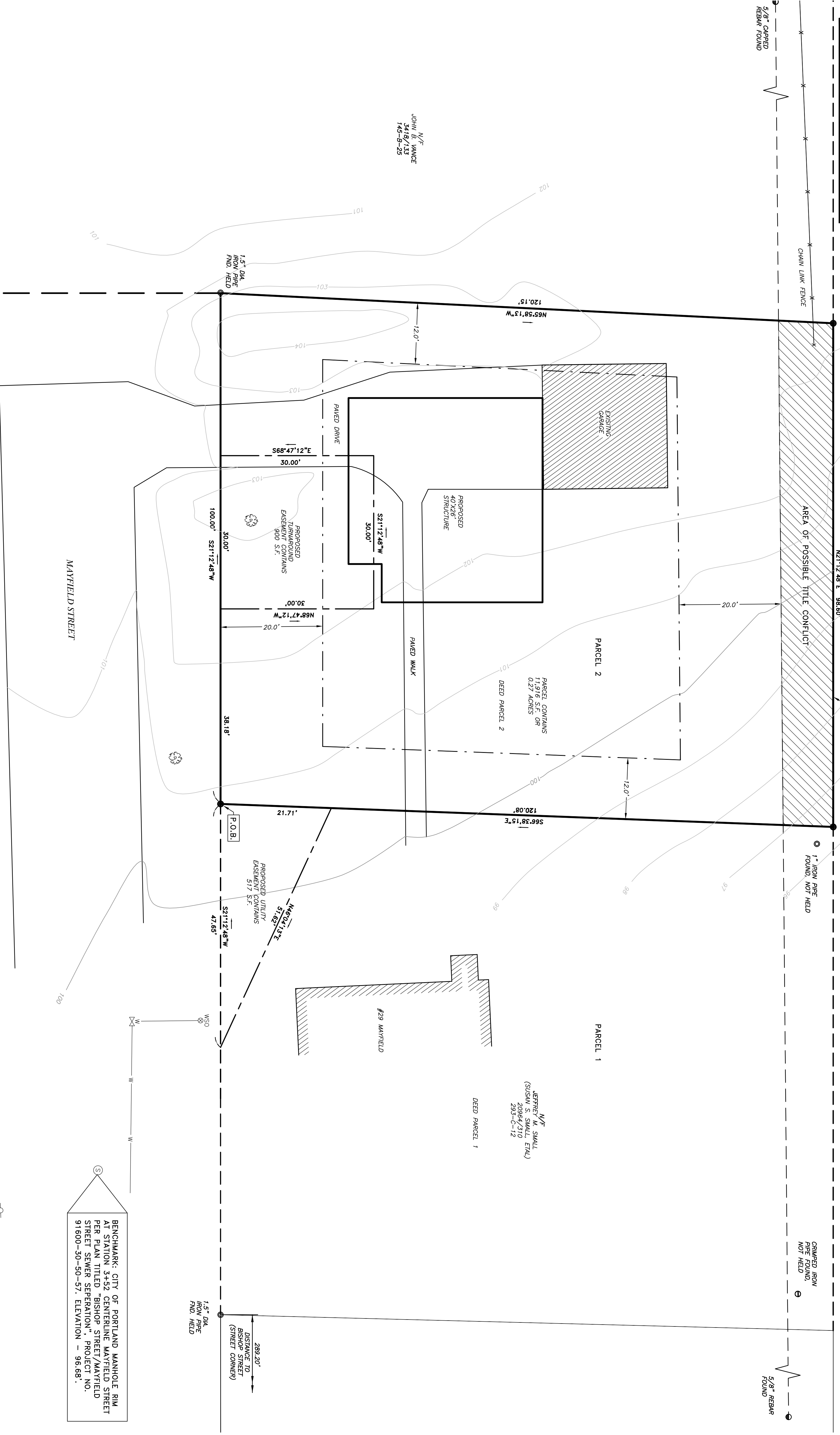


NOTE: NO DEED WAS FOUND FOR THE UNIVERSITY OF NEW ENGLAND PARCEL ABUTTING THE LOCUS PROPERTY MARKING. IT IS IMPOSSIBLE TO DETERMINE JUNIOR/SENIOR RIGHTS IN THE ADVENT OF CONFLICT BETWEEN THE LEGAL DESCRIPTIONS OF THE TWO PARCELS. FOUND MONUMENTATION AS WELL AS DISCREPANCIES WITH THE MUNICIPAL TAX MAP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



BENCHMARK: CITY OF PORTLAND MANHOLE RIM AT STATION 3+52 CENTRILINE MAYFIELD STREET PER PLAN TITLED "BISHOP STREET/MAYFIELD STREET SEWER SEPARATION" PROJECT NO. 91600-30-50-57. ELEVATION - 96.68'.

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)
- STONEMALL
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRAVEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- OVERHEAD UTILITY
- CHU
- NOW OR FORMERLY OWNED BY
- DEED BOOK AND PAGE (777777CD)
- TAX MAP-BLOCK-LOT
- PARISHNESS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 2013.
2. DEED AND PLAIN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS
3. 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.
4. 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 PLAIN BOOK 12, PAGE 88.
 - b. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 145 BLOCK B, PARCEL 32
5. THE PARCEL SURVEYED IS LOCATED IN THE R9 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 STOREYS - 12 FEET
 - MINIMUM LOT COVERAGE: 40%
6. *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
7. THE WIDTH AND LAYOUT OF MAYFIELD STREET IS 50 FEET PER PLAN REFERENCE 4.0.
8. THIS SURVEY WAS CONDUCTED WITH 6 INCHES OF SNOW
9. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTRACT DIG-SHE (S&D) SHOULD BE FROM TO ANY EXCAVATION WORK.

Reference	By	Date	Change
4	JAM	7-25-14	FINISH THE CONCRETE, FINISH MASONRY STRUCTURE
3	JAM	1-28-14	FINISH REBARED CONCRETE FOUNDATION
2	JAM	1-18-13	ADDIT REBARING UNDER FOUNDATION
1	JAM	2-28-13	INITIALD

PROJECT: 201303
 DATE: JANUARY 30, 2013
 SCALE: 1"=10'
 FIELD BOOK: 12
 FILED BY: JAM & WC
 DRAWN BY: JAM
 E. FIELD BOOK: YES

BOUNDARY SURVEY

Client: **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

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 207.799.2654 Jm@spurwinksurveying.com
 207.221.8986 Jm@spurwinksurveying.com

STAMP AND SIGNATURE

JAMES A. WALKER
 MAINE P.L.S. No. 2028
 DATE _____
 EMBOSSED SEAL ABOVE