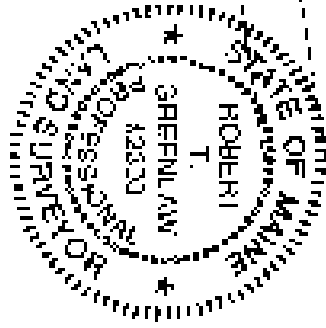
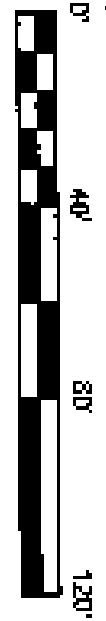
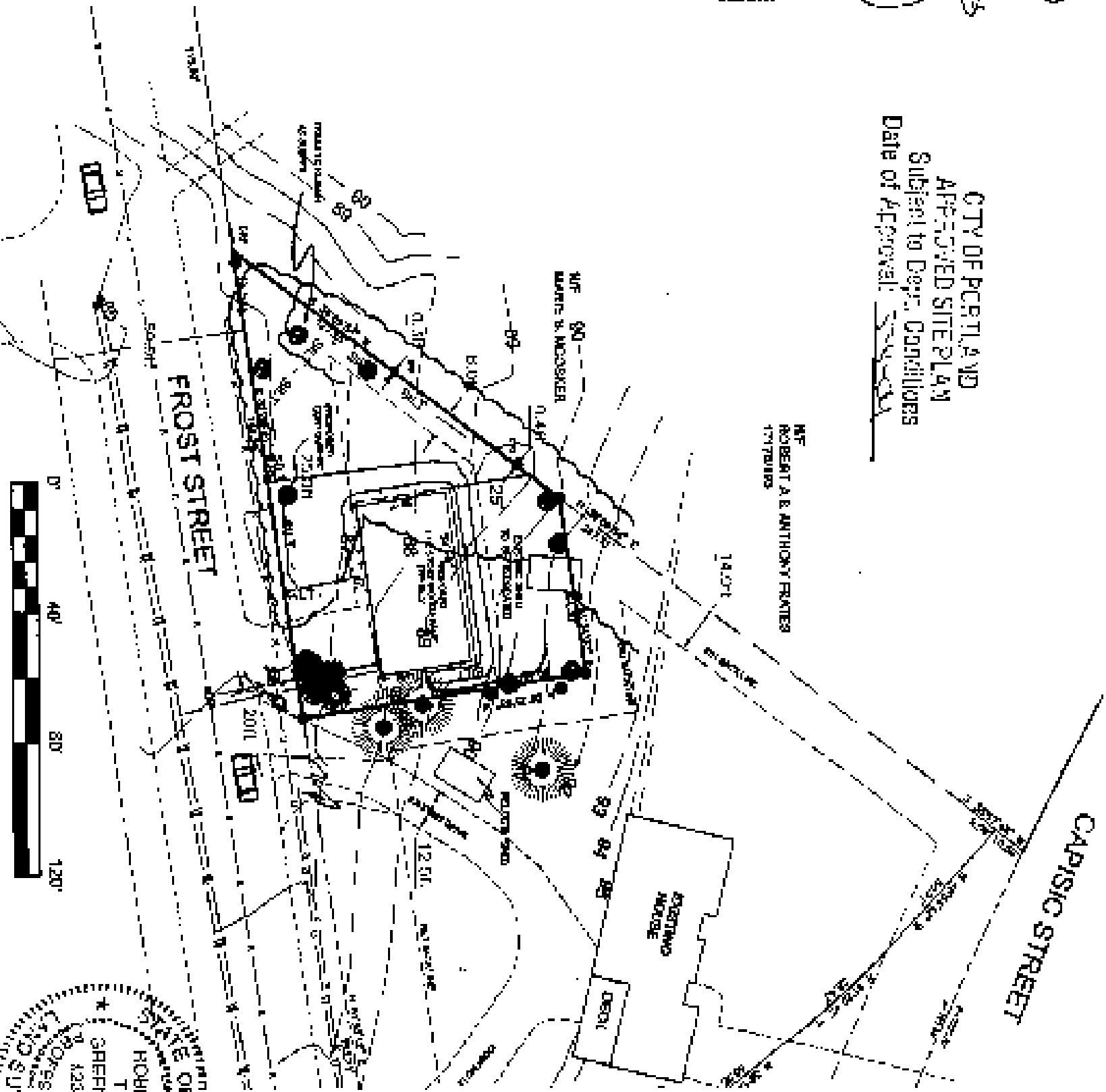


