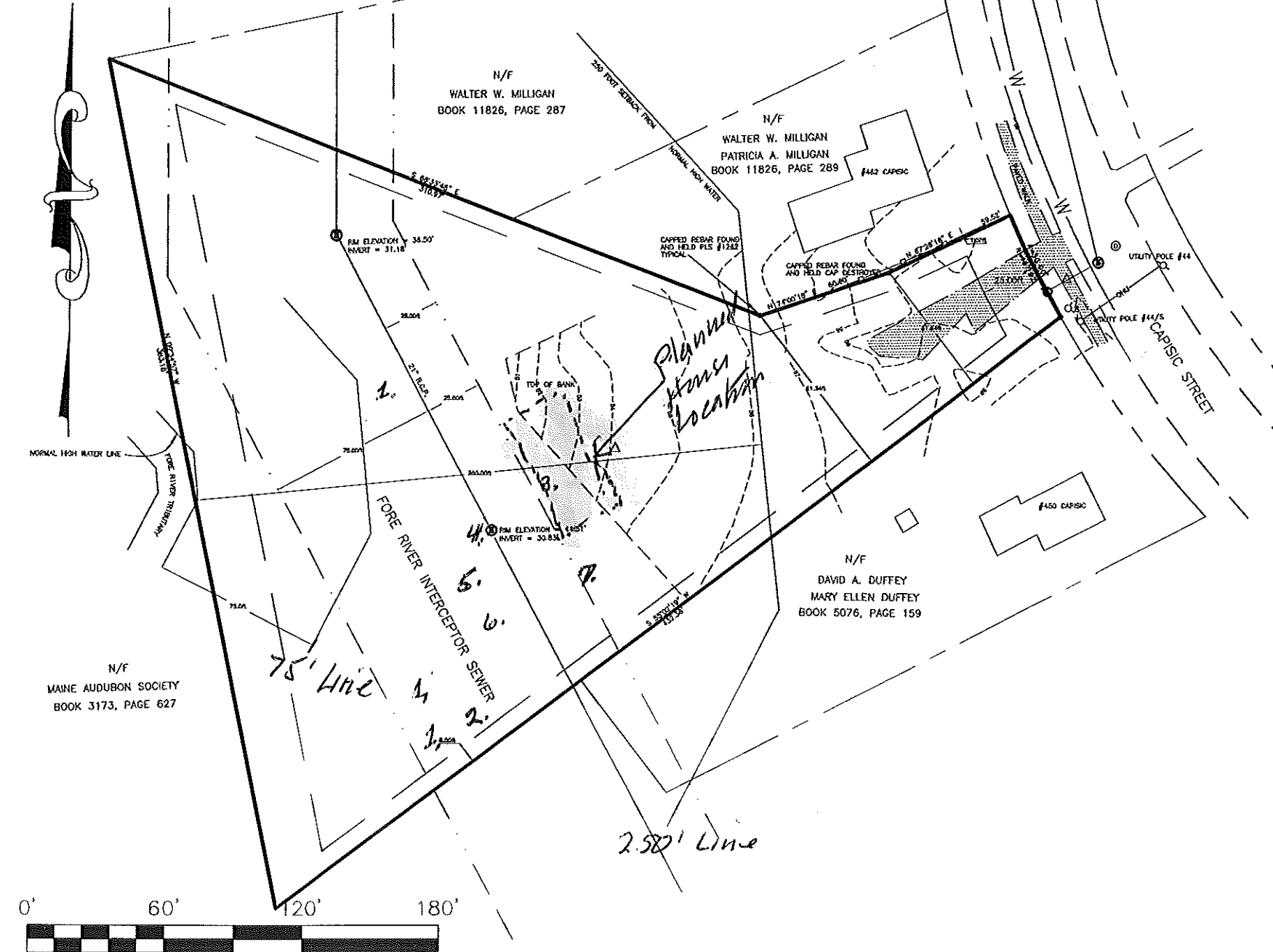
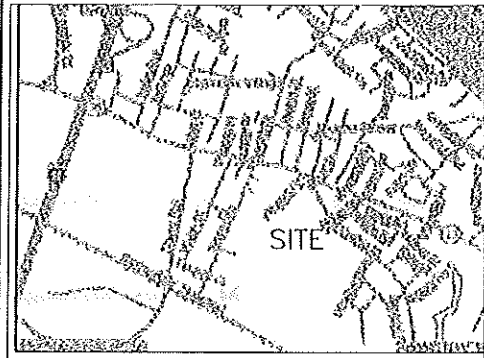


Dead Tree Removal 11/23/24/2009

SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: PETER L. MURRAY AND DEBORAH D. MURRAY BOOK 24716 PAGE 236 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 CAPISC 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.
- 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.

ZONING: R-3 RESIDENTIAL
 MINIMUM LOT SIZE: 6,500 SQ FT
 MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT
 MINIMUM STREET FRONTAGE: 50 FT
 MINIMUM YARD DIMENSIONS:
 FRONT - 25 FT; REAR - 25 FT;
 SIDE - 1-1/2 STORY: 8 FT; 2 STORIES: 14 FT
 ON SIDE STREET: 20 FT
 MAXIMUM LOT COVERAGE: 35%
 MINIMUM LOT WIDTH: 65 FT
 MAXIMUM BUILDING HEIGHT: 35 FT

LEGEND

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

ROBERT T. GREENLAW P.L.S., #2303

DATE: DEC. 03, 2009

JAN - 7 2010

EXISTING CONDITIONS/ SITE PLAN
 456 CAPISC STREET PORTLAND, MAINE
 PETER MURRAY

DRAWN BY: RTG
 CHECKED BY: KCC
 SCALE: 1"=60'
 DATE OF SURVEY: 12/02/2009
 JOB NUMBER: 2005076
 SHEET: 1 OF 1

PREPARED BY: OCEAN PARK LAND SURVEYING LLC
 INSPECTION: OCEAN PARK, MAINE 04063
 P.O. BOX 7265
 OCEAN PARK, MAINE 04063
 OCEANPARKLLC@GMAIL.NET
 207-749-9471
 DRAWER: 2009 NO: 027