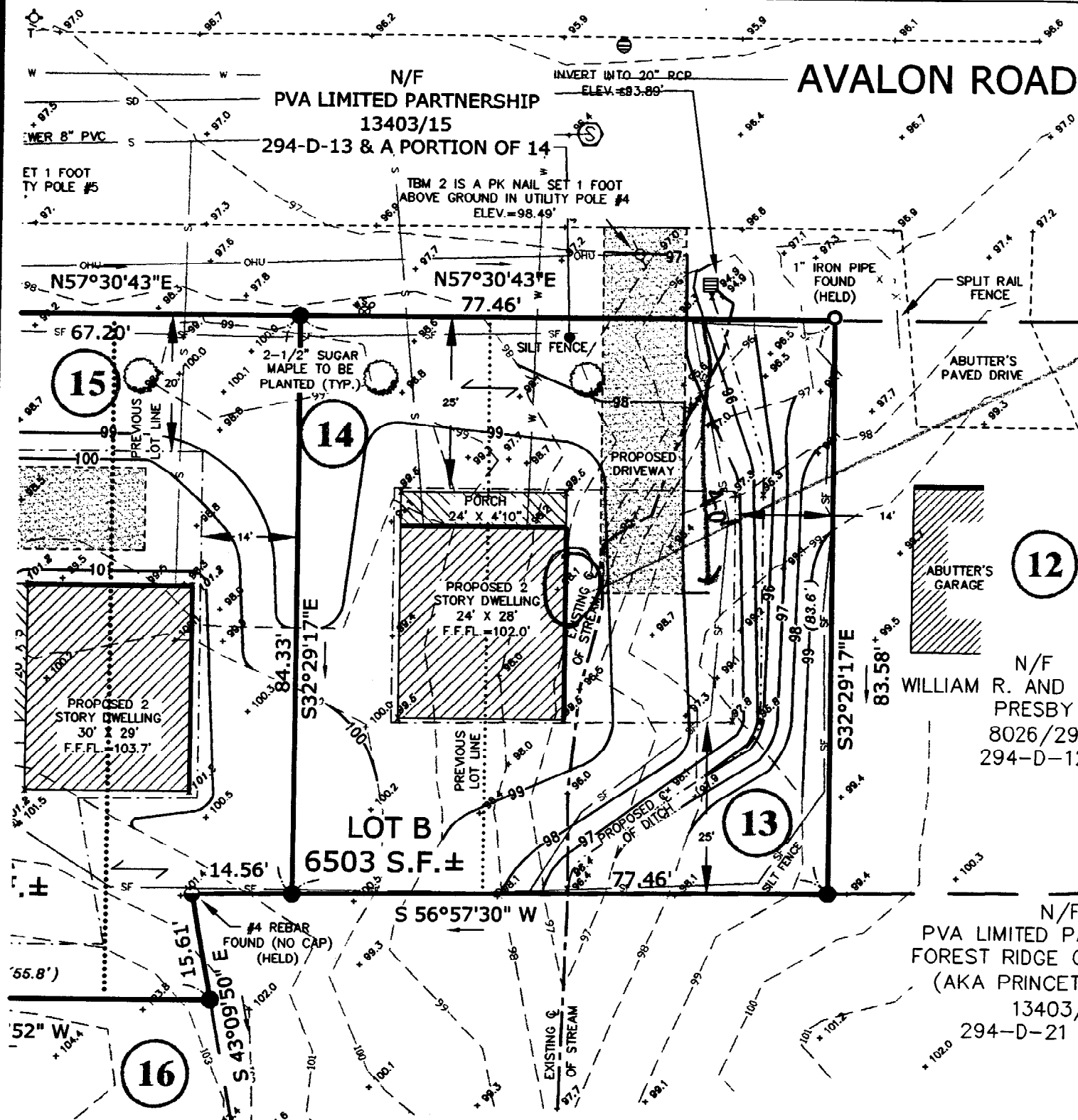


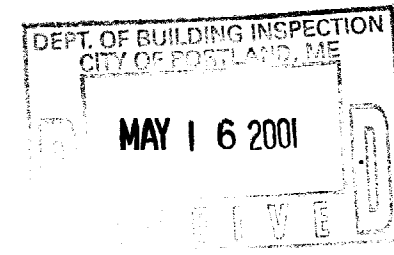
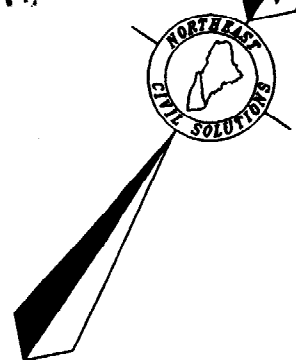
NOTES CONTINUED

