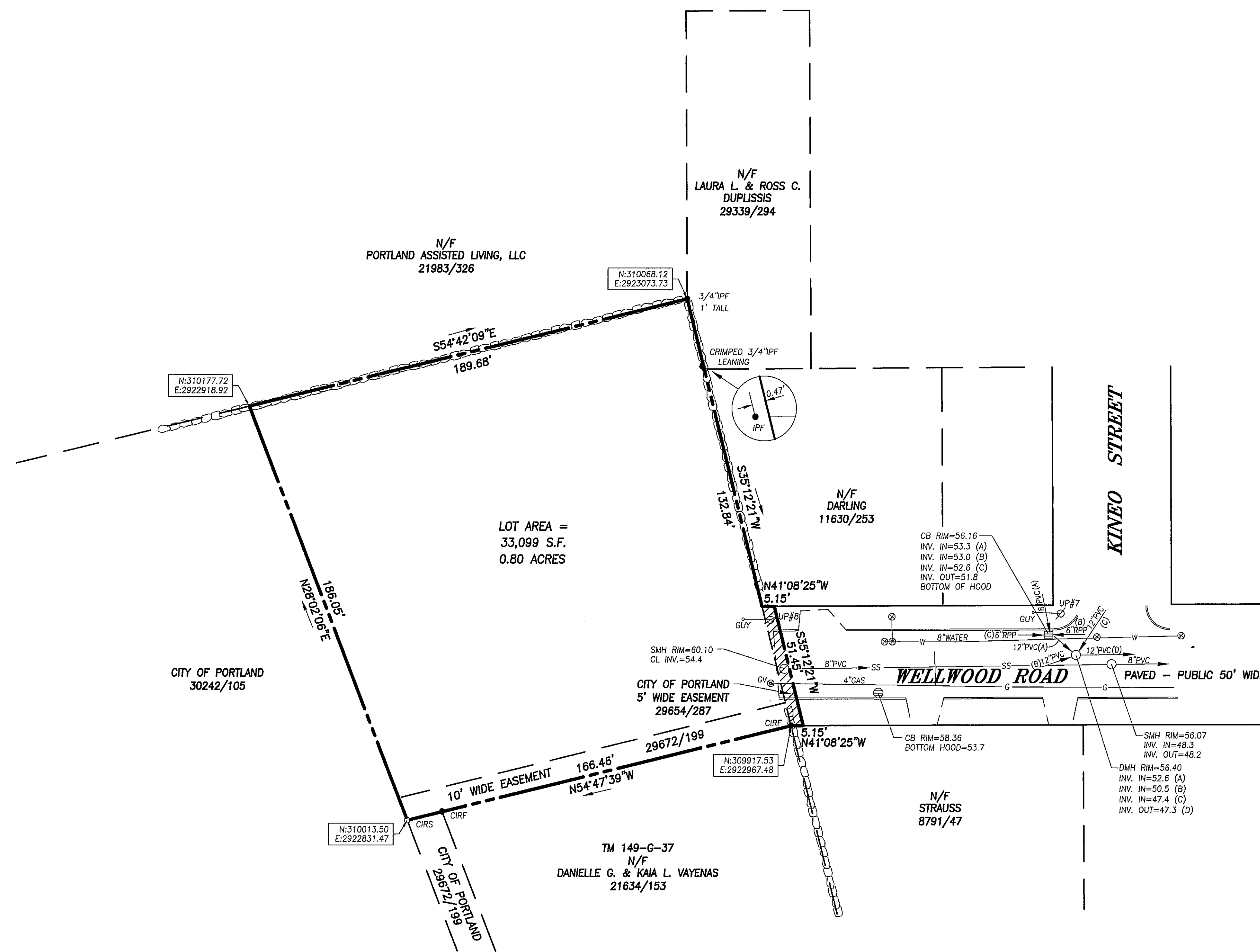


LOCATION MAP
N.T.S.



