

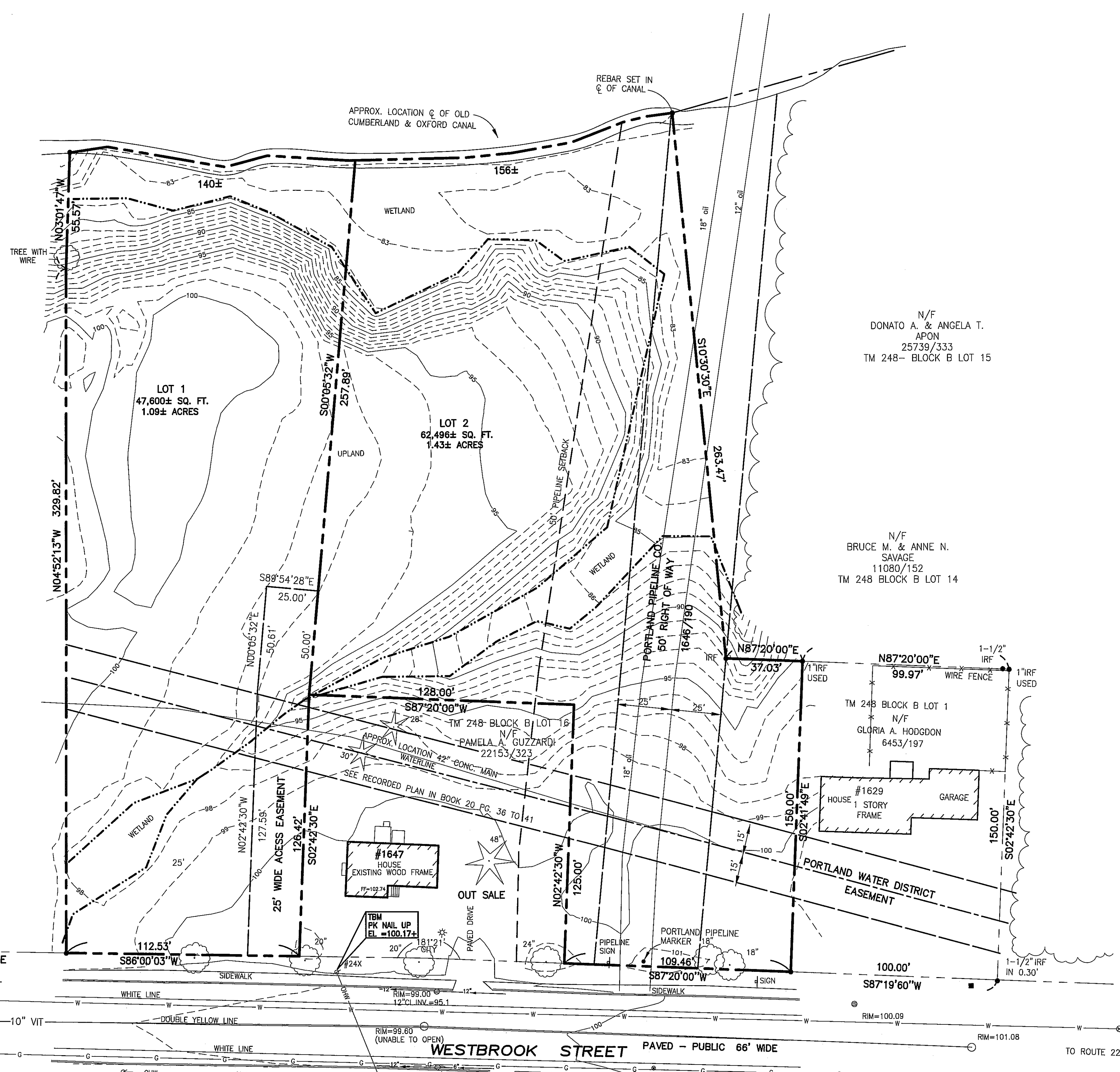
N/F
CITY OF PORTLAND
TM 248 BLOCK B LOT 2

N/F
DONATO A. & ANGELA T.
APON
25739/333
TM 248 - BLOCK B LOT 15

N/F
BRUCE M. & ANNE N.
SAVAGE
11080/152
TM 248 BLOCK B LOT 14

N/F
TM 248 BLOCK B LOT 1
N/F
GLORIA A. HODGDON
6453/197

N/F
TM 248-BLOCK B LOT 15
N/F
PAMELA A. GUZZARD
22153/323



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 STORY 12 FT.
 1-1/2 STORIES 12 FT.
 2 STORIES 14 FT.
 2-1/2 STORIES 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

PLAN REFERENCE:
 PLAN OF PROPERTY IN PORTLAND, MAINE MADE FOR ESTATE OF ETHEL M. BONNELL STANDARD BOUNDARY SURVEY DATED 19 NOV. 1990 REV. 29 NOV. 1990 BY E.C. JORDAN CO.

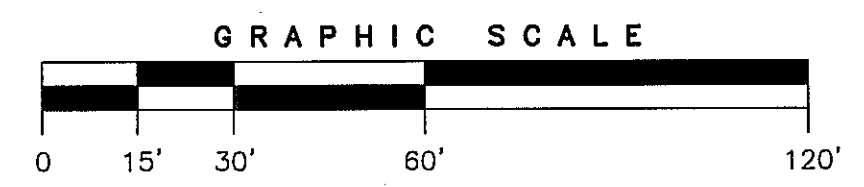
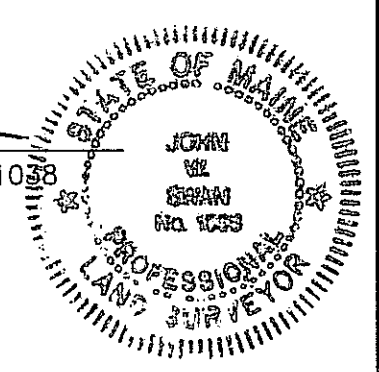
- LEGEND:**
- IRON PIPE OR ROD FOUND
 - GAS VALVE
 - WATER VALVE
 - HYDRANT
 - UTILITY POLE
 - LIGHT POLE
 - MANHOLE
 - CATCH BASIN
 - SIGN
 - DECIDUOUS TREE

- FENCE
- CURB
- OHW OVERHEAD WIRES
- WATER LINE
- GAS LINE
- SS SANITARY SEWER
- SD STORM DRAIN
- 1' CONTOUR
- ★ CONIFEROUS TREE

- NOTES:**
- OWNER OF RECORD: SECOND CHANCE PROPERTIES, LLC BOOK 22270 PAGE 305
 - PROPERTY IS SHOWN AS: 248-B-6 ON CITY OF PORTLAND TAX MAPS
 - TOTAL LAND AREA 2.52± ACRES.
 - WETLANDS DELINEATED BY STATE WIDE SURVEYS OF CAPE ELIZABETH, MAINE DALE BREWER C.S.S.

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 9/1/11
 JOHN S. SWAN, PLS NO. 1038



REV. 1 | 09/01/11 | LOT SPLIT

BOUNDARY AND TOPOGRAPHIC SURVEY
 ON
 WESTBROOK STREET PORTLAND, MAINE
 MADE FOR
SECOND CHANCE PROPERTIES, LLC

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04104 (207) 774-0424
 PROFESSIONAL LAND SURVEYORS

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