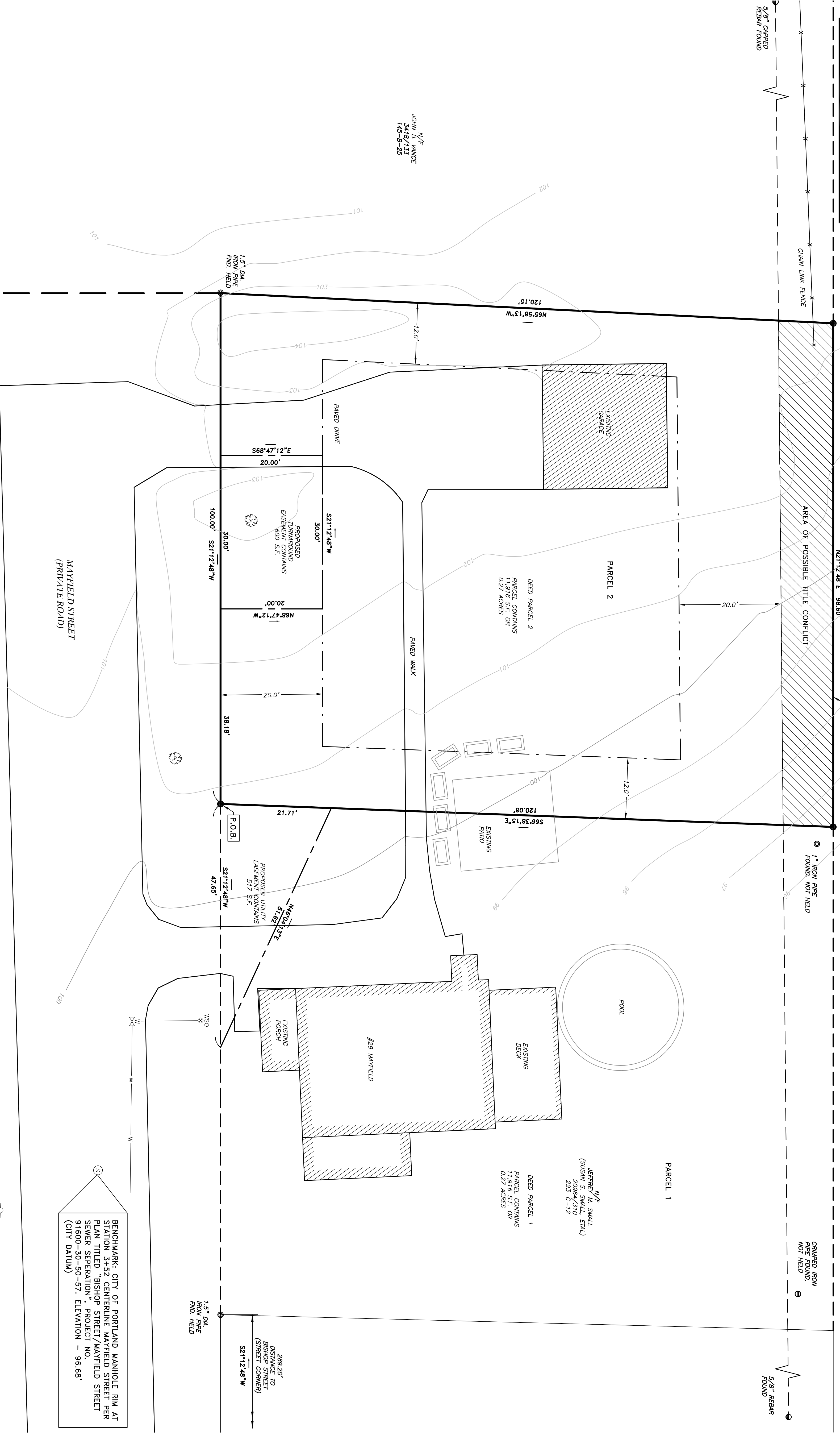


NOTE: NO DEED WAS FOUND FOR THE UNIVERSITY OF NEW ENGLAND ABUTTING THE LOCUS PROPERTY MARKING. IT IS IMPOSSIBLE TO DETERMINE JUNIOR/SENIOR RIGHTS IN THE ADVENT OF CONFLICT BETWEEN THE LEGAL DESCRIPTIONS OF THE TWO PARCELS. FOUND MONUMENTATION AS WELL AS DISCREPANCIES WITH THE MUNICIPAL TAX MAP INDICATES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



BENCHMARK: CITY OF PORTLAND MANHOLE RIM AT STATION 3+92 CENTERLINE MAYFIELD STREET PER PLAN TITLED "BISHOP STREET/MAYFIELD STREET PER SEWER SEPARATION", PROJECT NO. 91600-30-50-57. ELEVATION - 96.68' (CITY DATUM)

N/F
JOHN B. WANCE
3418/133
145-B-25

N/F SMALL
JEFFREY M. SMALL (N/A)
20964/310
293-C-12

LEGEND

- #5 REBAR WITH PLASTIC CAP STAMPED "1.5 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 (77777CD)
- TAX MAP-BLOCK-LOT
- PARISHNESS DENOTE RECORD DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC, 2013.
2. DEED AND PLAN 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 PLAN 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 STORES - 12 FEET
 - MINIMUM LOT COVERAGE: 40%
6. *OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY.
7. THE WIDTH AND LAYOUT OF WAVEFIELD STREET IS 50 FEET PER PLAN REFERENCE 4.a.
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-SITE (S&D) SHOULD BE FROM TO ANY EXCAVATION WORK.

Reference	By	Date	Change
4	JAM	7-25-14	FINISH THE CONCRETE, FINISH PORCHES STRUCTURE
3	JAM	1-28-14	FINISH REVISIONS DRAFT EXISTING
2	JAM	8-18-13	ADDED REVISIONS UNDER EXISTING
1	JAM	1-28-13	INITIALS

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

DRAWING NAME: JAM-MAYFIELD/DWG

BOUNDARY SURVEY
 MAYFIELD STREET, PORTLAND, ME

OWNER:
 SUSAN S. SMALL ETAL
 29 WAVEFIELD STREET, PORTLAND ME, 04103

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

Spurwink Surveying LLC
 SURVEYING & LAND PLANNING

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 207.799.2654
 207.221.9866
 info@spurwinksurveying.com

STAMP AND SIGNATURE

Professional Seal of James M. Miller, Surveyor, State of Maine, No. 2028, Commission Expires 5-30-14

STAMP AND SIGNATURE

EMBRASSER SEAL ABOVE