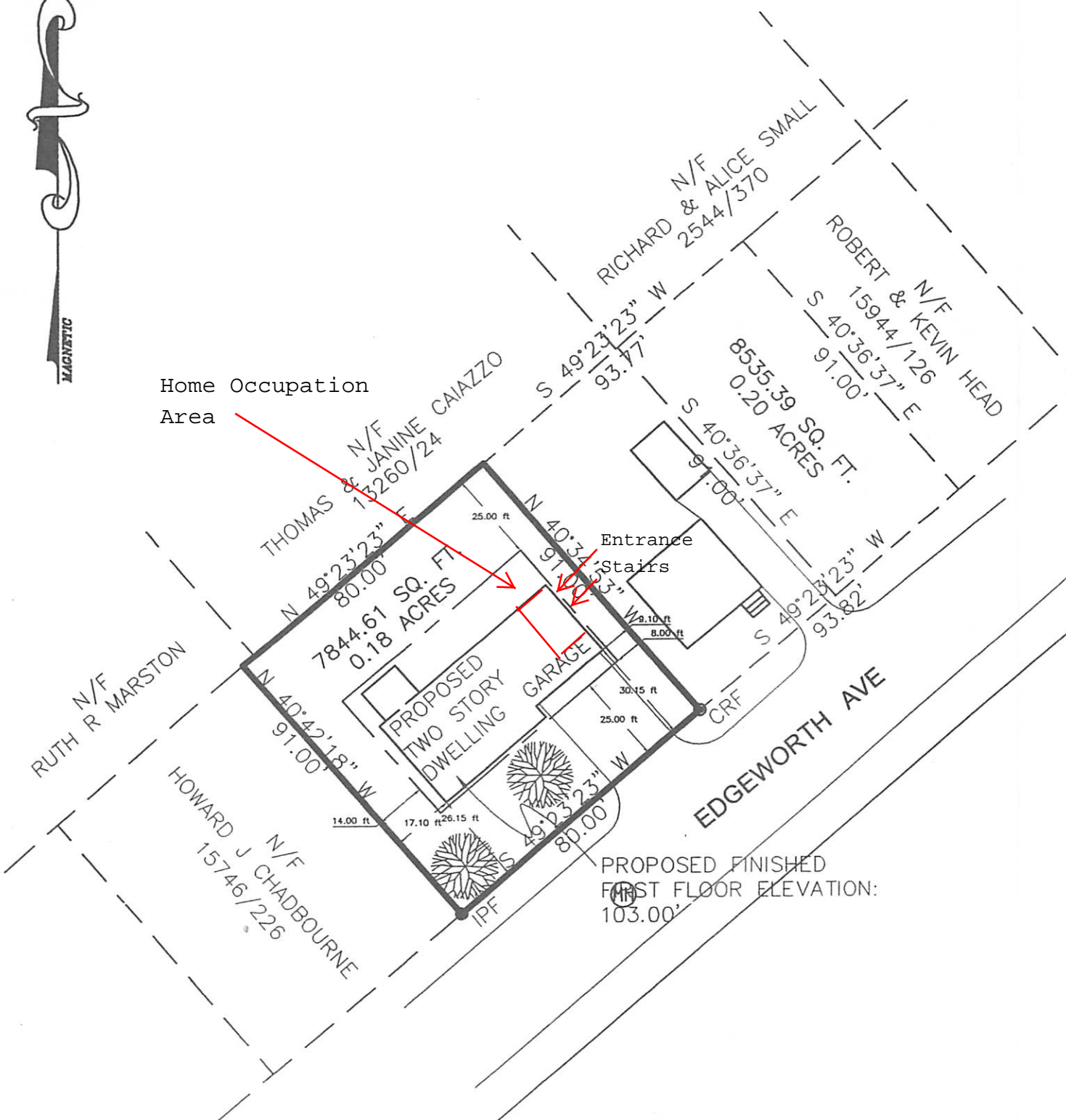




Home Occupation
Area



Entrance
Stairs

PROPOSED FINISHED
FIRST FLOOR ELEVATION:
103.00'



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: PAUL FRENCH AS DESCRIBED IN BOOK 14584, PAGE 72 RECORDED IN THE COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF SUBJECT PARCEL: 7,844.61 SQUARE FEET OR .18 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a) CITY OF PORTLAND TAX MAP #183, BLOCK B, LOT #25
 - b) EDGEWORTH PARK BY J.A. JONES, ENG. RECORDED IN SAID REGISTRY JUNE 21, 1906 IN PLAN BOOK 11, PAGE 11
5. ZONING
 THE SUBJECT PARCEL IS CURRENTLY LOCATED IN RESIDENTIAL ZONE- R-3
 MINIMUM FRONT YARD 25 FEET
 MINIMUM SIDE YARD 14 FEET - TWO STORY
 MINIMUM REAR YARD 25 FEET

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE C, FLOOD INSURANCE RATE MAP, COMMUNITY #230051, PANEL 13B WHICH BEARS AN EFFECTIVE DATE OF JULY 17, 1986. AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Capped 5/8" Rebar Found
- Iron Pipe or Solid Pin Found
- ◁ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊙ Utility Pole
- Edge of traveled way
- Ⓜ Man Hole

SURVEYORS STATEMENT:

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

DATE: 02-04-2003

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

MINOR SITE PLAN / LOT SPLIT
 AT 100 EDGEWORTH AVE PORTLAND, MAINE

FOR:
 PAUL FRENCH

DRAWN BY: DMD
 CHECKED BY: GAS
 SCALE: 1" = 40'
 DATE: 01-27-2003
 JOB #: 200307
 SHEET:

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING
 65 NEWBURY STREET
 PORTLAND, MAINE
 207-774-2855 FAX 207-761-2010

DRAWER: 2003 NO: 07

