINE DEPARTMENT OF PUBLIC WORKS ENGINEERING SECTION DATED JUNE 1997 PROJECT # 96670-31-50-05. VERTICAL DATUM BELIEVED TO BE N.G.V.D. 1929 MEAN SEA LEVEL.
- STREET LINES BASED ON FOUND STONE MONUMENTS AND PLANS PROVIDED BY CITY OF PORTLAND ENGINEERING DEPARTMENT.
- REFERENCE IS MADE TO THE PLAN RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 7 PAGE 73.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL COMPLY WITH MAINE D.E.P. EROSION AND SEDIMENT CONTROL BEST MANAGEMENT PRACTICES.
- REFERENCE IS MADE TO LANDSCAPING REQUIREMENTS PER CITY OF PORTLAND TECHNICAL DESIGN MANUAL SECTION 4.

R-5 RESIDENTIAL ZONE:

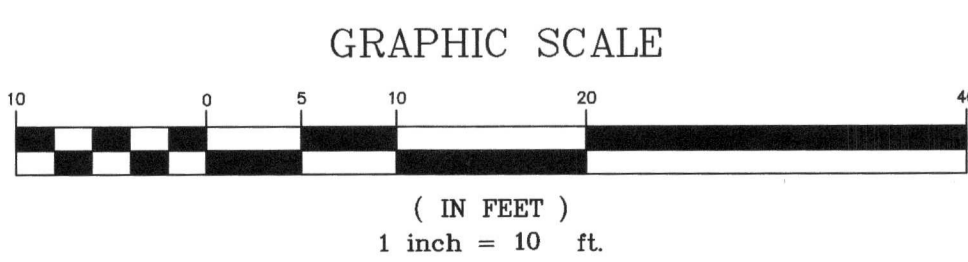
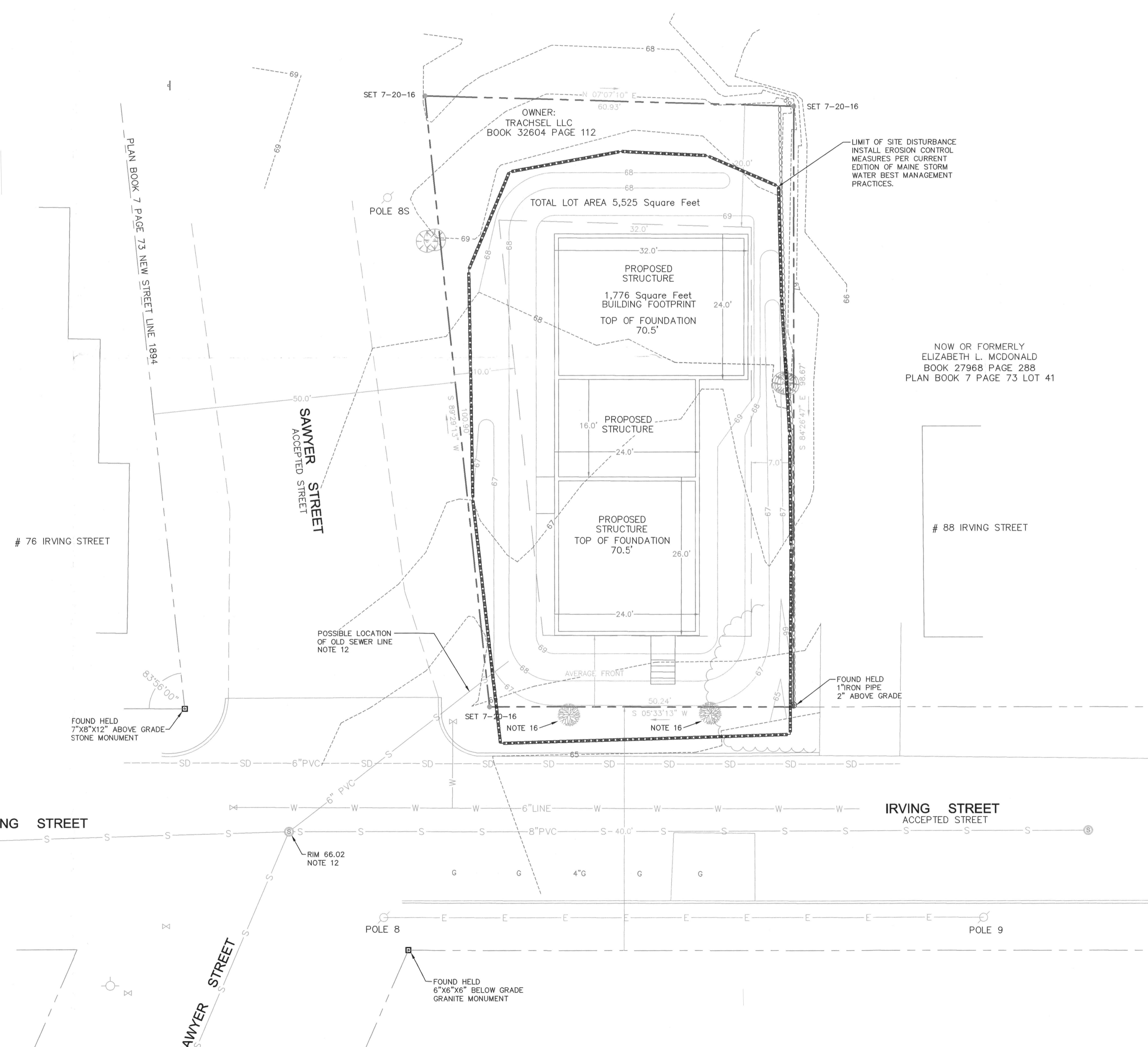
SECTION 14-120 SMALL RESIDENTIAL LOT DEVELOPMENT FOR VACANT LOTS
 THIS PARCEL OF LAND SURVEYED WAS A LOT OF RECORD PER SUBDIVISION PLAN BOOK 7 PAGE 73 LOT 42 DATED MAY 1894.
 DIMENSIONAL REQUIREMENTS:
 MINIMUM LOT SIZE 5000 SQUARE FEET
 MINIMUM LOT WIDTH AND FRONTAGE 40 FEET
 MAXIMUM BUILDING COVERAGE 50%
 MAXIMUM BUILDING HEIGHT 35 FEET
 YARD BUILDING SETBACKS:
 FRONT: AVERAGE DEPTHS OF FRONT YARDS ON EITHER SIDE OF LOT
 REAR: 20 FEET
 SIDE: 7 FEET
 SIDE ON A SIDE STREET: 10 FEET



