

N/F
 WILLIAM B &
 MARY S TROUBH
 1977/280



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 DESCRIPTION
 ROBERT T. GREENLAW P.L.S.
 V. PRESIDENT. BACK BAY BOUNDARY, INC. DATE: MAY 25, 2005

133 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, 04/05/2005, UTILIZING THE FOLLOWING EQUIPMENT:
 LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 MTA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
 3. AREA OF SUBJECT PARCEL: 18,900.00 SQ. FT., 0.43 ACRES
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) PHEASANT HILL, PORTLAND, MAINE, RECORDING PLAT MADE BY ROYAL RIVER SURVEY CO. FOR ANASTOS & LOHNES, INC, DEVELOPER, DATED REVISED 04/7/1995, RECORDED IN C.C.R.D. PLAN BOOK 195, PAGE 120.
 b.) CITY OF PORTLAND ASSESSORS PUNS MAP NO. 171A BLOCK A LOTS 7&8, MAP NO. 409 BLOCK G LOTS 9-14; AND MAP NO. 410 BLOCK A LOTS 1-5.
 c.) RAY GARDENS, PORTLAND, MAINE, OWNED BY J.W. WILBUR, BY A. LEJOT, CE, DATED SEPT 1, 1914, RECORDED IN C.C.R.D. PLAN BOOK 12, PAGE 103.
 5. ELEVATIONS ARE BASED UPON A BENCHMARK 60.31' ON UTILITY POLE #12 AT CORNER OF VALOO AND MARLBOROUGH STREETS.
 6. PER SAID DEED AND REFERENCE 4c, ABOVE, PROPERTY IS "SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS." THERE WERE APPARENT ENCROACHMENTS OF ACCESSORY BUILDING AND FENCE ONTO ABUTTER'S PARCEL AT THE TIME OF THIS SURVEY.

Handwritten notes:
 1 3 Zone
 Front: 25' min - 54' scaled
 Rear: 25' min - 27' scaled
 side - 2 story: 14' min - 26' 1/2' 128' scaled
 OK
 All ready dev. lot - 14+403 Street requirements don't apply
 OK

ZC
 ZONING R-3 RESIDENTIAL
 SETBACKS: FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
 MINIMUM LOT SIZE 6,500 SQ FT
 MINIMUM LOT FRONTAGE 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE 25% *25%*

FLOOD NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 7c, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:
 CRF ⊙ Capped 5/8" Rebar Set with #2-103
 CRF ⊙ Capped-5/8" Rebar Found (50.00') Distance from reference plan or deed. N/F Now Or Formerly 12345/99 Deed Book/Page of Local Registry
 - Z - Indicates Ownership in Common
 ♂ Utility Pole
 - OHU - Overhead Electric &/or Comm
 - - - - - Abutter Line
 - - - - - Property Line
 - - - - - Street Line
 - - - - - Edge of Traveled Way
 - - - - - Old Lot Line

