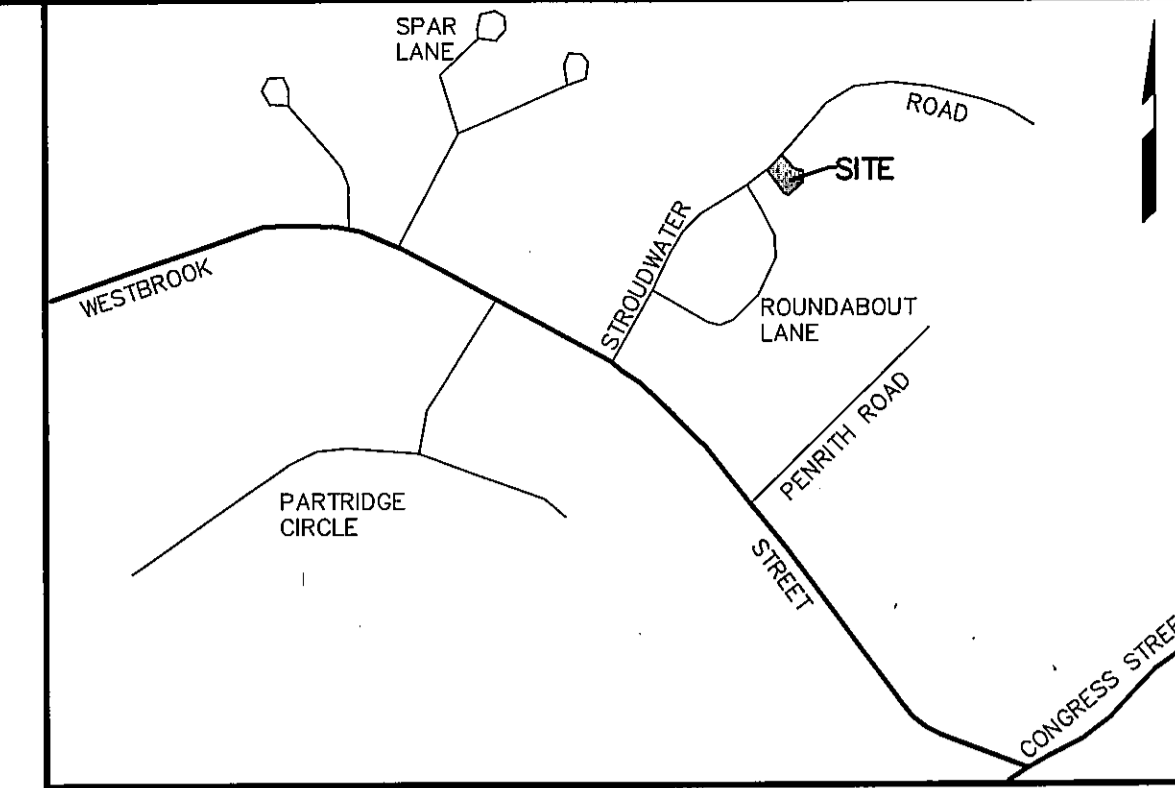




LINE	BEARING	LENGTH
L1	N 34°17'52" E	9.97'
L2	N 34°17'52" E	14.05'
L3	S 24°20'23" E	41.27'
L4	N 59°50'08" W	29.67'
L5	N 24°20'23" W	17.13'
L6	N 59°50'08" W	14.67'

BENCHMARK
HORIZ. SPIKE SET IN
UTILITY POLE CMP #5
- 0.8' A.G., REAR
SIDE OF POLE
ELEVATION: 53.63'