LOT AREA =
33,099 S.F.
0.80 ACRES

- LEGEND**
- IRON PIPE OR ROD FOUND
 - ⊙ GAS VALVE
 - ⊙ WATER VALVE
 - ⊙ UTILITY POLE
 - MANHOLE
 - ⊕ CATCH BASIN
 - ⊖ STONE WALL
 - ⊖ GRANITE CURB
 - OHW OVERHEAD WIRES
 - W WATER LINE
 - G GAS LINE
 - SS SANITARY SEWER
 - SD STORM DRAIN

UTILITY NOTE:

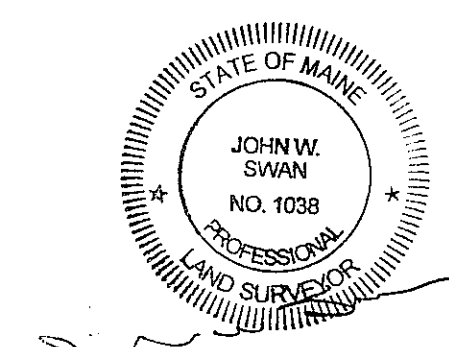
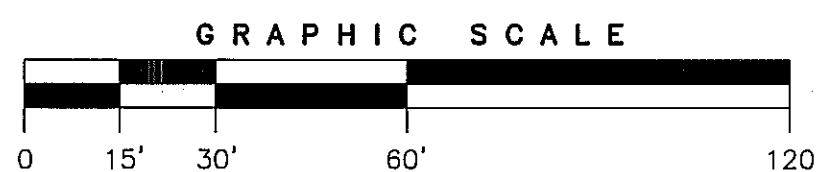
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES:

1. "PLAN OF LAND ON TORREY STREET, PORTLAND, MAINE, MADE FOR BETH BARBOUR, RECORD OWNER" BY OWEN HASKELL, INC. DATED AUGUST 21, 2003 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 203 PAGE 567.
2. "PROPOSED UTILITY PLAN AND PROFILE 0+00 TO 5+50 WELLWOOD ROAD RECONSTRUCTION" DATED JUNE 2006 BY CITY OF PORTLAND, MAINE PUBLIC WORKS DEPARTMENT ENGINEERING SECTION.
3. "SITE PLAN, SILVER BEACH, LLC LIZ BROWN, 83 WELLWOOD ROAD, PORTLAND, MAINE" DATED 3/21/2014 BY LIVINGSTON-HUGHES.

NOTES:

1. OWNER OF RECORD: SILVER BEACH, LLC & ELIZABETH D. BROWN
C.C.R.D. 30680/272, 31492/32
2. THE PROPERTY IS SHOWN AS LOT 38 IN BLOCK G ON CITY OF PORTLAND ASSESSOR MAP 149.
3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATE SYSTEM, MAINE WEST AND 83 PER CITY OF PORTLAND POINT 80 (MAG NAIL ON OCEAN AVE.)
N:309115.97, E:2923699.23 AND POINT 20128 (IRON PIPE LOCATED ON WELLWOOD RD) N:309930.80, E:2922969.70 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
4. THE PROPERTY IS LOCATED IN THE CITY OF PORTLAND R3 ZONE.
MINIMUM LOT SIZE 6,500 S.F.
MINIMUM STREET FRONTAGE 50 FEET
MINIMUM LOT WIDTH 65 FEET
MAXIMUM LOT COVERAGE 35%
MAXIMUM HEIGHT 35 FEET
SETBACKS FRONT 25 FEET
SIDE 8 FEET, 14 FEET 2 STORIES, 16 FEET 2.5 STORIES
REAR 25 FEET
5. ELEVATIONS SHOWN ARE BASED ON NGVD 1929 PER PLAN REFERENCE 3.



PLAN OF LAND
ON
WELLWOOD ROAD, PORTLAND, MAINE
MADE FOR OWNERS OF RECORD
**SILVER BEACH, LLC/DERON BARTON &
ELIZABETH D. BROWN**
83 WELLWOOD ROAD, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	OHI	Date	Job No.
Trace By	JLW	JULY 8, 2014	2014/96027
Check By	EB	Scale	Drwg. No.
Book No.	FILE	1" = 30'	1