

ZONING: R-1 RESIDENTIAL ZONE
 MINIMUM LOT SIZE: 15,000 SQ. FT.
 MINIMUM STREET FRONTAGE: 75 FT.
 MINIMUM YARD SETBACKS:
 FRONT: 25 FT.
 REAR: 25 FT.
 SIDE: 1-1/2 STORY 12 FT.
 2-1/2 STORES 14 FT.
 2-1/2 STORES 16 FT.
 MAXIMUM LOT COVERAGE: 20%
 MINIMUM LOT WIDTH: 100 FT.
 MAXIMUM STRUCTURE HEIGHT: 35 FT.
 REFERENCE IS MADE TO THE LAND USE ORDINANCES OF THE CITY OF PORTLAND FOR SPECIFIC DIMENSIONAL REQUIREMENTS AND ADDITIONAL INFORMATION.

FLOOD ZONE NOTE:
 BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 0012C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

- NOTES:**
1. OWNER OF RECORD: ROBERT R. SWAN, 88 MITCHELL ROAD, SOUTH PORTLAND, MAINE 04106, C.C.R.D. BOOK 32519, PAGE 92
 2. PROPERTY IS SHOWN AS: 248-B-6 ON CITY OF PORTLAND TAX MAPS
 3. TOTAL LAND AREA 2.52± ACRES.
 4. WETLANDS DELINEATED BY STATE WIDE SURVEYS OF CAPT. ELIZABETH, MAINE DALE BREWER C.S.S.
 5. BEARINGS ARE BASED ON MAGNETIC 1962 PER PLAN REFERENCED.
 6. MAINE STATE PLANE COORDINATES LISTED WERE OBTAINED BY POST PROCESSED GPS OBSERVATION.
 7. ELEVATIONS ARE BASED ON AN ASSUMED DATUM. TO CONVERT ELEVATIONS TO CITY OF PORTLAND VERTICAL DATUM, SUBTRACT 35.91 FEET.
 8. THIS PLAN AMENDS PLAN RECORDED IN CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 215, PAGE 332.

CERTIFICATION:
 OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

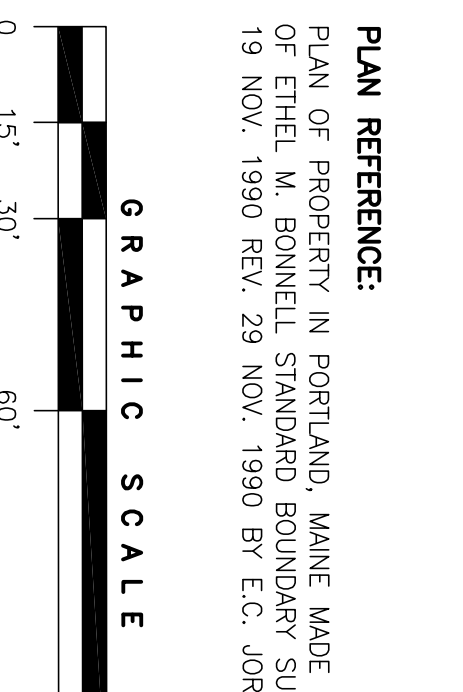
DATE: _____ JOHN S. SWAN, P.L.S. NO. 1038

REV. 3	01/11/16	HOUSE EASEMENT, CITY REVIEW COMMENTS.
REV. 2	08/11/15	UPDATE OWNER OF RECORD
REV. 1	09/01/11	LOT SPLIT

BOUNDARY & TOPOGRAPHIC SURVEY
 ON
 WESTBROOK STREET, PORTLAND MAINE
 MADE FOR OWNER OF RECORD
 ROBERT R. SWAN
 68 MITCHELL ROAD, SOUTH PORTLAND, MAINE

OWEN HASKELL, INC.
 390 U.S. ROUTE ONE, FALGOUTH, ME 04105 (207) 774-0434
 PROFESSIONAL LAND SURVEYORS

Drawn By	JWS	Date	SEPTEMBER 01, 2011	Job No.	2004-289P
Trace By	RWC	Scale	1" = 30'	Drawn No.	C 1.0
Check By	JWS				
Book No.	1003				



- LEGEND:**
- CAPED IRON ROD TO BE SET
 - IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MAHMOLE
 - CATCH BASIN
 - SIGN
 - FENCE
 - CURB
 - OVERHEAD WIRES
 - WATER LINE
 - GAS LINE
 - SANITARY SEWER
 - STORM DRAIN
 - 1" CONTOUR
 - CONIFEROUS TREE
 - DECIDUOUS TREE