CITY OF PORTLAND
 AFFORCEVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 11/11/04

MP
 ROBERT A. & ANTHONY FRATES
 SURVEYORS



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

DATE: 04-27-2004

GENERAL NOTES:

1. RECORDED OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 900 AS RECORDED IN THE SUMMERLAND COUNTY REGISTRY OF DEEDS
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF HIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8865.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 68 CAPISIC ST., PORTLAND, MAINE MADE FOR THELMER ASSELYN DATED 11/01/1986 BY R.P. THOMAS ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 - b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK U, LOT 75.
 - c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STREETS
5. ZONING: R 3 ZONE
6. MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT = 13000 SQ FT
7. MINIMUM FRONT YARD: 25 FEET
8. MINIMUM REAR YARD: 25 FEET
9. MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY - 14 FEET, MINIMUM LOT WIDTH: 75 FEET
10. MAXIMUM LOT RATIO: 25% OF LOT 2167.63 Sq. Ft. PROPOSED = 1995.5 sq. Ft.
11. TWO STREET TRIFFS TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
12. SILT PLANT OR FROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
13. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LEGISLATION OR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICES AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION

Robert T. Greenlaw

LEGEND

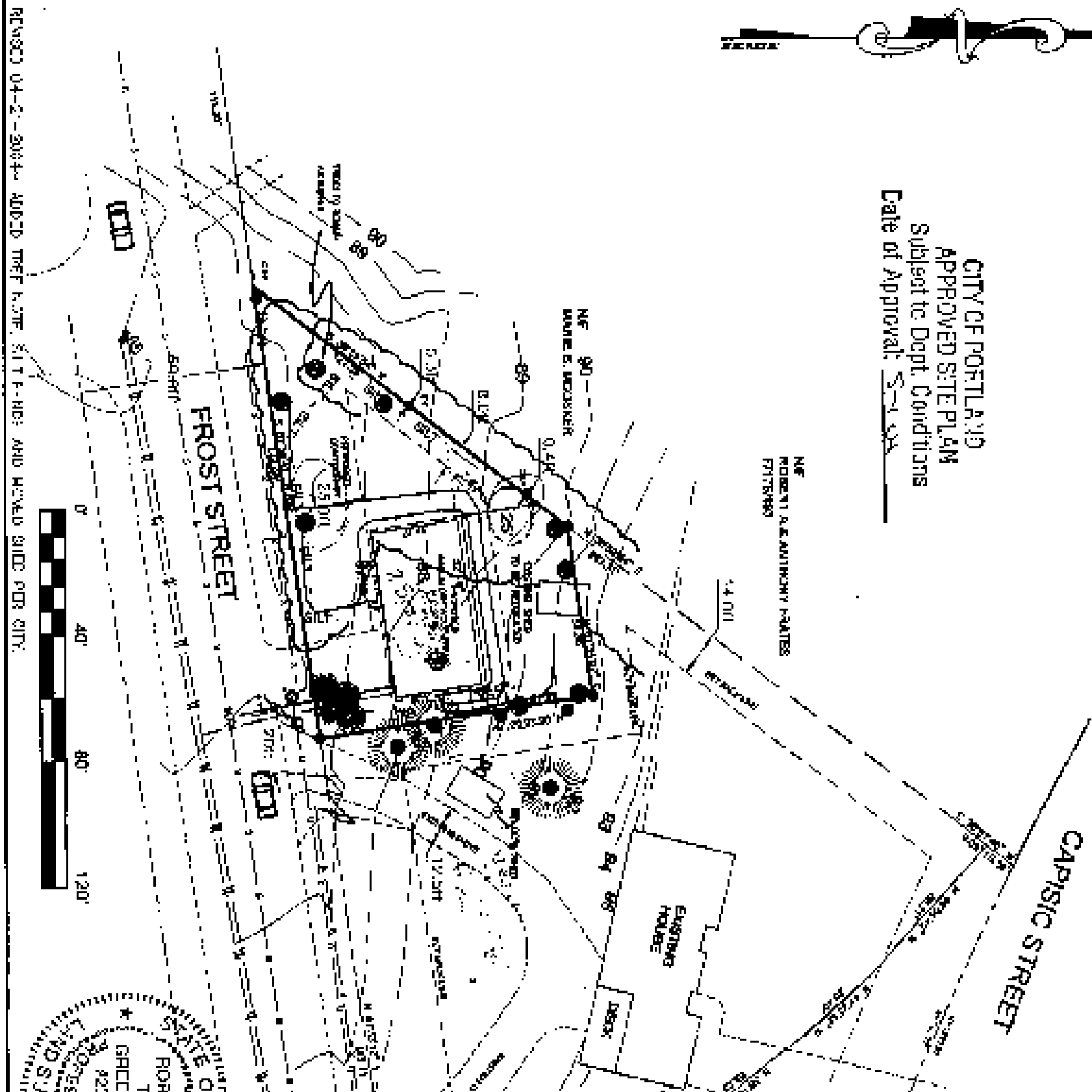
●	Capiped 5/8" Rebar To Be Set With Registration Number 23003
■	Iron Pipe or Sill Pin Found
●	Capiped 5/8" Rebar Found
—	Abutment Line
—	Property Line
—	Street Line
(5000)	Distance from reference plan or deed
N/F	Now Or Formerly
—U—	Overhead Utility
—U—	Utility Pole
—	Edge of traveled way
—	Set Back Line
—	Contour Line
	Minimum of two feet to in excess of 2-1/2" to Remain.

	PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING 65 NEWBURY STREET PORTLAND, MAINE 207-774-2855 FAX 207-761-2010	DRAWN BY: DWP CHECKED BY: GAS SCALE: 1"=40' DATE: 07/12/03 JOB NUMBER: 200303
	SHEET 1 OF 1	
	DATE: 04-27-2004	
	PROJECT: PERSISTENT BACK BAY BOUNDARY, INC.	

MINOR SITE PLAN For: A PROPOSED LOT SPLIT 71 FROST STREET PORTLAND, MAINE	
FOR:	DEAN D. BRYAN

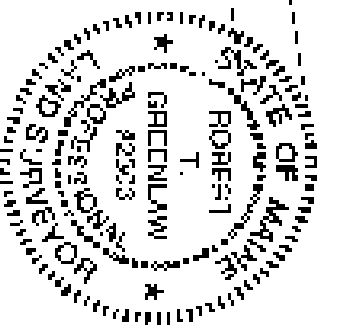


CITY OF PORTLAND
 APPROVED SITE PLAN
 Subject to Dept. Conditions
 Date of Approval: 5-1-04



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 9895.0 SQ. FT. 0.20 ACRES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a.) PLAN OF PROPERTY 66 CAPISIC ST. PORTLAND, MAINE MADE FOR THAYER ASSULTON DATED 11/04/1986 BY R.P. TITCOMB ASSOC. RECOVERED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 b.) CITY OF PORTLAND TAX MAP 195 ORIGINAL LOT SHOWN AS BLOCK B, LOT 73.
 c.) CITY OF PORTLAND STREETLINE SHEETS FOR FROST AND CAPISIC STILLS.
5. ZONING: R 3 ZONE
6. MINIMUM LOT SIZE: 6500 SQUARE FEET/UNIT - 13000 SQ FT
 MINIMUM 4'X60' YARD: 25 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY = 14 FEET
 MINIMUM LOT WIDTH: 75 FEET
7. MAXIMUM LOT RATIO: 25%
 OF LOT - 2167.63 Sq. Ft.
 PROPOSAL = 1995.5 Sq. Ft.
8. TWO (2) TREES TO REMAIN OR BE PLANTED, MIN. SIZE 2-1/2" CALIPER
9. SIX (6) FENCE OR IRONSON MIX TO BE INSTALLED PRIOR TO CONSTRUCTION.
10. EXISTING DRIVEWAY TO BE RELOCATED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.



SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF SURVEYS FOR PROFESSIONAL LAND SURVEYORS STANDARDS OF PRACTICE AS ADOPTED APRIL 21, 2001 WITH THE FOLLOWING EXCEPTIONS:

