

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN AS RECORDED IN BOOK 25010, PAGE 160 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON THE MAINE STATE GRID WEST ZONE 1983 DATUM. BASIS OF BEARINGS IS THE MONUMENT SHOWN HEREON IN FRONT OF THE SUBJECT PARCEL. THE COORDINATES ARE LABELED HEREON AND WERE SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT IN 2006.
3. THE MONUMENT THE AZIMUTH EXTENDS TO IS A 3' OFFSET MONUMENT FOUND ON THE EASTERLY SIDE OF FOREST AVENUE IN FRONT OF #835 FOREST AVE.
4. ITS COORDINATES ARE NORTH 307446.28, EAST 2920849.86.
5. AREA OF PARCEL : 12111.3 SQ. FT., 0.28 ACRES
6. REFERENCE IS MADE TO THE FOLLOWING PLANS:
  - a.) RIGHT OF WAY AND TRACK MAP PORTLAND, MAINE CITY OF PORTLAND MAINE. VALUATION SHEET 1A, MAP 2.
  - b.) CITY OF PORTLAND MAINE STREETLINE SHEET OF FOREST AVE. DATED 3/4/27
  - c.) CITY OF PORTLAND MAINE ASSESSORS PLAN #137-BLOCK C-LOT 1.
7. ZONING: B-2 ZONE - SETBACKS: FRONT - NONE  
REAR - 10 FT  
SIDE - NONE
8. EXISTING PARKING: 10 9'X19' SPACES, 1-11'-19' HANDICAP SPACE. THE PARKING SPACES NOT DESIGNATED ARE FOR AUTOMOBILE DISPLAY.
9. PROPOSED 5 FOOT WIDE BUFFER SHALL CONTAIN PLANTINGS THAT CONFORM TO THE CITY OF PORTLAND ORDINANCES. NAMELY 1 2-1/2" STREET TREE NOT MORE THAN 15' FEET APART.
10. ANY WORK IN THE CITY'S RIGHT OF WAY SHALL BE CARRIED OUT IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL STANDARDS.

**LEGEND**

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- △ Survey Instrument Point
- ▽ Abutter Line
- Property Line
- Street Line
- (50,007) Distance from reference plan or deed.
- N/F New Or Formerly
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Set Back Line
- Handicap Parking Spot
- Existing Contour Line

**SURVEYORS STATEMENT:**

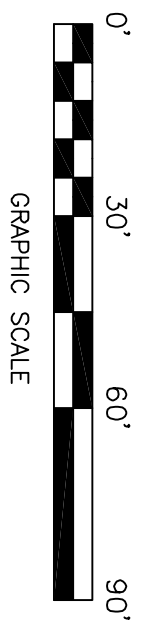
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO PROPERTY CORNERS SET.

ROBERT T. GREENLAW P.L.S. #2303

DATE: AUGUST 02, 2016

PREPARED BY:  
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REVISED: 08-02-16. ADDED NOTE PER CITY  
**EXISTING CONDITIONS PLAN FOR A PROPOSED AUTO DEALER LOCATION**  
783 FOREST AVE. PORTLAND, ME.  
FOR  
STEPHEN E. MARDIGAN

SCALE: 1" = 30'	DATE OF SURVEY: OCTOBER 18, 2006
FILE # 2016009	SHEET C1 EXISTING CONDITIONS