R3 Zone

~~Sec. 14-436 allows 80% expansion of Dormers etc. if legally non-conforming~~

Full Dormer will create 2 stories

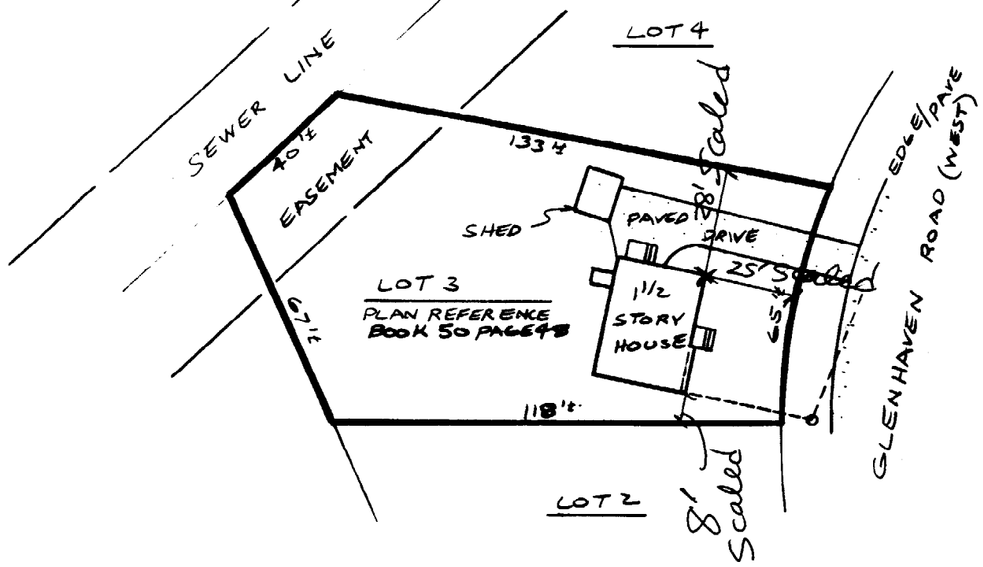
Setbacks

Front 25' Req 25' Shown

Rear 25' Req well over 25' shown

Side 2 story 14' Req 8' & 28' shown

can reduce 1 side yard to min 8' for each foot correspondingly increased on the other side



THIS PROPERTY IS SUBJECT TO ALL RIGHTS AND EASEMENTS OF RECORD.

"THIS IS NOT A BOUNDARY SURVEY"

I HEREBY CERTIFY TO THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY THAT THIS PLAN, AS NOTED, DEPICTS THE RESULTS OF A CURRENT EXAMINATION OF THE PREMISES DESCRIBED IN EXHIBIT "A" (ATTACHED) TO BE RECORDED AT THE APPLICABLE COUNTY REGISTRY OF DEEDS AND THAT ALL VISIBLE EASEMENTS, ENCROACHMENTS AND BUILDINGS, IF ANY, ARE LOCATED ON THE GROUND AS SHOWN HEREON SUBJECT TO THE QUALIFICATIONS SET FORTH IN THE "NOTES" BELOW.

NOTES:

1) THIS PLAN HAS BEEN PREPARED FROM AN INSPECTION OF THE SITE ON JUNE 28, 1999 FOR THE SOLE BENEFIT OF THE LENDING INSTITUTION AND/OR TITLE INSURANCE COMPANY DESIGNATED BELOW EXCLUSIVELY, AND THE RESPONSIBILITY THEREFORE, DOES NOT AND SHALL NOT EXTEND TO ANY OTHER PERSON OR PERSONS. STATEMENTS MADE HEREON ARE NOT STATEMENTS OF WARRANTY, BUT ARE STATEMENTS OF OPINION MADE TO THE BEST OF THIS SURVEYORS KNOWLEDGE, INFORMATION, & BELIEF. **SURVEYWORKS, INC. IS NOT LIABLE FOR ANY OTHER USE BY ANY OTHER PERSON OR ENTITY.**

2) THIS PLAN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, CONFORMS TO THE CURRENT BOARD OF REGISTRATION FOR LAND SURVEYOR STANDARDS AND SPECIFICATIONS FOR CATEGORY 3, MORTGAGE LOAN INSPECTION AND IS NOT TO BE CONSTRUED AS A BOUNDARY SURVEY OF THE SUBJECT REAL PROPERTY.

3) THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE PREMISES (OR PORTION OF THE PREMISES NOTED ABOVE) AND IS FOR THE PURPOSE OF SHOWING, IN MAP FORM, THE SUBJECT REAL PROPERTY AND THE OBVIOUS IMPROVEMENTS THAT LIE WITHIN THE APPARENT BOUNDARY LINES OF SAID REAL PROPERTY, IN ORDER THAT THE MORTGAGEE AND/OR TITLE INSURER MAY USE SAID PLAN FOR DETERMINING THE INSURABILITY OF SAID PROPERTY AND THE IMPROVEMENTS THEREON. NO REPRESENTATION IS MADE, OR TO BE INFERRED, THAT THE APPARENT BOUNDARY LINES SHOWN HEREIN ARE THE TRUE PROPERTY LINES. THIS PLAN SHALL NOT BE USED AS A BASIS FOR A LEGAL DESCRIPTION. DO NOT USE PLAN OFFSETS FOR ESTABLISHING LOT LINES OR FOR THE ERECTION OF ANY IMPROVEMENTS, FENCES, WALLS, HEDGES, ETC.

4) THE BUILDING(S) DEPICTED DID CONFORM WITH MUNICIPAL SETBACK REQUIREMENTS OF LOCAL ZONING AT TIME OF CONSTRUCTION.

5) THE EXISTING STRUCTURES ARE NOT WITHIN A SPECIAL FLOOD HAZARD AREA, HOWEVER A PORTION OF THE PREMISES DOES FALL WITHIN A SPECIAL FLOOD HAZARD AREA AS DELINEATED ON F.E.M.A. FLOOD INSURANCE RATE MAP.

STATE OF MAINE
GEORGE A. COURBRON, JR.
#1126
PROFESSIONAL LAND SURVEYOR

MORTGAGE LOAN INSPECTION

Prepared For: AUBURN SAVINGS & LOAN

Buyer: JASON M. & TINA L. PROVENCHER
Seller: THOMAS R. & TIFFANY S. BEAU-METIVIER
Location: 32 GLENHAVEN ROAD -WEST PORTLAND, MAINE
Tax Map Reference: M 277 B F L 10 *File No.* 99-1031

Requested By: ANDROSCOGGIN TITLE COMPANY *Date:* 6/29/99

Scale: 1"= 40' *Drafted By:* GSL *Job No:* 99-5645

SurveyWorks, Inc.
Land Use Consultants
1644 MAIN STREET LEWISTON, MAINE 04240
TEL. (207) 784-1980 FAX (207) 786-2478