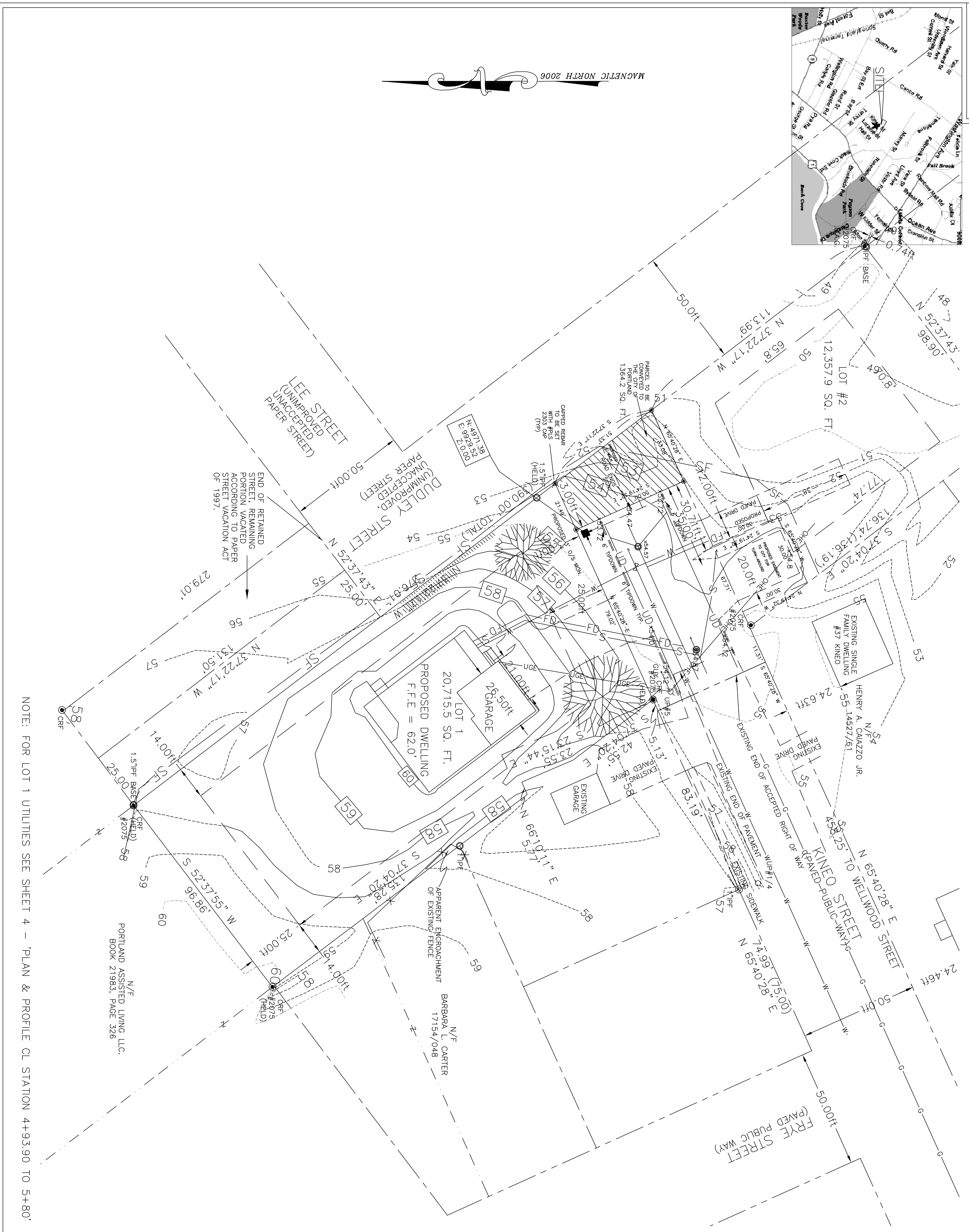


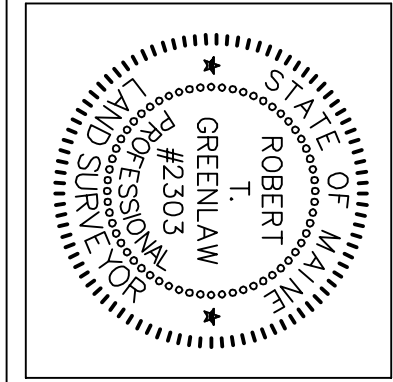
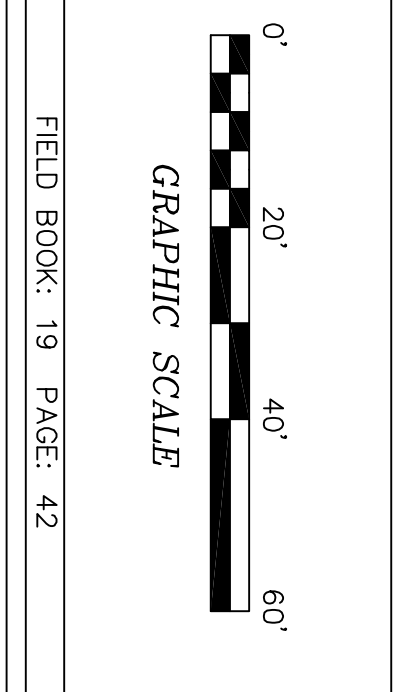
MAGNETIC NORTH 2006



NOTE: FOR LOT 1 UTILITIES SEE SHEET 4 - PLAN & PROFILE CL STATION 4+93.90 TO 5+80'

REVISIONS:

REVISED 04-05-2007	PER CITY REVIEW, RELOCATED DRAINAGE LOTS 1 & 2	STATE OF MAINE, CUMBERLAND COUNTY SS
REVISED 02-20-2007	PER PWD ENGINEER COMMENTS, ADDED NEW SHEETS FOR QUANTITY.	REGISTRY OF DEEDS
REVISED 01-23-2007	CHANGES PER P.W. HOUSE TIES TO STREET LINE, DRAIN MANHOLES ETC.	RECEIVED
REVISED 01-16-2007	ADDED 3' OFFSET MONUMENT, ELEVATION NOTE AND GUARD RAIL.	AT : H . M. AND RECORDED IN
REVISED 01-05-2007	CHANGED EXT. OF KING AND TURN-4-ROUND. ALSO REVISED 11-28-2006	PLAN BOOK PAGE



**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: 39,364.5 SQ. FT. 0.88 ACRES  
 LOT #1 = 22,079.7 SQ. FT., OR 0.51 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
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 19 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 I & I SHEET FOR AREA d.) WETLANDS 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 ENCUMBRANCES 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.

