

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN MARDIGAN BOOK 21807 PAGE 186 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
- 2.(a) BEARINGS ARE BASED UPON MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED. A GRANITE MONUMENT FOUND AT THE NORTHEAST STREETLINE CORNER OF FOREST AVENUE AND READ STREET NORTH:310434.23, EAST: 2919690.54 AND A GRANITE MONUMENT FOUND AT THE SOUTHWEST CORNER OF WAVERLY STREET AND FOREST AVENUE NORTH:309707.05, EAST: 2919911.62 US SURVEY FEET.
- (b) ELEVATIONS ARE BASED UPON A CITY OF PORTLAND VERTICAL DATUM N.G.V.D. 1929 DERIVED FROM THE ELEVATION OF THE BOLT FOUND IN 3-FT OFFSET MONUMENT ON THE EAST SIDE OF FOREST AVE. AT THE FIRST ANGLE SOUTHERLY OF HOLLY STREET. ELEVATION REPORTED AS 83.16 FEET.
- (c) EQUIPMENT UTILIZED: LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 17,993.5 SQ. FT., 0.41 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) CITY OF PORTLAND STREET LINE SHEETS, FOREST AVE. & POLAND STREET, ON FILE WITH THE DEPARTMENT OF PUBLIC WORKS.  
 b.) CITY OF PORTLAND TAX ASSESSOR SHEET 146, BLOCK B, LOTS 14 & 15
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
6. ZONING: B-2, BUSINESS ZONE
7. CURRENT IMPERVIOUS RATIO = 80%  
 EXISTING IMPERVIOUS AREA = 14,314.2 SQUARE FEET

LEGEND

- CRF © Capped 5/8" Rebar Found
  - IPF ● Iron Pipe Found
  - (50.00') Distance from reference plan or deed.
  - N/F Now Or Formerly
  - Z Indicates Ownership in Common
- Abutter Line
  - Property Line
  - Street Line
  - Edge of traveled way
  - Setback Line
  - Contour Line
  - Storm Drain Line
  - SS — Undergroud Electric
  - UGE — Overhead Utility
  - E — Zone Line
  - Maine State Grid Coordinates

SURVEYORS 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, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.

REVISED: 07-29-2006  
 DATE: 06-9-2006

REVISION 9: 07-29-2006: ROTATED DRAWING TO STATE PLANE COORDINATES.

EXISTING CONDITIONS PLAN  
 1080 FOREST AVE. PORTLAND, MAINE

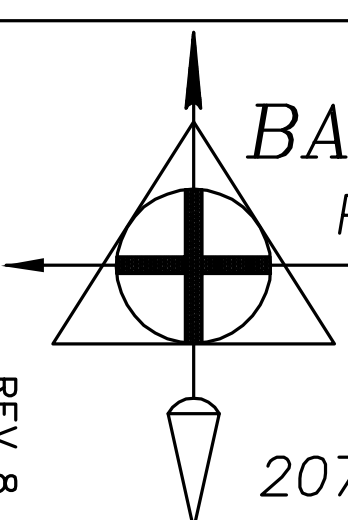
FOR:

STEPHEN MARDIGAN

DRAWN BY: RTG	CHECKED BY: KCC
SCALE: 1"=15'	DATE OF SURVEY: 09/03/2004
JOB NUMBER: 2004121	SHEET: 1 OF 5

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 PROFESSIONAL LAND SURVEYING

643 FOREST AVENUE  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-347-3436



REV 8  
 DRAWER: 2004 NO. 121