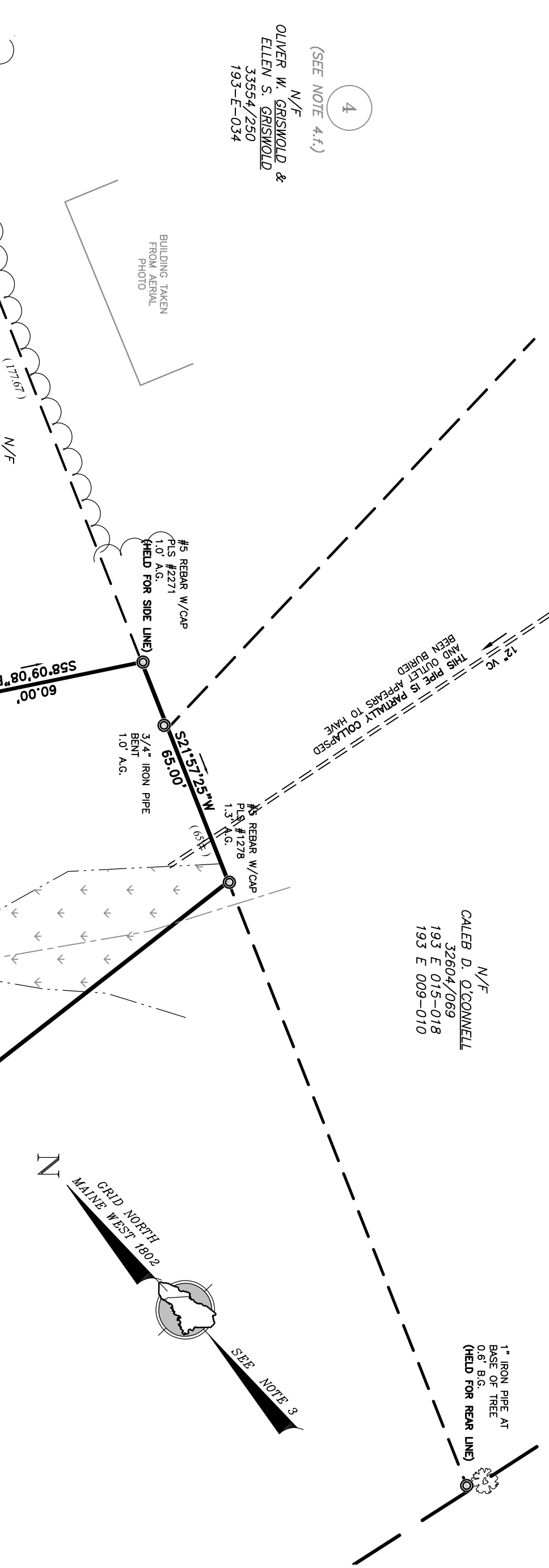


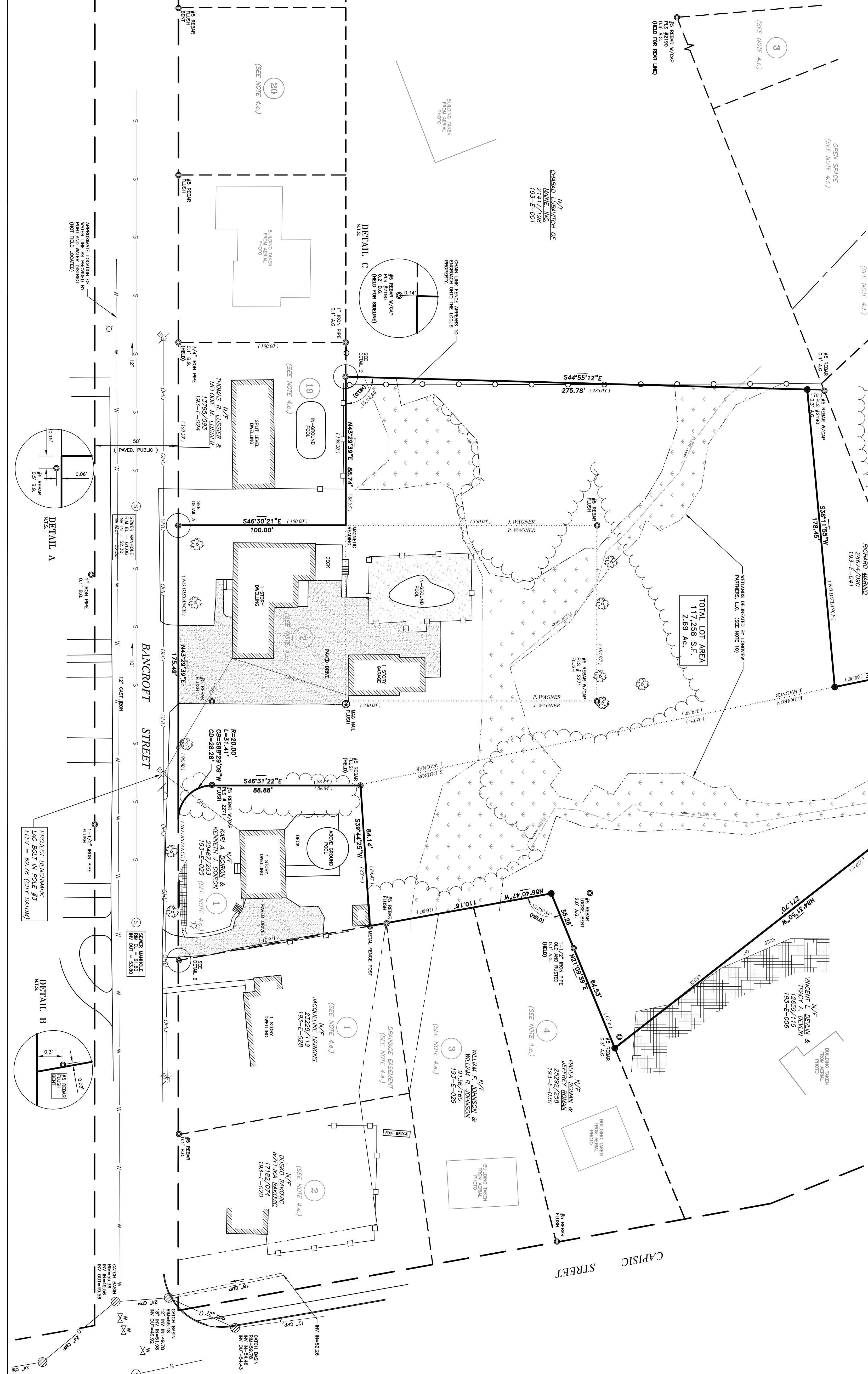
VICINITY MAP
N.T.S.



LEGEND

- #5 REBAR WITH PLASTIC CAP SET ON FEBRUARY 23, 2017
- FOUND IRON (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- GUY WIRE ANCHOR
- SEWER MANHOLE
- FOUND DECIDUOUS TREE (SIZE & TYPE AS NOTED)
- TREE LINE (APPROXIMATE)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAYMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CORG)
- TAX MAP-LOT
- PARENTHESIS DENOTE RECORD DATA FROM DEEDS LOT NUMBERS FROM REFERENCED PLANS