ZONING:

ZONING: R-3 RESIDENTIAL  
 SETBACKS: FRONT - 25 FT.; REAR - 25 FT.;  
 SIDE - 1-1/2 STORY: 8 FT.; 2 STORES: 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 GROUPING PLOTTING ONLY. THIS PROPERTY IS IN ZONE 'X' OF THE FLOOD INSURANCE RATE MAP. CONDUIT PANEL, 23051, BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRF @	Capped 5/8" Rebar Found	(50.00') Distance from reference
UD-	Proposed Foundation/Under Drain	Plan or deed.
IPF	Iron Pipe Found	N/F New Or Formerly
SMH	Sewer Manhole	12345/99 Deed Back/Page of Local Registry
WG	Water Shut Off	Tree to be retained or planted 2-1/2" Diameter or greater
CB	Catch Basin	Edge of traveled way
AB	Abutment Line	Utility Pole
---	Property Line	Direction of Bearing
---	Street Line	Indicates Ownership in Common
---	Setback Line	Z
---	Old Lot Line	x54.47 Spot Grade Elevation
---	Existing Contour Line	Proposed Drain Manhole
---	Silt Fence to be installed during construction.	
---	New Contour Line	
---	Proposed Pavement City/Private	

FOR:  
**LOT 1 SITE PLAN**  
**PROPOSED 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: 3 OF 6 REV 7  
 DRAWER: 2005 NO. 147