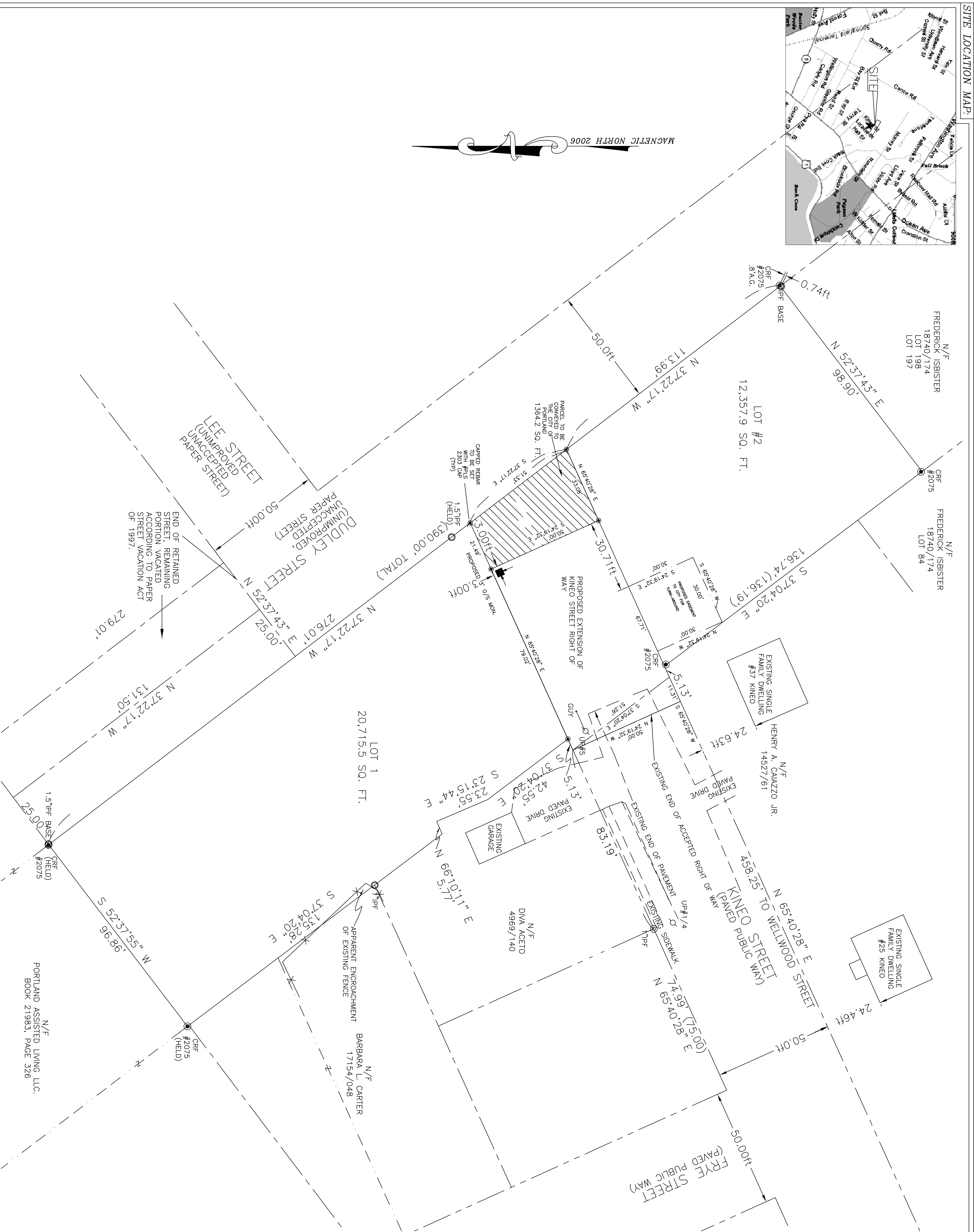
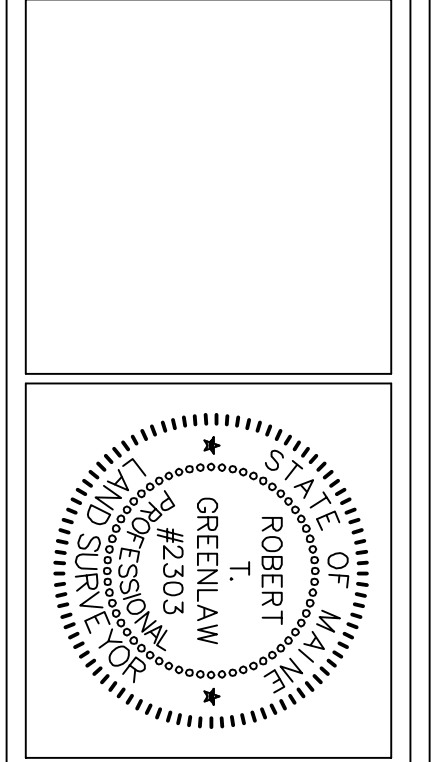
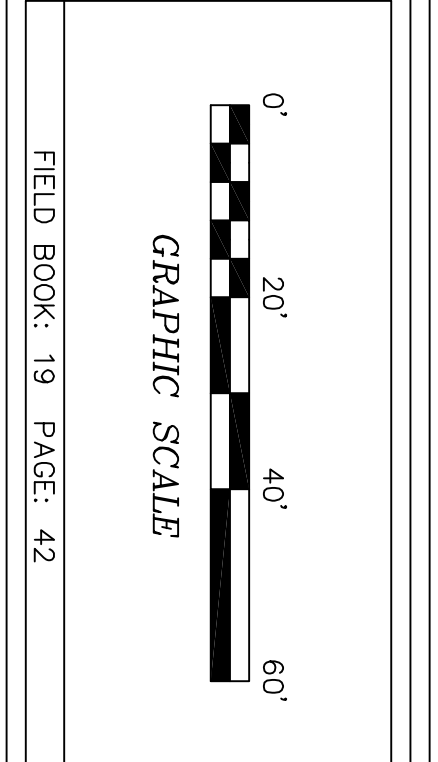