- a) NO WRITTEN REPORT
- b) NO BENCH DESCRIPTION

ROBERT T. GREENLAW P.L.S.
 PROFESSIONAL LAND SURVEYOR

MAY 4 2004

LEGEND

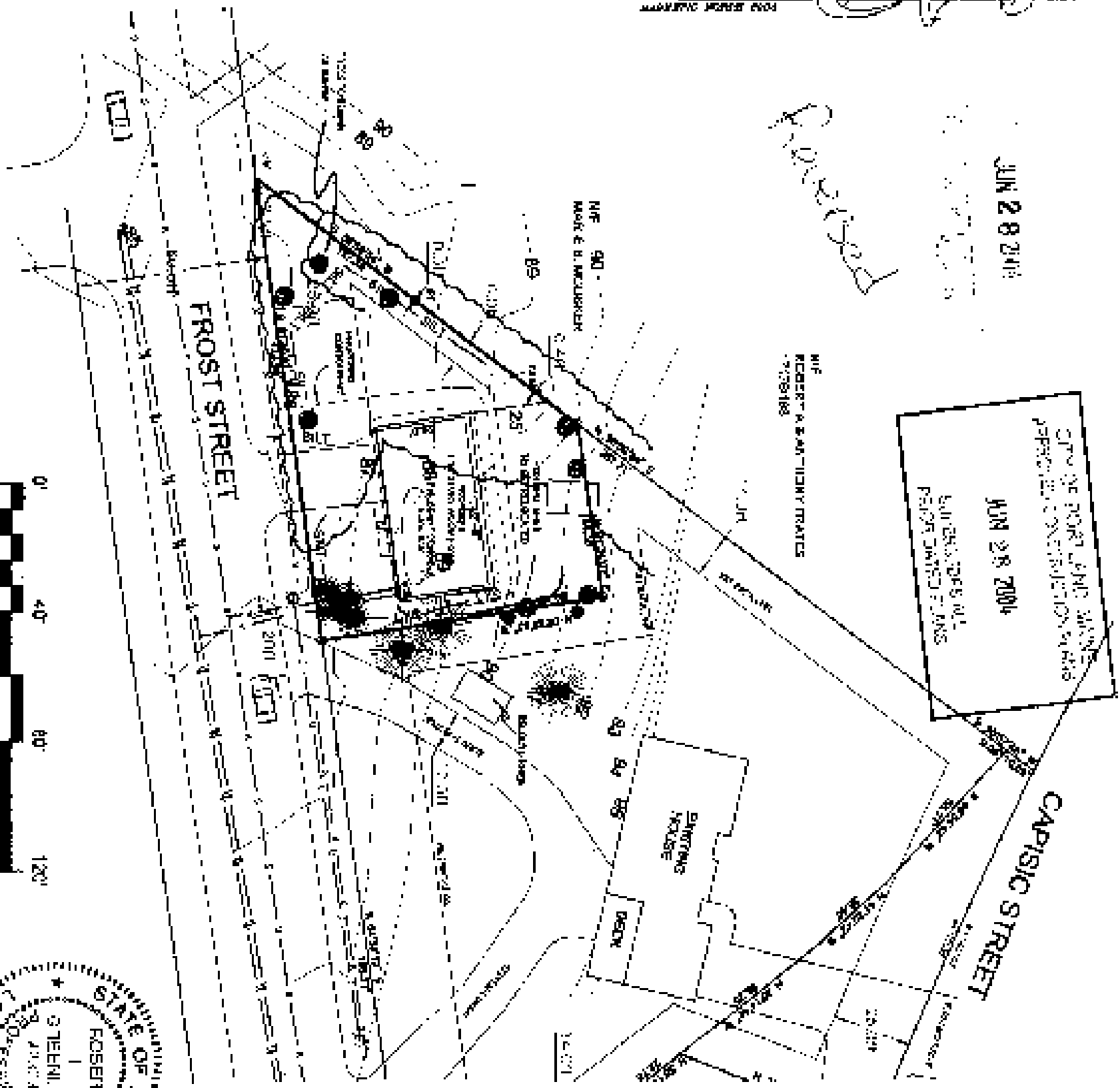
- Copied 5/8" Rebar To Be Set With Registration Number 23033
- Iron Pipe of Solid Pn Found
- Copied 5/8" Rebar Found
- Adaptor Line
- Property Line
- Street Line
- (GRADE) Distance from reference plan or deed
- N/S Now Or Formerly
- Overhead Utility
- Utility Pole
- Edge of Improved way
- Set Back Line
- Contour Line
- Minimum of Two Trees to be retained in excess of 2" DBH to Remain.

PREPARED BY: BACK BAY BOUNDARY, INC. PROFESSIONAL LAND SURVEYING 66 NEWBURY STREET PORTLAND, MAINE 207-774-2955 FAX 207-761-2010	DRAWN BY DWD CHECKED BY GDS SCALE 1"=40' DATE 07/18/03 JOB NUMBER: 200386	MINOR SITE PLAN For: A PROPOSED LOT SPLIT 71 FROST STREET, PORTLAND, MAINE FOR: DEAN D. BRYAN
	SHEET OF 1	

RECORD 04-2-2004- ADD'D TRF. DATE, SITE PLAN AND REAR SIDES FOR CITY

JUN 28 2004

DATE OF PLAN AND SURVEY
 PREPARED FOR CONSTRUCTION PERMITS
 JUN 28 2004
 SURVEYED FOR ALL
 PROFESSIONAL SURVEYING



GENERAL NOTES:

