

LEGEND

- IRON PIPE OR ROD FOUND
- MONUMENT FOUND
- MAG NAIL W/ ID WASHER
- CAPPED IRON ROD SET
- P.K. NAIL SET
- UTILITY POLE
- MANHOLE
- ELECTRIC/GAS METER
- SINK
- CATCH BASIN
- HYDRANT
- WATER VALVE OR SHUTOFF
- SHRUB
- DECIDUOUS TREE
- CONIFEROUS TREE
- ✂ FENCE
- STONE WALL
- CURB
- OVERHEAD WIRES
- UNDERGROUND POWER
- WATER LINE
- GAS LINE
- SANITARY SEWER

LOT 115 RECORDED PLAN LOT #
TM 187 E017 TAX MAP LOT # 187 BLOCK E LOT 17

ZONING

PROPERTY IS SITUATED IN THE R3 ZONE
MIN LOT SIZE: 6500 SF
FRONT: 25' REAR 25'
SIDE: 1 STORY 8'
1-1/2 STORY 8'
2 STORY 14'
2-1/2 STORY 16'
MAX COVERAGE 35%
MAX HEIGHT 35'

UTILITY NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-888-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION POSSIBLE DUE TO OSHA CONTAINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

GENERAL NOTES

1. OWNER OF RECORD: MICHAEL H. & MOLLY E. COLLIN
76 FRANCIS STREET, PORTLAND, MAINE
CIVIL ENGINEERING, INC.
BOOK 19479 PAGE 208
2. BEARINGS ARE BASED ON MAGNETIC 2015
3. STREET LINES RE-ESTABLISHED FROM CITY ENGINEERING'S BLUE BOOK TIES

PLAN REFERENCES

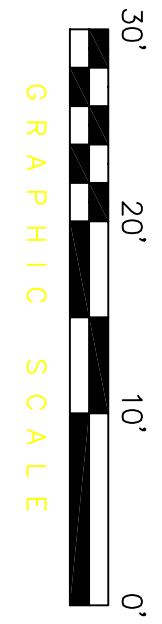
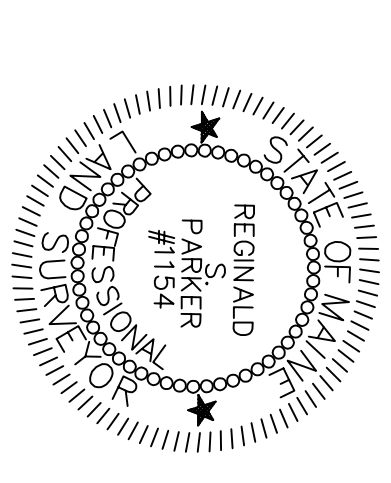
1. PLAN OF CONGRESS PARK MADE BY LUSLEY & CUMMINGS, C.E. AND RECORDED JUNE 3, 1905 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 10 PAGE 113.
2. CITY OF PORTLAND ENGINEERING DEPARTMENT BLUE BOOK STREET LINE TIE SHEETS
SCOTT ST. 1-24-39, EDWARDS ST. 12-2-38, FRANCIS ST. 5-15-38.



S:\2015\2015-327 Francis Street\IMG_NEW.jpg

LOCATION MAP

N.T.S.



BOUNDARY SURVEY
ON
76 FRANCIS STREET, PORTLAND, MAINE
MADE FOR
MICHAEL H. & MOLLY E. COLLIN
76 FRANCIS STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0484
PROFESSIONAL LAND SURVEYORS

Drawn By	TMK	Date	1-5-2015	Job No.	2015-327P
Trace By	TMK	Scale	1" = 10'	Drawn No.	1
Check By	ISP				
Block No.	FILE				