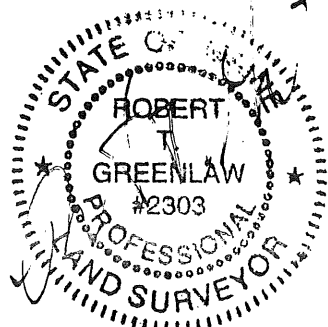
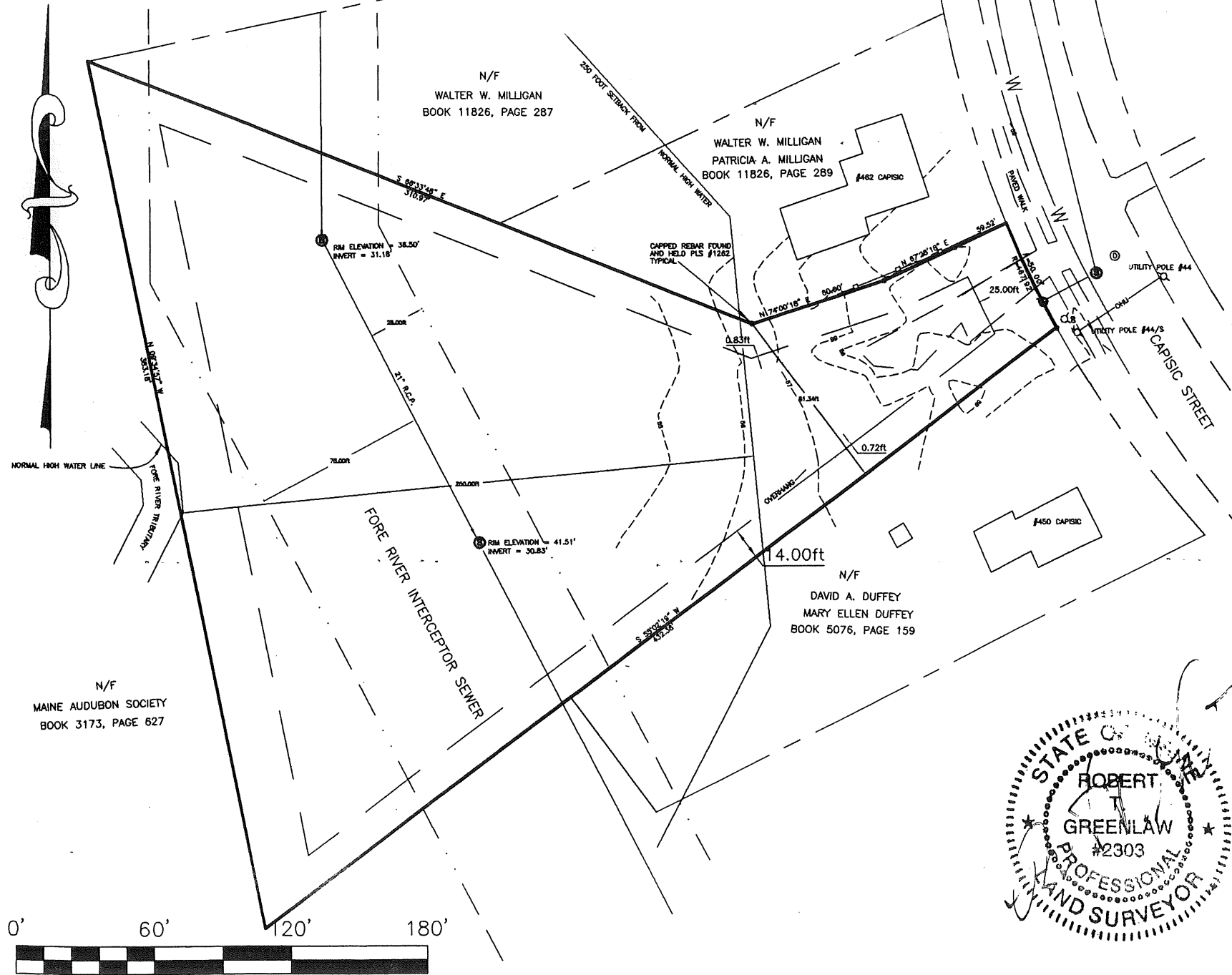
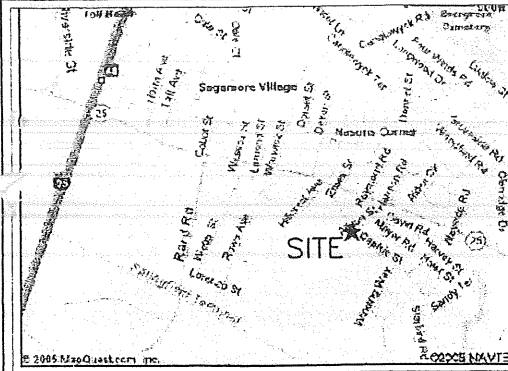


SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: RYAN HINES AND MELISSA HINES BOOK 22625 PAGE 311 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
- BEARINGS ARE BASED UPON THE PLAN REFERENCED BELOW AS 4a, AN ON THE GROUND SURVEY WAS PERFORMED BY BACK BAY BOUNDARY, INC. UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
- AREA OF SUBJECT PARCEL: 70,289 SQ. FT. 1.61 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - PLAN OF PROPERTY 462 CAPSIC STREET PORTLAND, MAINE MADE FOR EPS ENTERPRISES BY TITCOMB ASSOC. DATED 07-28-1987 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 194 PAGE 231 ON JULY 14, 1994.
 - PORTLAND WATER DISTRICT PORTLAND SEWER SYSTEM INFILTRATION-INFLOW ANALYSIS SHEETS SECTION II, PROVIDED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
 - CITY OF PORTLAND TAX ASSESSOR SHEETS 259 & 258. SUBJECT LOT SHOWN AS 259-BLOCK C-LOT 20 AND 258-BLOCK B-LOT 002.
- THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY EXCEPT THOSE SHOWN HEREON, NAMELY THE SHORELAND ZONING AND SEWER EASEMENT.
- ZONING: R-3 ZONE SEE PLAN FOR SETBACK INFORMATION.
- THE BOUNDARY LINES SHOWN HEREON ARE BASED UPON PLAN REFERENCE 4a AS AGREED TO IN THE WRITTEN CONTRACT DATED JUNE 9, 2005 BETWEEN BACK BAY BOUNDARY INC. AND RYAN HINES.
- NO CHANGES TO THE EXISTING CONTOURS ARE PLANNED EXCEPT FOR LOAM AND TOPSOIL UTILIZED FOR LANDSCAPING.
- ELEVATIONS BASED UPON THE SEWER MANHOLE INVERTS SHOWN ON THE FORE RIVER INTERCEPTOR PLANS AND SHOWN HEREON. IT IS ASSUMED THAT THE ELEVATIONS REFER TO CITY DATUM N.G.V.D. 1929.

LEGEND

- CRF © Capped 5/8" Rebar Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z- Indicates Ownership in Common
- Utility Pole
- OHU- Overhead Utility
- - - - - Abutter Line
- — — — — Property Line
- - - - - Street Line
- ⊙ Sewer Manhole
- ⊕ Drain Manhole
- ⊗ Water Shutoff or Gate
- 12345/99 Deed Book/Page of Local Registry
- - - - - Edge of Traveled Way
- — — — — Setback Line
- - - - 98 - - - - Contour Line
- - - - - Sewer Easement Line
- W - Water Line
- ⊕ Hydrant

SURVEYORS STATEMENT:

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

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO NEW CORNERS SET

DATE: JUNE 16, 2005

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

EXISTING CONDITIONS/ SITE PLAN
456 CAPSIC STREET PORTLAND, MAINE

RYAN HINES

FOR:

DRAWN BY: RTG	CHECKED BY: KCC
SCALE: 1"=60'	DATE OF SURVEY: 06/07/2005
JOB NUMBER: 2005076	SHEET: 1 OF 5

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

643 FOREST AVENUE
PORTLAND, MAINE 04101
207-774-2855 FAX 207-347-4346

DRAWER: 2005 NO: 076