- ### NOTES
- RECORD OWNERS OF THE PARCELS SURVEYED ARE DESCRIBED IN THE FOLLOWING DEEDS RECORDED IN THE CLAMBERTON COUNTY REGISTRY OF DEEDS:
 - FROM EDWARD C. BROOKS & ROSE MARIE BROOKS TO KARI A. DORRIS & KENNETH J. WAGNER, DATED 12/20/1972, RECORDED IN DEED BOOK 29497, PAGE 255 (PARCEL 193-E-039).
 - FROM DAN E. HERBICK TO PAUL WAGNER, DATED MARCH 23, 2010 AND RECORDED IN DEED BOOK 27868, PAGE 230 (PARCEL 193-E-028 & 040).
 - FROM THE ESTATE OF STUART HERICK, JR. TO JOSHUA WAGNER, DATED AUGUST 23, 2010 AND RECORDED IN DEED BOOK 28027, PAGE 268 (PARCEL 193-E-019).
 - THE PARCELS SURVEYED ARE IDENTIFIED ON THE CITY/TOWN OF PORTLAND TAX ASSESSOR'S MAP 193, BLOCK E, PARCELS 19, 26, 39 & 40.
 - THE BEARINGS SHOWN ON THIS PLAN ARE BASED ON MAINE STATE COORDINATE SYSTEM, WEST ZONE, 1801, GRID NORTH.
 - REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - "PLAN OF PROPERTY, 130 BANCROFT STREET, PORTLAND, MAINE," BY TITCOMB ASSOCIATES, DATED 8/30/2008, RECORDED IN PLAN BOOK 210, PAGE 228.
 - "PLAN OF PROPERTY, 130 BANCROFT STREET, PORTLAND, MAINE," BY TITCOMB ASSOCIATES, DATED 6/13/2008, RECORDED IN PLAN BOOK 208, PAGE 370.
 - "PLAN OF EMERSON WOODS, PORTLAND, MAINE," BY ROBERT P. TITCOMB, DATED 4/05/1973, RECORDED IN PLAN BOOK 94, PAGE 19.
 - "PLAN OF EMERSON WOODS, PORTLAND, MAINE," BY ROBERT P. TITCOMB, DATED 12/20/1972, RECORDED IN PLAN BOOK 93, PAGE 42.
 - "PLAN OF PROPERTY, IN PORTLAND, MAINE, MADE FOR CHARLOTTE L.F. CHENET," BY H.L. & E.C. JORHAN, DATED 10/05/1979, RECORDED IN PLAN BOOK 125, PAGE 8 & 109.
 - "1ST AMENDED SUBDIVISION PLAN OF REDLON PARK SUBDIVISION," BY SEBAGO TECHNICS, DATED 4/11/2016, RECORDED IN PLAN BOOK 216, PAGE 139.
 - "PLANNED RESIDENTIAL UNIT DEVELOPMENT PLAN AND SUBDIVISION PLAN, REDLON PARK, REDLON ROAD, PORTLAND, MAINE," BY PINKHAM & GREER, DATED 2/27/1997, RECORDED IN PLAN BOOK 197, PAGE 493.
 - "RIGHT-OF-WAY MAP, STATE HIGHWAY NO. 17, FEDERAL AID PROJECT NO. M-0694(2)," BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, DATED 4/1988, D.O.I., FILE NO. 3-364.
 - MULTIPLE STREET LINE RECORDS PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS.
 - PLAN OF BRIGHTON, PORTLAND, MAINE MADE FOR GEORGE T. EDWARDS, BY CLIFFORD C. LEBROW, DATED AUGUST, 1902, RECORDED IN PLAN BOOK 11, PAGE 109.
 - THE WIDTH OF BANCROFT STREET IS 50' BASED ON CITY OF PORTLAND STREET LINE RECORDS. THE LAYOUT OF THE RIGHT-OF-WAY LIMITS IS BASED ON SAID STREET LINE SHEETS AND MONUMENTATION FOUND.
 - THE PARCEL SURVEYED IS LOCATED IN THE R-3 ZONE/DISTRICT. PORTIONS OF BULK & SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM FRONTAGE = 50'
 - SETBACKS:
 - FRONT = 25'
 - REAR = 10'
 - SIDE & 1-1/2 STORY = 8'
 - 2 STORY = 14'
 - 3 STORY = 16'
 - REAR = 25'
 - OTHER MUNICIPAL AND STATE OVERLAY ZONES MAY EXIST AND APPLY. BEFORE PROCEEDING ON ANY PROJECT WE RECOMMEND VERIFYING CURRENT ZONE AND ALL APPLICABLE SETBACKS AND RESTRICTIONS WITH THE APPROPRIATE AGENCIES.
 - ELEVATIONS AND CONTIGUOUS ARE BASED ON CITY OF PORTLAND DATUM 1988 AND NAD 1983 (NAVD 1988 DATUM) AND ADDED 0.8' (DIFFERENCE BETWEEN NAVD 1988 AND NAD 1983 IN PORTLAND) TO GET TO CITY DATUM. SEE PLAN FOR TBM DESCRIPTION.
 - BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (689)0-SAFE PRIOR TO ANY EXCAVATION WORK.
 - WETLANDS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS, LLC, JANUARY, 2017 AND A FIELD DETERMINATION THAT NO STREAMS EXIST ON THE SITE.



Number	By	Date	Change
1	JWP	2/20/17	DATE TO SHOW 10-4-20 FROM PROJECT
2	JWP	2/20/17	ADDED SET PINS

PROJECT: 41041
ISSUED: FEBRUARY 10, 2017
FIELD BY: JWP / MAC
FIELD DATE: 1/10/2017
SCALE: 1"=50'
DRAWN BY: JWP
CHECKED BY: ITM

DRAWING NAME: 41041.dwg
PROJECT: 41041

BOUNDARY & TOPOGRAPHIC SURVEY
130 & 144 BANCROFT STREET, PORTLAND, MAINE

JOSHUA WAGNER (193-E-019)
130 BANCROFT STREET, PORTLAND, MAINE 04102
PAUL WAGNER (193-E-026 & 040)
68 WOODCOTT STREET, PORTLAND, MAINE 04102
KARI DORRIS & KENNETH J. DORRIS (193-E-039)
144 BANCROFT STREET, PORTLAND, MAINE 04102

Prepared for:
JOSH WAGNER

NCSS
S U R V E Y I N G • E N G I N E E R I N G • L A N D P L A N N I N G
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info@ncsscivil.com

STAMP AND SIGNATURE
5/10/2016
DATE