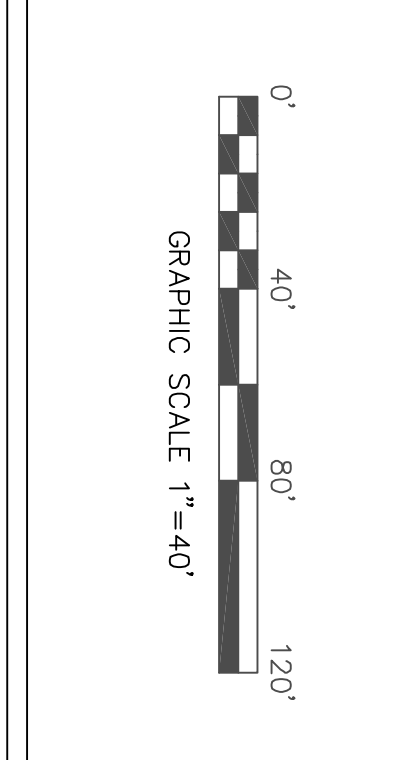


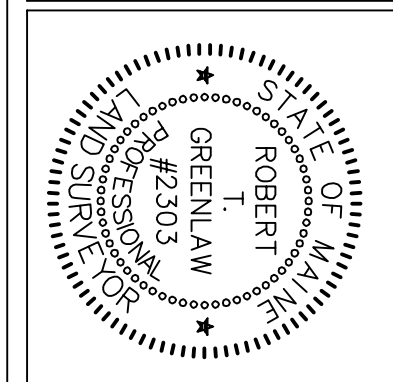
REVISIONS:

STATE OF MAINE, CUMBERLAND SS	RECEIVED	2012
REGISTRY OF DEEDS	AT : H . M. AND RECORDED IN	PLAN BOOK PAGE

0'	40'	80'	120'
GRAPHIC SCALE 1"=40'			



ROBERT T. GREENLAW
PROFESSIONAL LAND SURVEYOR
NO. 2303



CERTIFICATE:
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2004 WITH THE FOLLOWING EXCEPTIONS:
a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
ROBERT T. GREENLAW P.L.S. DATE: 03-20-2012

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN/PARCEL "A" BOOK 28973, PAGE 232 AND PARCEL "B" BOOK 28973, PAGE 124 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR, PARCEL "B" = 62726.4 SQ. FT., OR 1.44 ACRES.
3. AREA OF SUBJECT PARCELS: PARCEL "A"=6000 SQ. FT., PARCEL "B" = 62726.4 SQ. FT., OR 1.44 ACRES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN OF PROPERTY BELONGING TO MARTIN CURRAN JR. BY PERRY RICHARDSON CE DATED APRIL 1901 AND RECORDED IN PLAN BOOK 9, PAGE 71 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 150.
5. BEARINGS SHOWN HEREON ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN ON SITE IN 2012.

ZONING:

- IL ZONE, LIGHT INDUSTRIAL**
- a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: 25 FEET.
 - b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: 25 FEET, 60 FEET WHEN ABUTTING RESIDENTIAL USE.
 - c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: 25 FEET, OR 40' IF ABUTTING A RESIDENTIAL ZONE OR USE.
 - d) MINIMUM LOT SIZE: NONE
 - e) UP TO 40' OR A 3 STORY BUILDING.
 - f) IMPERVIOUS SURFACE: 65% ALLOWABLE.
 - 1) MAXIMUM BUILDING HEIGHT: 45 FEET.
 - 2) SEE DIVISION 13 OF THE LAND USE CODE FOR ALL RESTRICTIONS AND ALLOWANCES.

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, OF THE FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 7C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 08, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- | | | |
|--|------|-------------------------|
| ● Capped 5/8" Rebar Set With Registration Number 2303. | N/F | Distance from reference |
| ⊙ Iron Pipe or Solid Pin Found | N/F | Now Or Formerly |
| △ Survey Instrument Point | A.G. | Above Grade |
| — Abutler Line | B.G. | Below Grade |
| — Property Line | — | Property Line |
| — Street Line | — | Overhead Utility |
| — Direction of Bearing | — | Utility Pole |
| — | — | Edge of traveled way |

EXISTING CONDITIONS/BOUNDARY PLAN
1121 FOREST AVE AND BELL STREET PORTLAND MAINE
FOR: STEPHEN MARDIGAN

PREPARED BY: ROBERT T. GREENLAW
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-9471 - BOB@GREENLAW.COM/MTFAIRPOINT.NET

DRAWN BY:	RTG
CHECKED BY:	KGG
SCALE:	1" = 40'
DATE:	07-12-2012
JOB NUMBER:	2012033
SHEET:	1 OF 1
DRAWER:	2012 NO. 033