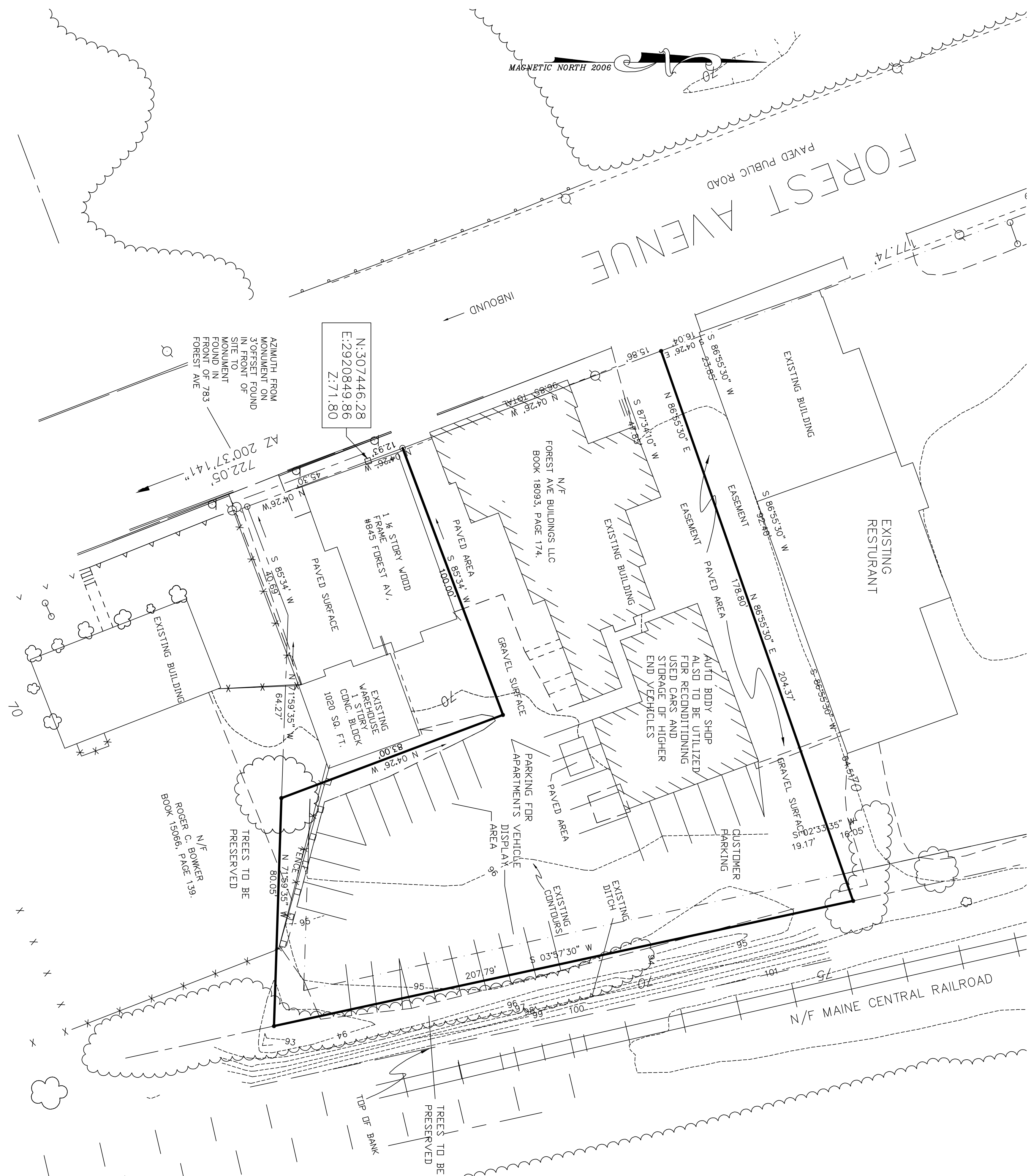


SITE MAP: NOT TO SCALE

MAGNETIC NORTH 2006

FOREST AVENUE
PAVED PUBLIC ROAD



N:307446.28
E:2920849.86
Z:71.80

AZIMUTH FROM MONUMENT ON 30' OFFSET FOUND IN FRONT OF SITE TO MONUMENT FOUND IN FRONT OF FOREST AVE

NZ 200371.41"
722.05'

1.5 STORY WOOD FRAME FOREST AV, 4845 FOREST AV, 1020 SQ. FT.

EXISTING WAREHOUSE 1.5 STORY BRICK CDIC. BLDG. 1020 SQ. FT.

PAVED AREA S 85.34' W 100.00'

PAVED SURFACE

EXISTING BUILDING

ROGER C. BOWKER BOOK 15096, PAGE 139

TREES TO BE PRESERVED

N 71.59' 35" W 64.27'

N 04.26' W 83.00'

N 03°57'30" W 207.79'

TREES TO BE PRESERVED

TOP OF BANK

N 86°35'30" E 178.80'

N 86°35'30" E 204.37'

N 86°35'30" E 178.80'

N 86°35'30" E 204.37'

N 86°35'30" E 178.80'

N 86°35'30" E 204.37'

N 86°35'30" E 178.80'

N 86°35'30" E 204.37'

N 86°35'30" E 178.80'

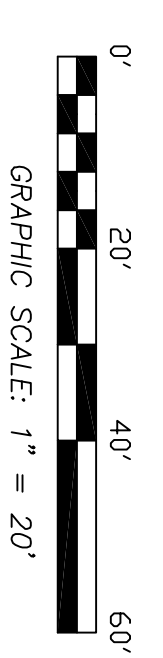
N 86°35'30" E 204.37'

N 86°35'30" E 178.80'

ZONE: B-2b COMMUNITY BUSINESS

SETBACKS:

FRONT: NONE (NGT AVG OF ABUTTERS)
 REAR: 10 FT. (20 FT. IF ABUTTER IS RES.)
 SIDE: NONE (10 FT. IF ABUTTER IS RES.)
 MINIMUM LOT SIZE: NONE
 MINIMUM STREET FRONTAGE: 50 FT.
 MINIMUM BUILDING HEIGHT: 45 FT.
 MAXIMUM LOT COVERAGE: 80% (IMPERVIOUS)



GRAPHIC SCALE: 1" = 20'



SURVEYOR'S 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, 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: JUNE 30, 2014

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 SOKKISHA SET 3 TOTAL STATION, LETZ SDR 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 EASTERLY 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 307446.28, EAST 2920849.86
7. THERE WERE EASEMENTS OR RESTRICTIONS BURDENING AND BENEFITING SUBJECT PROPERTY AT THE TIME OF OF THIS SURVEY. THE EASEMENT FOR THE SHARED DRIVEWAY IS SHOWN HEREON.

PREPARED BY:
ROBERT T. GREENLAW PLS
 PROFESSIONAL LAND SURVEYING

32 OLD ORCHARD ST
 OLD ORCHARD BEACH MAINE 04064
 207-289-2855 Bobgreenlaw504@gmail.com

DRAWN BY: PJM
 CHECKED BY: RTG
 SCALE: 1"=20'
 DATE OF SURVEY: 05-28-14
 JOB NUMBER: 2014008
 SHEET: C1 SITE PLAN

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

FOR:
FOREST AVENUE BUILDINGS LLC

| |
|---|
| REVISION: |
| LOCATION: 833 FOREST AVENUE PORTLAND, MAINE |