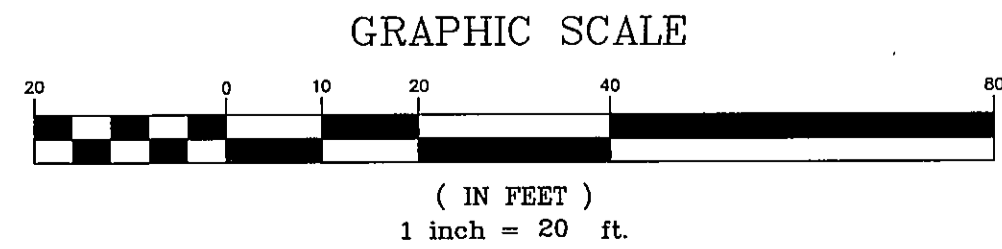
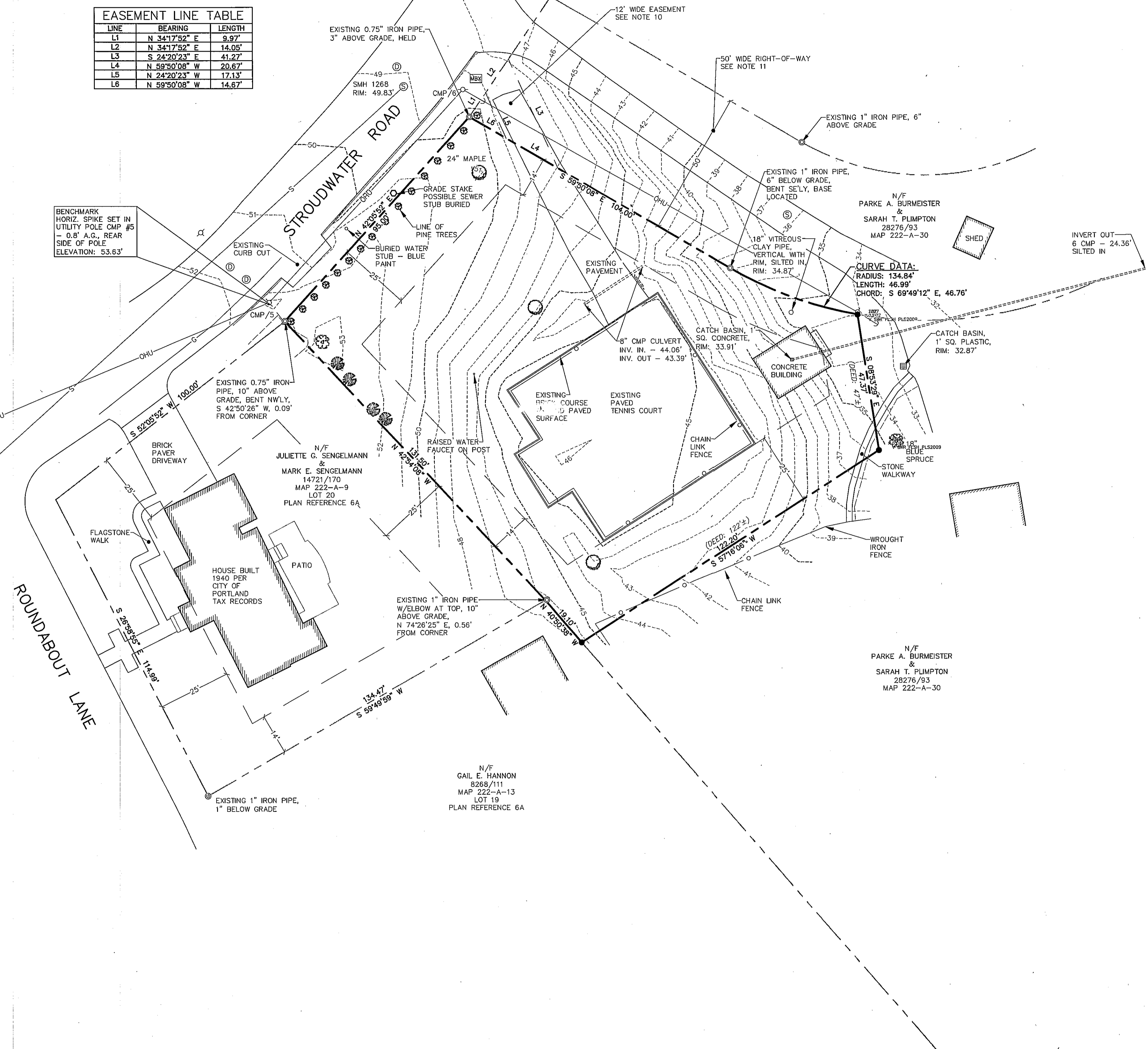
LOCATION MAP N.T.S.