1. RECORD OWNER OF PARCEL 1: DEAN D. BRYAN BOOK 17935 PAGE 200 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS
2. REBARWORK WILL BE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY.
3. AREA OF PROPOSED PARCEL: 8695.0 SQ. FT. 0.20 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a.) PLAN OF PROPERTY 63 CAPSIC ST., PORTLAND, MAINE MADE FOR THE NEW ASSLTLYN DATED 11/04/1986 BY R.L. HICOMBS ASSOC. RECORDED FROM PORTLAND PUBLIC WORKS DEPARTMENT.
 - b.) CITY OF PORTLAND TAX MAP 105 ORIGINAL LOT SHOWN AS BLOCK 3, LOT 73.
 - c.) CITY OF PORTLAND STREETLINE SHOWN FOR FROST AND CAPSIC STALLS
5. ZONING: R-3 ZONE
6. MINIMUM LOT SIZE: 6500 SQUARE FEET/JUNT - 13000 SQ. FT.
 MINIMUM FRONT YARD: 20 FEET
 MINIMUM REAR YARD: 25 FEET
 MINIMUM SIDE YARD: 1 STORY - 8 FEET, 2 STORY = 14 FEET
 MINIMUM LOT WIDTH: 75 FEET
7. MAXIMUM LOT RATIO: 25%
 OF LOT = 2167.63 SQ. FT.
 PROPOSED - 1995.5 SQ. FT.
8. TWO STREET TREES TO REMAIN CAN BE PLANTED, MIN. SIZE 2-1/2" CALIPER
9. SILT FENCE OR EROSION MIX TO BE INSTALLED PRIOR TO CONSTRUCTION
10. EXISTING DRIVEWAY TO BE RETAINED AS SHOWN, 20 FEET FROM NEW DRIVEWAY.

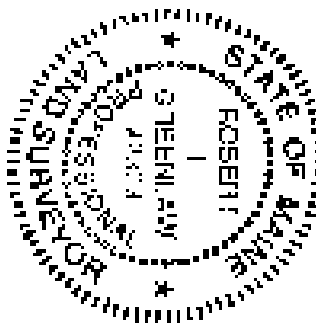
SURVEYOR'S STATEMENT:

I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAIN BOARD OF LICENSING FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING PROVISIONS:

- a) NO WILLFUL REPORT
- b) NO NEW DESCRIPTION

ROBERT L. GREENLAW, S.S., P.S. 2303
 PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 09-23-2004



