LOCATION MAP N.T.S.

LEGEND

- IRON PIPE OR ROD FOUND
- UTILITY POLE
- MANHOLE
- CATCH BASIN
- WATER VALVE OR SHUTOFF
- DECIDUOUS TREE
- OHW — OVERHEAD WIRES
- W — WATER LINE
- G — GAS LINE
- SS — SANITARY SEWER
- N/F — NOW OR FORMERLY
- 000/000 — DEED BOOK AND PAGE

GRAPHIC SCALE

0 10' 20' 40' 80'

PLAN REFERENCES

1. "PLAN OF LAND ON WASHINGTON AVE. PORTLAND, MAINE FOR HOUSING RESOURCES CORP. DEC. 27, 1984 OWEN HASKELL, INC. JOB. NO. 84129 P REV. 1: 5/13/85" RECORDED IN PLAN BOOK 151 PAGE 19

2. "PLAN OF LAND ON FALLBROOK STREET, PORTLAND, ME. FOR NICK CICCOMANCINI 9-16-87 OWEN HASKELL, INC. JOB. NO. 87200 P" RECORDED IN PLAN BOOK 168 PAGE 30

3. "CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE BOOK SHEETS FOR FALL BROOK STREET

GENERAL NOTES

1. OWNER OF RECORD: MICHAEL J. BOSSERMAN; CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 19499, PAGE 253.

2. LOCUS IS SHOWN AS LOTS 5 AND 6 IN BLOCK B ON PORTLAND PROPERTY MAP 162

3. BEARINGS ARE BASED ON MAINE STATE PLANE COORDINATES MAINE WEST NAD83 BASED ON COORDINATES PROVIDED BY THE CITY OF PORTLAND ON MARKERS FOUND AS SHOWN.

4. ELEVATIONS ARE BASED ON CITY DATUM AS TRANSFERRED FROM CITY 3' OFFSET MONUMENT ON WASHINGTON AVENUE AT 1ST ANGLE WESTERLY OF RAY STREET, ELEVATION 66.40.

5. PROPERTY IS LOCATED IN THE CITY OF PORTLAND R5 ZONE

MINIMUM LOT SIZE	6,000 SF
MINIMUM FRONTAGE	50 FEET
MINIMUM LOT WIDTH	60 FEET
FRONT SETBACK	20 FEET
SIDE SETBACK	1-1½ STORY 8 FEET 2 STORY 12 FEET
REAR SETBACK	20 FEET

6. BY DEED PROPERTY LINES EXTEND TO THE CENTER OF FALL BROOK.

7. FALL BROOK STREET LINE BASED ON TIES SHOWN ON PLAN REFERENCE 3.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE, WITH THE EXCEPTION OF MARKERS NOT SET AT ALL CORNERS.

DATE

JOHN C. SCHWANDA, PLS NO. 1252

BOUNDARY & TOPOGRAPHIC SURVEY

AT

69, 73 FALL BROOK STREET, PORTLAND, MAINE

MADE FOR RECORD OWNER

JOCELYNE DERASPE

P.O. BOX 10587, PORTLAND, MAINE

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

Drwn By	JCS	Date	Job No.
Trace By	JLW	APRIL 18, 2016	2016-069P
Check By	JCS	Scale	Drwg. No.
Book No.	1142	1" = 20'	1

Reviewed for Code Compliance
Inspection Services
Department of Planning
Date: 10/05/16