GENERAL NOTES

- THE RECORD OWNER OF THE PARCEL IS ELIZABETH J. SMITH AND JENNIFER E. HOOPES BY DEED DATED JANUARY 3, 2013 AND RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 30277, PAGE 307.
- THE PROPERTY IS SHOWN AS LOT 11, BLOCK A ON THE CITY OF PORTLAND TAX MAP 222 AND IS LOCATED IN THE RESIDENTIAL 2 (R2) DISTRICT.
- SPACE AND BULK CRITERIA FOR THE (R2) DISTRICT ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 10,000 SQUARE FEET
 MINIMUM AREA PER DWELLING UNIT: 10,000 SQUARE FEET
 MINIMUM STREET FRONTAGE: 50 FEET
 MINIMUM LOT WIDTH: 80 FEET
 MINIMUM FRONT YARD: 25 FEET
 MINIMUM REAR YARD: 14 FEET (2 STORIES)
 MINIMUM SIDE YARD: 16 FEET 2.5 STORIES
 MINIMUM REAR YARD: 25 FEET
 MAXIMUM BUILDING HEIGHT: 35 FEET
 MAXIMUM LOT COVERAGE: 20%
 * SEE ORDINANCE FOR MORE PARTICULAR INFORMATION
- TOTAL AREA OF PARCEL IS APPROXIMATELY 20,056 SQUARE FEET/0.46 ACRES.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON FIELD WORK PERFORMED BY SEBAGO TECHNICS, INC. IN APRIL 2013 AND JUNE 2013.
- PLAN REFERENCES:
 A. "PLAN OF KINGS MARK, PORTLAND, MAINE MADE FOR JANET LANE" DATED JUNE 1950 BY H.I. & E.C. JORDAN. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 35, PAGE 74.
 B. "PLAN OF PROPERTY IN STROUDWATER ROAD EXTENSION A REV. MADE FOR JANET LANE" DATED DECEMBER 5, 1955 BY H.I. & E.C. JORDAN. THIS PLAN IS RECORDED AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 45, PAGE 40.
- PLAN ORIENTATION IS GRID NORTH, MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE 1802-NAD83 BASED ON DUAL FREQUENCY GPS OBSERVATIONS. ELEVATIONS DEPICTED HEREON ARE NAVD83 CITY OF PORTLAND DATUM.
- UTILITY INFORMATION DEPICTED HEREON IS COMPILED USING PHYSICAL EVIDENCE LOCATED IN THE FIELD. UTILITIES DEPICTED HEREON MAY NOT NECESSARILY REPRESENT ALL EXISTING UTILITIES. CONTRACTORS AND/OR DESIGNERS NEED TO CONTACT DIG-SAFE SYSTEMS, INC. (1-888-DIG-SAFE) AND FIELD VERIFY EXISTING UTILITIES PRIOR TO CONSTRUCTION AND/OR EXCAVATION.
- THE LOCUS PROPERTY AS DEPICTED HEREON DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF PORTLAND, MAINE, CUMBERLAND COUNTY, COMMUNITY-PANEL NUMBER 230051 0012 C, HAVING AN EFFECTIVE DATE OF DECEMBER 8, 1998. THE LOCUS FALLS WITHIN AN AREA IDENTIFIED AS AN UNSHADED ZONE X, AREAS DETERMINED TO FALL OUTSIDE THE 500-YEAR FLOOD.
- SEE DEED OF NICHOLAS S. NADZO AND ELAINE J. NADZO TO WALTER E. COREY, III AND MARY PATRICIA COREY DATED JULY 31, 1979 AND RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 4470, PAGE 105. THIS DEED GRANTS A 12' WIDE EASEMENT FOR PURPOSES OF A RESIDENTIAL DRIVEWAY FOR INGRESS AND EGRESS TO THE LOCUS PARCEL.
- SEE DEEDS OF NATIONAL BANK OF COMMERCE OF PORTLAND, EXECUTOR OF THE LAST WILL AND TESTAMENT OF WALTER G. HAY TO THE CITY OF PORTLAND, MAINE DATED SEPTEMBER 2, 1943 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 1727, PAGE 4 AND BOOK 1727 PAGE 6. BOOK 1727, PAGE 4 TRANSFERS THE EXISTING SEWER LINE BUILT IN OCTOBER AND NOVEMBER OF 1940 TO THE CITY OF PORTLAND, MAINE. BOOK 1727, PAGE 6 GRANTS A 50' WIDE RIGHT-OF-WAY OVER THIS STRIP OF LAND FOR PURPOSES OF MAINTAINING, REPAIRING AND REBUILDING THE SEWER LINE AS REFERENCED IN BOOK 1727, PAGE 4.
- SEE DEED OF LAURA MEANS, JANET LANE AND OTHERS TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED SEPTEMBER 9, 1950 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 2028, PAGE 123. THIS DEED GRANTS THE RIGHT PERPETUALLY TO ERECT, CONSTRUCT AND MAINTAIN A LINE OF POLES WITHIN ROUNDABOUT LANE AND OTHER STREETS AND WAYS AS ARE LAID OUT OR MAY BE LAID OUT IN THE FUTURE OVER LANDS OF THE GRANTORS. REFERENCE IS ALSO MADE TO CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 2328, PAGE 190. EASEMENT DEED FROM JANET LANE TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY DATED AUGUST 23, 1956.