MINOR SITE PLAN
 For: A PROPOSED LOT SPLIT
 71 FROST STREET, PORTLAND, MAINE

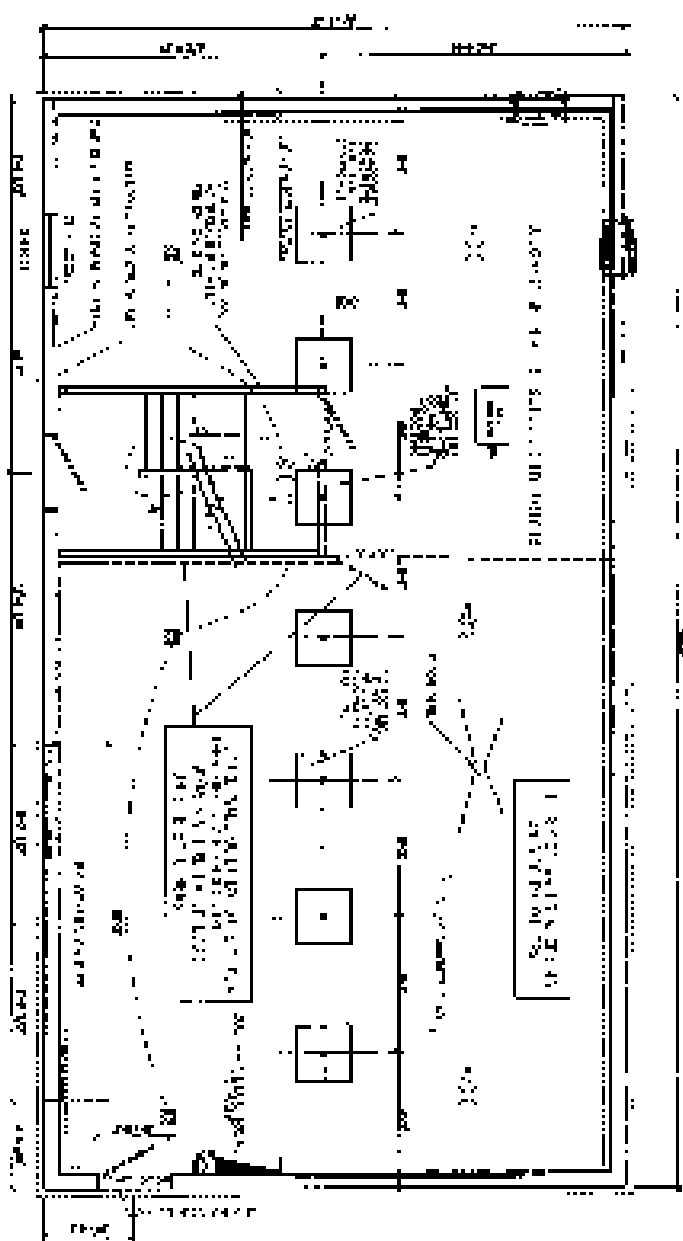
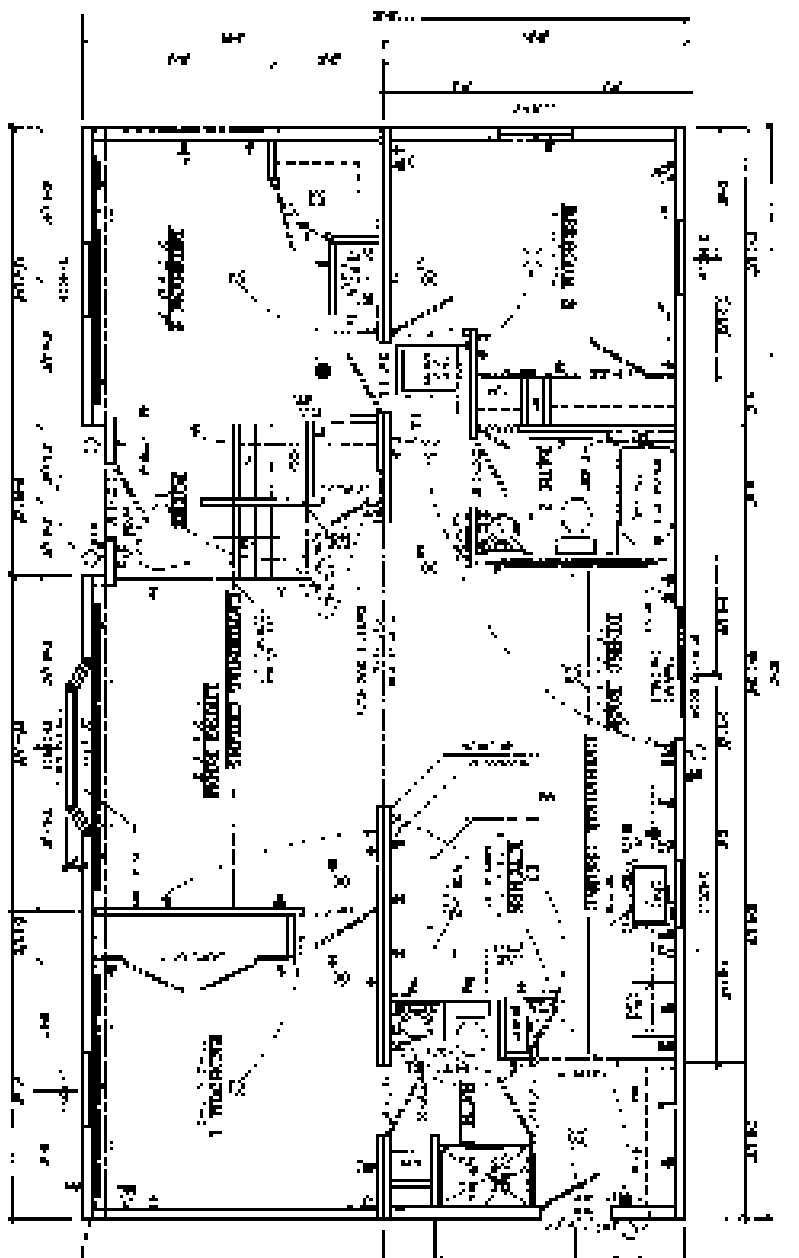
FOR: **DEAN D. BRYAN**

