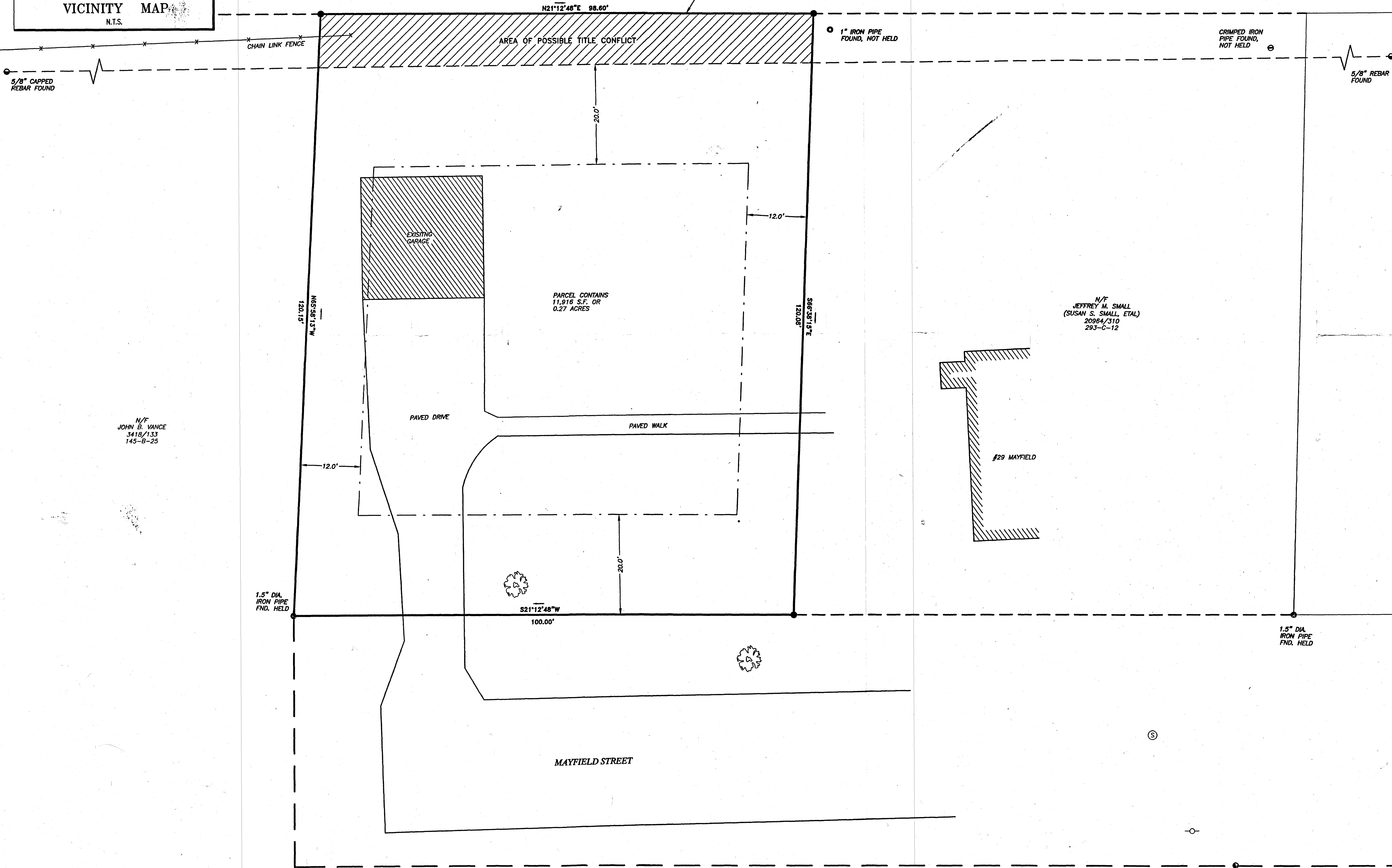


N/F
UNIVERSITY OF NEW ENGLAND
145-B-27

NOTE: NO DEED WAS FOUND FOR THE UNIVERSITY OF NEW ENGLAND PARCEL ABUTTING THE LOCUS PROPERTY MAKING IT IMPOSSIBLE TO DETERMINE JUNIOR/SENIOR RIGHTS IN THE ADVENT OF CONFLICT BETWEEN THE LEGAL DESCRIPTIONS OF THE TWO PARCELS. FOUND MONUMENTATION AS WELL AS DISCREPANCIES WITH THE MUNICIPAL TAX MAP INDICATES THERE IS A POSSIBILITY OF TITLE CONFLICT OVER ALL OR A PORTION OF THE HATCHED AREA SHOWN ON THE PLAN. IT IS RECOMMENDED THAT THE TWENTY FOOT REAR SETBACK BE HELD FROM THE LIMIT OF POSSIBLE CONFLICT AS SHOWN.



LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED
- PLS 2028" SET ON
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND PINCHED IRON PIPE
- FOUND IRON ROD
- FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- BARB WIRE REMNANTS FOUND
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- FOUND CONIFEROUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- STONEWALL
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OHU OVERHEAD UTILITY
- SETBACK LINE
- N/F NOW OR FORMERLY OWNED BY
- 1234/567 DEED BOOK AND PAGE (????CRD)
- 12-3-45 TAX MAP-BLOCK-LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

- ### NOTES
- THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 2013.
 - DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
 - RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM JANE H. McDONALD TO JEFFREY M. SMALL DATED JANUARY 31, 2004 AND RECORDED IN DEED BOOK 20964, PAGE 310.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "SURVEYED FOR FRED E. BRIGGS, MAY 1913, BY E.C. JORDAN & CO., RECORDED AT CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12, PAGE 68.
 - THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 145 BLOCK B, PARCEL 32
 - THE PARCEL SURVEYED IS LOCATED IN THE R5 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 6,000 S.F.
 - MINIMUM FRONT SETBACK: 20 FEET
 - MINIMUM SIDE SETBACK: 2 STORIES - 12 FEET
 - MINIMUM REAR SETBACK: 20 FEET
 - MAXIMUM LOT COVERAGE: 40%
 *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
 - THE WIDTH AND LAYOUT OF MAYFIELD STREET IS 50 FEET PER PLAN REFERENCE 4.g.
 - THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW
 - THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revised	By	Date	Change
1	JAM	2-22-13	RELEASED

PROJECT: 201303 DRAWING NAME: JAM-MAYFIELD.DWG
 DATE: JANUARY 30, 2013 SCALE: 1"=10' FIELD BOOK: 12
 FIELD BY: JAM & MC DRAWN BY: JAM E. FIELD BOOK: YES

BOUNDARY SURVEY
MAYFIELD STREET, PORTLAND ME.

Owner:
SUSAN S. SMALL ETAL
29 MAYFIELD STREET, PORTLAND ME. 04103

Prepared For:
RUSS DOUCETTE HOMES
3 FREDERICK THOMPSON DRIVE, SCARBOROUGH, ME 04074

SURVEYING & LAND PLANNING

Spurwink Surveying LLC

182 SPURWINK ROAD, SCARBOROUGH, MAINE 04074

tel 207.799.2654 cell 207.321.8966 e-mail jim@spurwinksurveying.com

STAMP AND SIGNATURE

JAMES A. MULLEN DATE: 2-22-13
 MAINE P.L.S. No. 2028

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