

WETLANDS TO BE FILED
1609.4 SQ. FT.
0.02 ACRES

WETLANDS TO REMAIN
2501.3 SQ. FT.
0.06 ACRES

HATCHED AREA
TOTAL = 4110.7 SQ. FT.

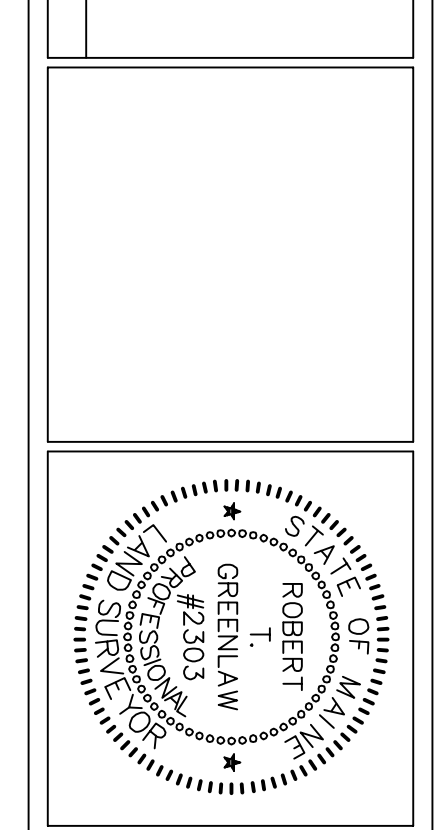
PURSUANT TO THE NATURAL RESOURCES PROTECTION ACT 38 M.R.S.A. 480-Q: ACTIVITIES THAT DO NOT REQUIRE A PERMIT #17 APPROXIMATELY 4109 SQUARE FEET OF WETLANDS WILL BE FILED IN AS PART OF THIS PROJECT.

REVISIONS:

REVISED 01-28-2008	CHANGES PER PLANNING DEPT. AND ENGINEERING DEPT.
REVISED 04-05-2007	PER CITY REVIEW, RELOCATED DRAINAGE LOTS 1 & 2
REVISED 02-20-2007	PER PWD ENGINEER COMMENTS, ADDED NEW SHEETS FOR CLARITY.
REVISED 01-23-2007	CHANGES PER DPW, HOUSE TIES TO STREET LINE, DRAIN MANHOLES ETC.
REVISED 01-16-2007	ADDED 3' OFFSET MONUMENT, ELEVATION NOTE AND GROUND RAIL.

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED _____ 2008
AT _____ H. M. AND RECORDED IN
PLAN BOOK _____ PAGE _____



CERTIFICATE:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS WERE SET

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

REVISED: JANUARY 28, 2008
DATE: AUGUST 21, 2006

GENERAL NOTES:

- 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.).
- 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 SUR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 39,364.8 SQ. FT., 0.88 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - 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.
 - CITY OF PORTLAND TAX MAP 160 BLOCK G LOTS 1-6, BLOCK E LOTS 21-27.
 - CITY OF PORTLAND SEWER AND STORMWATER 1 & 1 SHEET FOR AREA.
 - WETLANDS PLAN, KINCO STREET, PORTLAND, MAINE, FOR ANTHONY ACETO, BY SEABO TECHNIQS, DATED 7-19-04, PROVIDED BY CLIENT
 - BOUNDARY SURVEY, LAND OWNED BY DIVA ACETO, 32 KINCO STREET, PORTLAND, MAINE, BY R.W. EATON ASSOC., DATED DECEMBER 2, 2004.
 - THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BOUNDING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.
 - 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.
 - THE AREA SHOWN AS A TRIANGLE BETWEEN THE END OF KINCO STREET RIGHT OF WAY AND THE END OF FRYE STREET RIGHT OF WAY WAS STATUTORILY VACATED BY COMMISSION 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 KINCO STREET UPON ACCEPTANCE OF THE PROPOSED EXPANSION THEREOF.

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: 20 FT
MINIMUM LOT FRONTAGE: 50 FT
MINIMUM 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 NO. 230251 INDICATES BEING AN EFFECTIVE DATE OF DECEMBER 5, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

CRP @	Capped 5/8" Rebar Found	(50.00')	Distance from reference
IPF ○	Iron Pipe Found		Plan or deed.
SMH ⊙	Sewer Manhole	N/F	New Or Formerly
WG ⊕	Water Shut Off	12345/99	Deed Book/Page of Local Registry
CB ⊕	Catch Basin	↓	Wetlands
---	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		

BOUNDARY SURVEY/EXISTING CONDITIONS PLAN

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