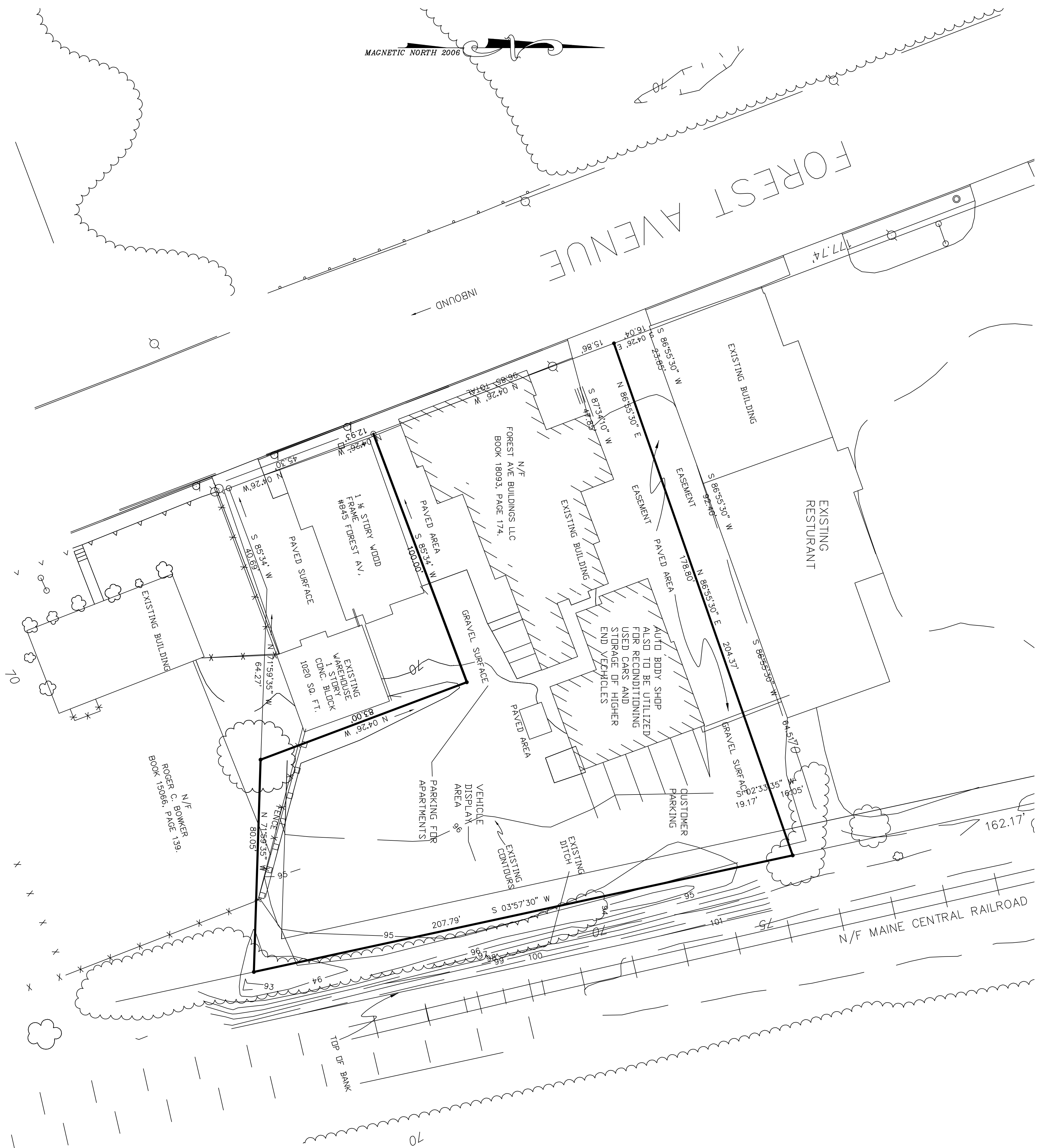


MAGNETIC NORTH 2006



1. RECORD OWNER OF PARCEL: FOREST AVENUE BUILDINGS LLC, DESCRIBED IN BOOK 18093, PAGE 174 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). PARCEL IDENTIFIED AS TAX MAP 137 BLOCK C LOT 10. OWNERS ADDRESS=849 FOREST AVE. PORTLAND ME 0103
2. BEARINGS ARE BASED UPON GRID NORTH NORTH AMERICAN DATUM MAINE WEST ZONE OBTAINED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT. THIS SURVEY INFORMATION OBTAINED UTILIZING THE FOLLOWING EQUIPMENT, LETZ SRP 33 DATA COLLECTOR.
3. ELEVATIONS SHOWN HEREON ARE BASED UPON THE MONUMENT LISTED IN NOTE 6 AS 783 FOREST AVENUE. VERTICAL DATUM: CITY OF PORTLAND.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) CITY OF PORTLAND ASSESSORS PLAN NO. 137, BLOCK C, LOT 10, REVISED 9/76.
 - b.) CITY OF PORTLAND STREET LINE SHEETS FOR FOREST AVENUE
5. AREA OF SUBJECT PARCEL: 26890.0 SQ. FT., 0.62 ACRES
6. HORIZONTAL ALIGNMENT IS BASED ON TWO GRANITE OFF-SET MONUMENTS FOUND ON THE EASTERN SIDE OF FOREST AVENUE. THE FIRST 3 FOOT OFFSET MONUMENT WAS FOUND FLUSH WITH THE CONCRETE SIDEWALK IN FRONT OF 783 FOREST AVENUE. THE SECOND MONUMENT WAS FOUND IN FRONT OF 883 FOREST AVENUE (HELD). THE COORDINATES FOR THE MONUMENTS ARE 783 FOREST: NORTH 306771.75, EAST 2921107.07 ELEVATION=71.07
883 FOREST: NORTH 30744628, EAST 292084986
7. THERE WERE EASEMENTS OR RESTRICTIONS BURDENING AND BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY. THE EASEMENT FOR THE SHARED DRIVEWAY IS SHOWN HEREON.

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 12-08-1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONE: B-2B COMMUNITY BUSINESS
 SETBACKS:
 FRONT: NONE (N/GT AVG OF ADJUTERS)
 REAR: 10 FT. (20 FT. IF ADJUTER IS RES.)
 SIDE: NONE (10 FT. IF ADJUTER IS RES.)
 MINIMUM LOT SIZE: NONE
 MINIMUM SPACING: NONE
 MAXIMUM SPACING HEIGHT: 45 FT.
 MAXIMUM LOT COVERAGE: 80% (IMPERVIOUS)



SURVEYORS STATEMENT:
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE LAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2004 WITH THE FOLLOWING EXCEPTIONS:
 a) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
 c) NO NEW CORNERS SET
 ROBERT T. GREENLAW P.L.S., #2303
 DATE: MAY 28 2014

	PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING 643 FOREST AVENUE PORTLAND, MAINE 04101 207-774-2855 FAX 207-347-4346	DRAWN BY: PJM CHECKED BY: RTG SCALE: 1"=20' DATE OF SURVEY: N/A
	JOB NUMBER: 20060044 SHEET: 1 OF 1	FOR: FOREST AVENUE BUILDINGS LLC

PROPOSED SITE PLAN
 AT: 849 FOREST AVE, PORTLAND, MAINE

FOR:
FOREST AVENUE BUILDINGS LLC

REVISION:
LOCATION: 833 FOREST AVENUE PORTLAND, MAINE