DRAWN BY: SWP
 CHECKED BY: SAS
 SCALE: 1"=40'
 SURVEY DATE: 07/18/03
 JOB NUMBER: 200309
 SHEET 1 OF 1

PREPARED BY:
BACK BAY BOUNDARY, INC.
 PROFESSIONAL LAND SURVEYING

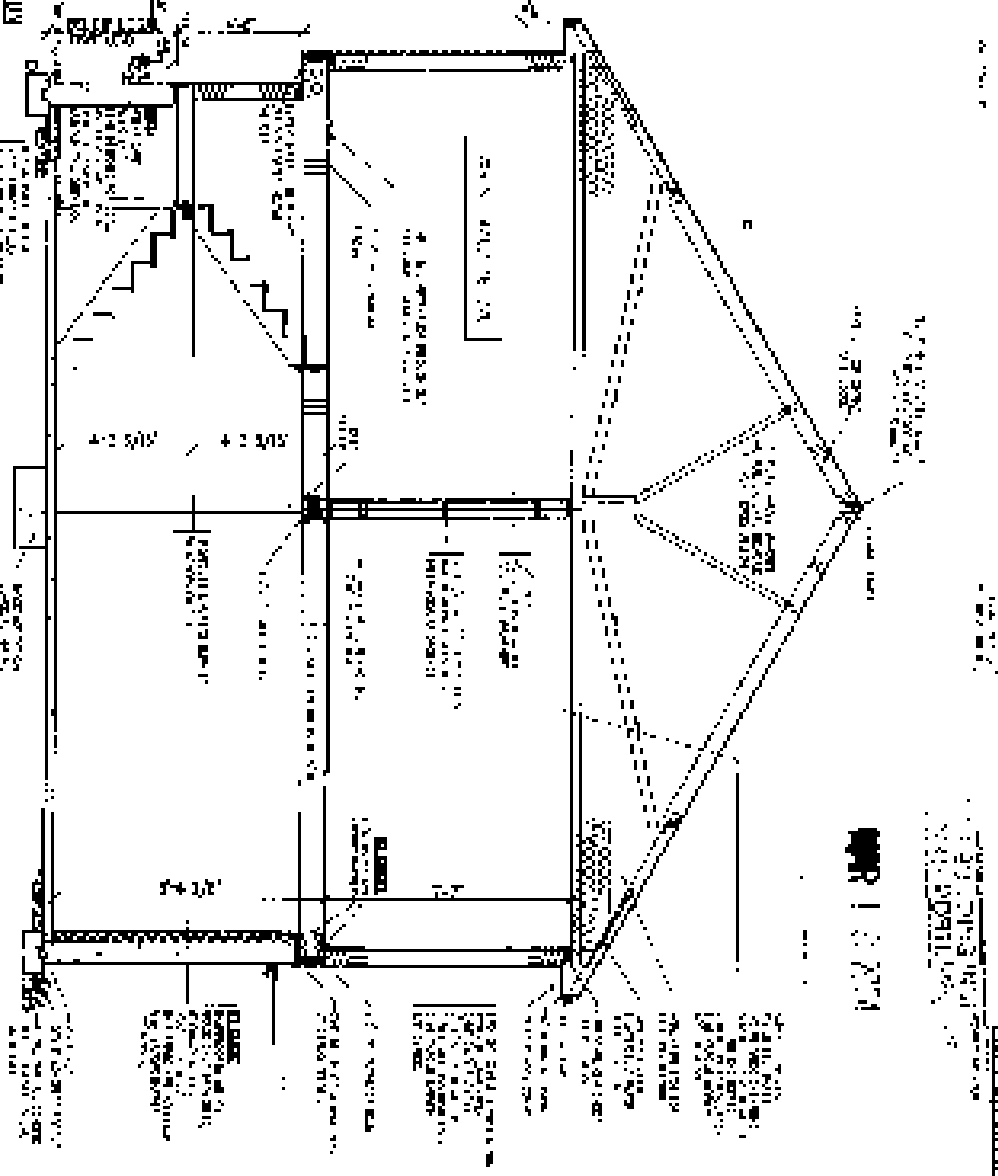
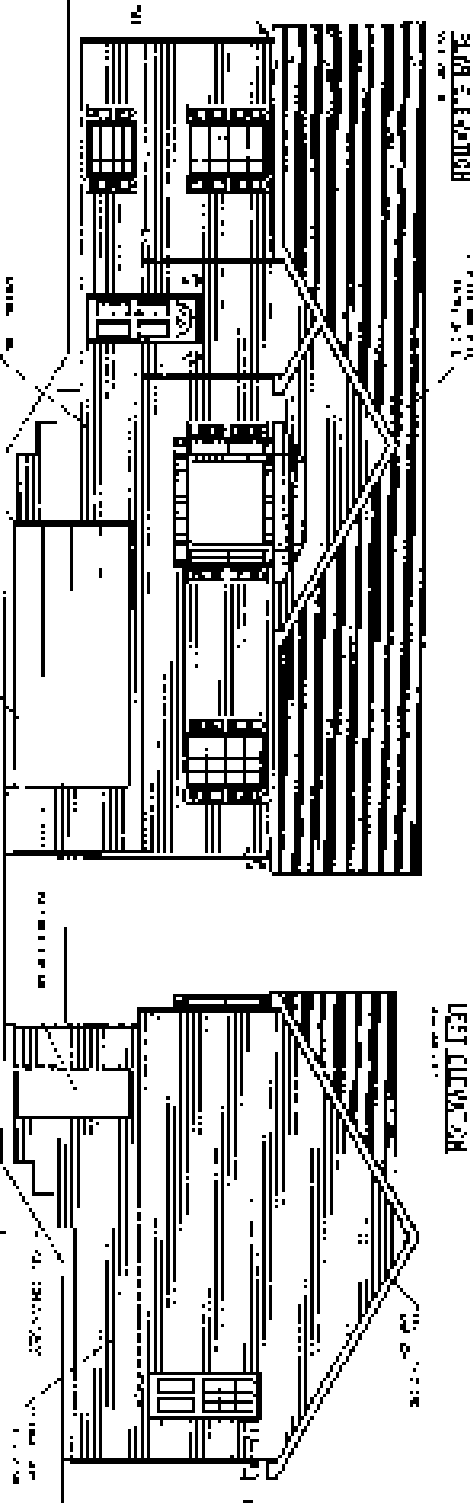
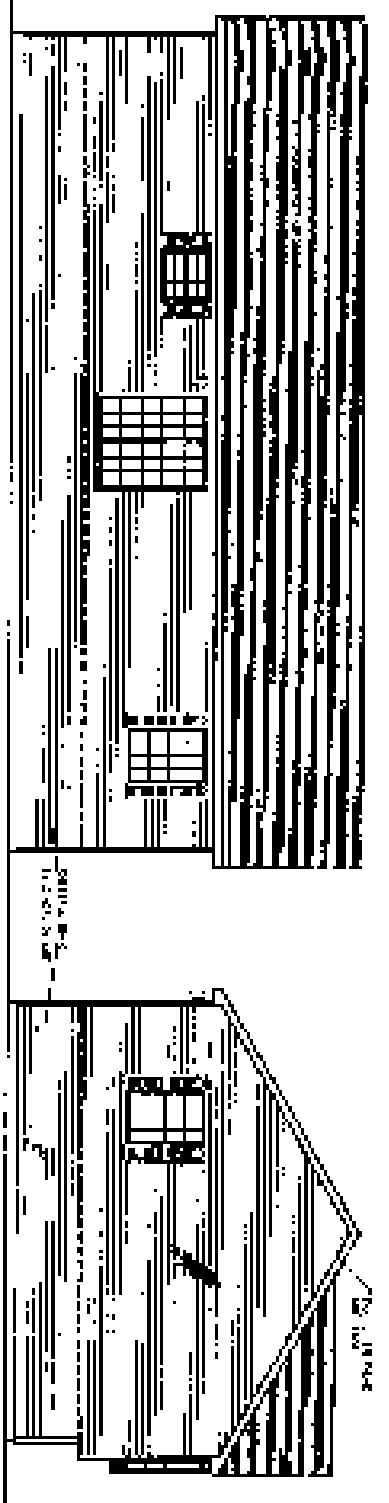
65 MEMBURY STREET
 PORTLAND, MAINE
 207-774-2850 FAX 207-761-2010

REVISED 08 28 2004: CHANGED B.C.G. ORIENTATION, RELOCATED DRIVEWAY.
 REVISED 04-21-2004: ADDED TREE NOTE, S.I.T. FENCE AND MINOR SHED PER C.V.



NOTES:

1. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
2. ALL WORK IS TO BE ACCORDING TO THE LATEST EDITIONS OF THE NATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
3. ALL MATERIALS AND WORKMANSHIP TO BE APPROVED BY THE ARCHITECT PRIOR TO INSTALLATION.
4. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
5. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED BUDGET.



RAUL HOMES
 1234 Main Street
 Anytown, CA 90000
 Phone: (555) 123-4567

SALES PLAN

NO. OF UNITS	1
DATE	10/20/2023
PROJECT NO.	30005

195 B 13