MAGNETIC NORTH 2006



REVISIONS:

REVISED 01-28-2008	PER CITY REVIEW
REVISED 02-20-2007	PER PWD ENGINEER COMMENTS, ADDED NEW SHEETS FOR CLARITY.
REVISED 01-23-2007	CHANGES PER P.W. HOUSE TIES TO STREET LINE, DRAIN MANHOLES ETC.
REVISED 01-16-2007	ADDED 3' OFFSET MONUMENT, ELEVATION NOTE AND GUARD RAIL.
REVISED 01-05-2007	CHANGED EXT. OF KING AND TURN-A-ROUND, REVISED 11-28-2006



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, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT
 b) NO NEW CORNERS WERE SET

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

REVISED: JANUARY 28, 2008
 DATE: JANUARY 23, 2007

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MICHAEL P. AND JOY E. MICHAUD, BOOK 23138 PAGE 243 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.)
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
 LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SOR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 38,364.5 SQ. FT. 0.88 ACRES
 LOT #1 = 20,715.5 SQ. FT., OR 0.48 ACRES
 LOT #2 = 12,357.9 SQ. FT., OR 0.28 ACRES
 AREA TO BE CONVEYED TO CITY = 3,924.1 SQ. FT., OR 0.09 ACRES
 STREET EXTENSION PARCEL ABUTTING DUDLEY STREET TO BE CONVEYED TO THE CITY = 1364.2 SQUARE FEET.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) FOREST HILLS, PORTLAND, MAINE, OWNED BY A.H. CHAPMAN LAND CO. PORTLAND, MAINE, DATED APRIL, 1923, REVISED JULY 1923, AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 15 PAGE 34.
 SUBJECT LOT SHOWN THEREON AS LOTS 199 THROUGH 211.
 b.) CITY OF PORTLAND TAX MAP 160 BLOCK G LOTS 1-6, BLOCK E LOTS 21-27.
 c.) CITY OF PORTLAND SEWER AND STORMWATER 1 & 1 SHEET FOR AREA d.) WELANDS PLAN, KINEO STREET, PORTLAND, MAINE, FOR ANTHONY ACETO, BY SEBAGO TECHNIQS, DATED 7-19-04, PROVIDED BY CLIENT.
 e.) BOUNDARY SURVEY, LAND OWNED BY DIVA ACETO, 32 KINEO STREET, PORTLAND, MAINE, BY R.W. EATON ASSOC., DATED DECEMBER 2, 2004.
 5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
 6. THERE WAS ONE APPARENT ENCROACHMENT OF FENCE ONTO SUBJECT PROPERTY, APPROXIMATELY 2.83' X 28.75'.
 7. ELEVATIONS ARE BASED UPON DATA SUPPLIED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT DESCRIBED AS A MONUMENT AT THE CORNER OF OCEAN AVENUE AND GEORGE STREET; ELEVATION = 50.30 FEET CITY OF PORTLAND VERTICAL DATUM.
 8. THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINEO STREETS RIGHT OF WAY AND THE PROPERTY SHOWN AS THAT OF MICHAEL P. AND JOY E. MICHAUD WAS STATUTORILY VACATED BY OMISSION IN THE SEPTEMBER 3, 1997 CITY COUNCIL ORDER #84 EXCEPTING STREETS FROM DEEMED VACATION. THE AREA WILL BE INCORPORATED INTO THE ACCEPTED CITY STREET KNOWN AS KINEO STREET UPON ACCEPTANCE OF THE PROPOSED EXTENSION THEREOF.

ZONING:

ZONING: R-3 RESIDENTIAL
 SETBACKS: FRONT - 25 FT.; REAR - 25 FT.;
 SIDE - 1-1/2 STORY: 8 FT.; 2 STOREYS: 14 FT.
 MINIMUM LOT SIZE: 5,000 SQ. FT.
 MINIMUM LOT FRONTAGE: 50 FT.
 MAXIMUM BUILDING HEIGHT: 35 FT.
 MAXIMUM LOT COVERAGE: 25%

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY. THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL 230251 WHICH RECLASS AN EFFECTIVE DATE OF DECEMBER 5, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF @	Capped 5/8" Rebar Found	---(50.00)	New Contour Line
-UD-	Proposed Foundation/Under Drain	(50.00)	Distance from reference point or deed.
IPF @	Iron Pipe Found	N/F	New Or Formerly
SMH @	Sewer Manhole	12345/99	Deed Book/Page of Local Registry
WG @	Water Shut Off		Tree to be retained or planted
CB @	Catch Basin	2-1/2"	Diameter or greater
---	Abutter Line	---	Edge of traveled way
---	Property Line	---	Overhead Utility
---	Street Line	---	Utility Pole
---	Setback Line	---	Direction of Bearing
---	Contour Line	Z	Indicates Ownership in Common
---	Old Lot Line	---	
---	Silt Fence to be installed during construction.	---	
---	Proposed Pavement City/Private	---	
---	Proposed Drain Manhole	---	

PROPOSED LOT SPLIT PLAN FOR A SINGLE FAMILY DWELLING
 KINEO STREET, PORTLAND, MAINE
MICHAEL MICHAUD

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-774-2855 FAX 207-347-4346

DRAWN BY: DMD/RTG/PJM
 CHECKED BY: GAS/PJM
 SCALE: 1" = 20'
 DATE OF SURVEY: 01-04-2006
 JOB NUMBER: 2005147
 SHEET: 2 OF 6 REV 7
 DRAWER: 2005 NO. 147