NOW OR FORMERLY
 MAINE CENTRAL RAILROAD
 PLAN BOOK 7 PAGE 73

LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	PROPERTY LINE	---
---	ADJOINER LINE	---
---	BUILDING SETBACK	---
---	EASEMENT	---
---	CENTER LINE	---
⊙	MONUMENT	⊙
⊙	IRON PIPE	⊙
⊙	IRON ROD	⊙
⊙	SET 5/8" IRON REBAR	⊙
⊙	DRILL HOLE	⊙
⊙	BUILDING	⊙
⊙	WET LANDS	⊙
⊙	EDGE WETLAND SIGN	⊙
⊙	STREAM	⊙
⊙	ROCK OUTCROP	⊙
⊙	EDGE PAVEMENT	⊙
⊙	GRAVEL ROAD	⊙
⊙	CURB LINE	⊙
⊙	EDGE WATER	⊙
⊙	TREE LINE	⊙
⊙	TEST PIT	⊙
⊙	TP-7	⊙
⊙	MW-8	⊙
---	CONTOURS	---
G	GAS	---
W	WATER	---
S	SEWER	---
SD	STORM DRAIN	---
E	ELECTRIC LINES	---
⊙	MAIL BOX	---
⊙	GATE VALVE	---
⊙	LIGHT POLE	---
⊙	UTILITY POLE	---
⊙	HYDRANT	---
⊙	CATCH BASIN	---
⊙	MAN HOLE	---
⊙	POTABLE WELL	---
---	CULVERT	---
---	CHAIN LINK FENCE	---
---	BARB WIRE FENCE	---
---	WOODEN FENCE	---
---	STONE WALL	---
⊙	CONIFEROUS TREE	⊙
⊙	DECIDUOUS TREE	⊙
⊙	DECIDUOUS TREE	⊙
---	GUARD RAIL	---
---	EROSION CONTROL SITE DISTURBANCE LIMIT	---



Scale: 1" = 10'	
Project No: 201644	
AutoCAD Release: 2016	
Drawn By: DB	
1	Proposed Drainage Revised
No.	Revision
	Date
	Field Date: 6-30-2015
	Plan Date: 7-2-2015

THIS PLAN IS PROVIDED EXCLUSIVELY FOR THE CLIENT STATED HEREON. ANY USE OR ALTERATION OF THIS PLAN BY OTHERS SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO BOUNDARY POINTS, LLC.

EXISTING CONDITIONS SURVEY FOR
STEPHEN TESH
 MAILING ADDRESS: STEPHEN TESH 88 IRVING STREET PORTLAND MAINE 04103
OF
84 IRVING STREET
PORTLAND MAINE

Boundary Points

PROFESSIONAL LAND SURVEYING, LLC
 P.O. BOX 175
 CUMBERLAND MAINE 04021-0175
 207-854-1015 © 2015 BOUNDARY POINTS

