Reviewed for Code Compliance
Inspections Division
Approved with Conditions
Date: 05/17/18

NOTES

1. Owner of record is Lisa Rae Holmquist by warranty deed of Theresa F. Bachelder recorded in the Cumberland County Registry of Deeds in Book 22,323 on Page 51.
2. All bearings are Magnetic North per the plan in Plan Reference #4 and are calculated from angles of an actual on the ground survey.
3. The subject parcels are shown on the City of Portland Tax Map #186 as Lot #D030 and is in the R-5 Zoning District.
4. The subject parcels are not in any special flood hazard zone as defined by FEMA.
5. All elevations are based on the City supplied NGVD 1929 vertical datum.
6. The soil type for this lot is Walpole fine sandy loam per Cumberland County Soils Survey.
7. The total area of disturbance is expected to be approximately 4048 sq.ft.

LEGEND

◎	5/8" Capped Rebar (#1328) Set
●	Iron Pipe or Pin Found as Noted
	Fire Hydrant
	Man Hole
	Existing building
	Softwood Tree as Noted
	Utility Pole
(9)	Subdivision Lot Number
N/F	Now or Formerly of
(8202/57)	Deed Book and Page Reference

PLAN REFERENCES

1. "Plan of Land on Massachusetts Avenue ~ Portland, Maine surveyed for Ammi Whitney" dated December 1911 by E. C. Jordan & Co., recorded in the Cumberland County Registry of Deeds in Plan Book 19 on Page 30.
2. "Scale 100 Ft. = 1 Inch Made for George T. Edwards" dated March 1912 by E. C. Jordan & Co., recorded in the Cumberland County Registry of Deeds in Plan Book 14 on Page 76.
3. "Standard Boundary Survey for M. W. Sewall & Co. ~ 11 – 13 Massachusetts Avenue Portland, Maine" dated December 1998 by Siterlines, P. A., recorded in the Cumberland County Registry of Deeds in Plan Book 200 on Page 350.
4. "Condominium Plat ~ 16 – 18 Massachusetts Avenue Condominium ~ 16 – 18 Massachusetts Avenue ~ Portland, Cumberland County, Maine" dated July 2008 by Paul P. Gadbois, recorded in the Cumberland County Registry of Deeds in Plan Book 208 on Page 337.
5. "Kenwood ~ Property of Thomas R. Manners, New York" dated August 1904 by Percy S. Richardson recorded in the Cumberland County Registry of Deeds in Plan Book 10 on Page 89.
6. "Right of Way and Track Map ~ Portland Terminal Co." dated June 1916 recorded in the Cumberland County Registry of Deeds in Plan Book 15 on Page 20.

0 30 60 90

STATE OF MAINE
WAYNE T. WOOD
1328
PROFESSIONAL LAND SURVEYOR

Revision	Date	Description
3	05/10/18	Moved Driveway, added depression in rear
2	05/02/18	Added Basement drain and dry well
1	04/25/18	Added notes 6&7, address staff comments

Plan of Land/Proposed Division
On
Massachusetts Avenue
In
Portland, Maine
For
Lisa True
38 Massachusetts Ave. ~ Portland, ME 04102

WAYNE WOOD &CO.
Gray, Maine 04039
(207)657-3330

Drawn By: KLW/WTW
Scale: 1" = 30'
Checked By: WTW
Field Crew: BR/JW
Date August 2017
Job No. 217035