LEGEND

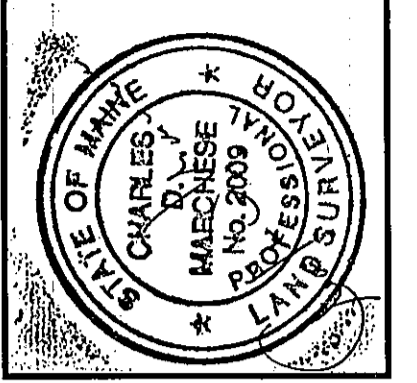
EXISTING	DESCRIPTION
---	BOUNDARY LINE/R.O.W.
---	ABUTTER LINE/R.O.W.
---	SETBACK
—●—	IRON PIPE/ROD
—●—	5/8" REBAR SET W/CAP
C1/L1	DEED CALL
C1/L1	CURVE/LINE NO.
⊕	BENCHMARK
▨	BUILDING
▨	EDGE PAVEMENT
▨	EDGE CONCRETE
▨	CURLINE
---122---	CONTOURS
○	CHAIN LINK FENCE
○	WROUGHT IRON FENCE
○	DECIDUOUS TREE
○	CONIFEROUS TREE
○	MULCH LINE
○	GAS
○	WATER GATE VALVE
○	HYDRANT
○	CATCH BASIN
○	CULVERT
OHU	OVERHEAD UTILITIES
○	UTILITY POLE
○	GUY
N/F	NOW OR FORMERLY
28276/93	BOOK/PAGE
A.G.	ABOVE GRADE
⊙	SEWER MANHOLE
⊙	DRAIN MANHOLE



SURVEYOR'S STATEMENT

THIS SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, IT WAS DONE IN ACCORDANCE WITH CHAPTER 90, PART 1 (PROFESSIONAL STANDARDS OF PRACTICE) AND PART 2 (TECHNICAL STANDARDS OF PRACTICE) OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS.

Charles D. Marchese 6-7-2013
 CHARLES D. MARCHESE, MAINE PLS 2009 DATE



REV.	BY	DATE	STATUS
B	CDM	06-07-2013	REVISED COPY ISSUED TO CLIENT - SENGLMANN LOT ADDED
A	CDM	04-18-2013	COPY ISSUED TO CLIENT PRIOR TO DESIGN

THIS PLAN SHALL NOT BE MODIFIED WITHOUT WRITTEN PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

SEBAGO TECHNICS
 WWW.SEBAGOTECHNICS.COM
 75 John Roberts Rd., Suite 1A
 South Portland, ME 04106
 Tel: 207-282-2100 Fax: 207-282-5868

PROJECT NO. 13143EC
 FIELD BOOK DESIGN CHDK
 ELECTRONIC CDM CLB CDM

BOUNDARY & EXISTING CONDITIONS PLAN
 OF:
 63 STROUDWATER ROAD
 PORTLAND, MAINE 04102
 FOR RECORD OWNERS:
 ELIZABETH J. SMITH & JENNIFER E. HOOPES
 776 OCEAN AVENUE
 PORTLAND, MAINE 04103

DATE SCALE
 04-12-2013 1" = 20'

SHEET 1 OF 1