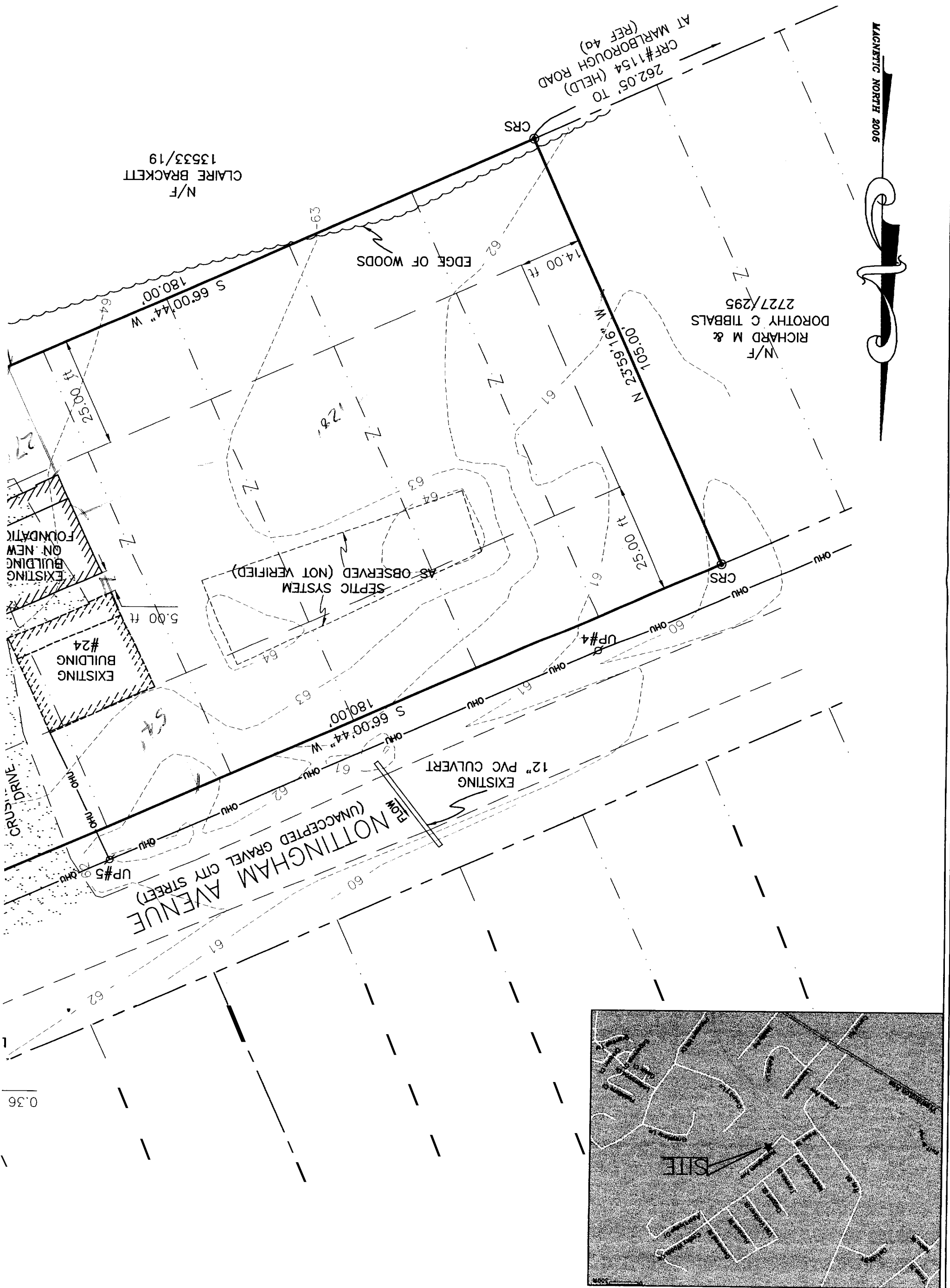
BOUNDARY/EXISTING CONDITIONS PLAN
 AT 24 NOTTINCHAM AVEUE, PORTLAND, MAINE
 OR: DANIEL DOBSON

<p>PREPARED BY: BACK BAY BOUNDARY, INC. LAND SURVEYING 643 FOREST AVENUE PORTLAND, MAINE 04101 207-774-2855 FAX 207-347-4346</p>	DRAWN BY: PJM
	CHECKED BY: KCC
	SCALE: 1" = 20'
	SURVEY DATE: 04/05/2005
	JOB NUMBER: 2005034
	SHEET: 1 of 1
DRAWER: 2005 NO: 034	

MAGNETIC NORTH 2005

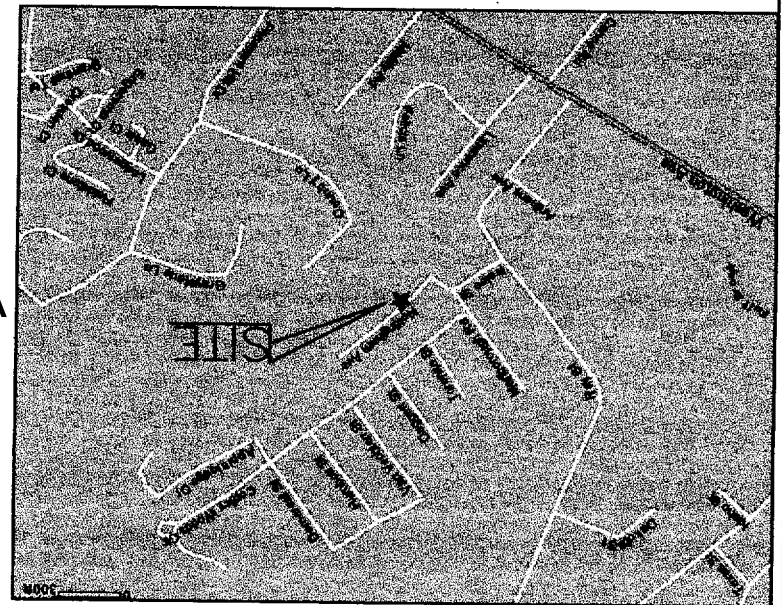
REVISIONS:

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED
 2005
 AT H AND RECORDED



N/F
 CLARE BRACKETT
 13533/19

N/F
 RICHARD M &
 DOROTHY C TIBBALS
 2727/295



SITE LOCATION MAP

0.36