7. THE LOCUS DEED (13403/15) DESCRIBES A 33' EASEMENT OVER THE NORTHEASTERLY PORTION OF LOT 13. OUR RESEARCH INDICATES THAT THIS EASEMENT IS EXTINGUISHED FOR THE FOLLOWING REASON. THE EASEMENT WAS CREATED IN DEED BOOK 3108, PAGE 353 AS ACCESS TO PARCEL 294-D-21. SINCE PVA LIMITED PARTNERSHIP NOW OWNS BOTH PARCEL 294-D-21 AND LOT 13, THE EASEMENT APPEARS TO BE EXTINGUISHED DUE TO MERGER OF TITLE. HOWEVER, WE RECOMMEND A RELEASE DEED TO RESOLVE ANY POTENTIAL QUESTIONS SURROUNDING THIS ISSUE.

8. EXISTING TREES ARE TO BE PRESERVED WHEREVER POSSIBLE. TWO STREET TREES MAY BE PLANTED WITHIN 10 FEET OF THE RIGHT-OF-WAY IF THE EXISTING TREES CAN NOT BE PRESERVED.



No Decks or Patches shown - Name Approved see attached note



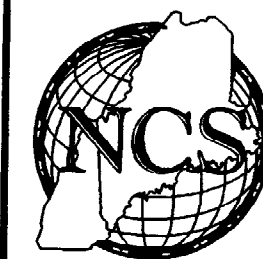
NOTES

1. THE BOUNDARY LINES SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 3.a. BELOW.
2. RECORD OWNERSHIP OF THE PARCEL SHOWN HEREON CAN BE FOUND IN A DEED FROM PVA LIMITED PARTNERSHIP TO PVA LIMITED PARTNERSHIP DATED OCTOBER 28, 1997 AND RECORDED IN DEED BOOK 13403, PAGE 15.
3. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. "STANDARD BOUNDARY SURVEY AND LOT SPLIT ON AVALON ROAD AND ARDMORE STREET," BY NORTHEAST CIVIL SOLUTIONS, INC., DATED JANUARY 17, 2001. (NOT RECORDED)
 - b. "SURVEY PLAN OF FOREST RIDGE CONDOMINIUM FOR VILLAGE ASSOCIATES," DATED 11/26/88 AND RECORDED IN U.O. FILE #65-1.
 - c. "PLAN OF AVALON HIGHLANDS," BY GEO. T. EDWARDS REAL ESTATE CO., DATED JUNE 1910, RECORDED IN PLAN BOOK 12, PAGE 11.
4. THE PARCEL SURVEYED IS LOCATED IN THE RESIDENTIAL 3 (R-3) ZONE. BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 MINIMUM LOT SIZE: 6500 S.F.
 MINIMUM STREET FRONTAGE: 50'
 FRONT YARD SETBACK: 25'
 REAR YARD SETBACK: 25'
 SIDE YARD SETBACK: 8' (UP TO 1-1/2 STORY), 14' FOR 2 STORY, 16' FOR 2-1/2 STORY.
 SIDE YARD ON A SIDE STREET: 20'
 MINIMUM LOT WIDTH: 75'
5. THE PARCEL SHOWN HEREON IS IDENTIFIED ON THE CITY OF PORTLAND ASSESSOR'S MAP 294, BLOCK D, PARCEL 13 AND A PORTION OF 14.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED DATUM.

LOT B GRADING PLAN
IN
PORTLAND
MAINE

SCALE: 1"=20' APRIL 26, 2001
REVISED MAY 15, 2001
PREPARED FOR: STEVE RICHARDS
18 MAPLE STREET
SOUTH PORTLAND, MAINE 04106

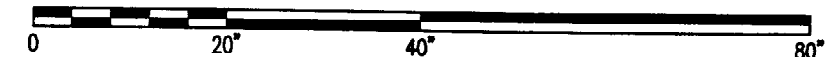
JOB NUMBER: 21662 ACAD FILE: 21662



SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED

153 US ROUTE 1, SCARBOROUGH, MAINE 04074

tel 207.883.1000 fax 207.883.1001 e-mail ncs@ctel.net
800.882.2227

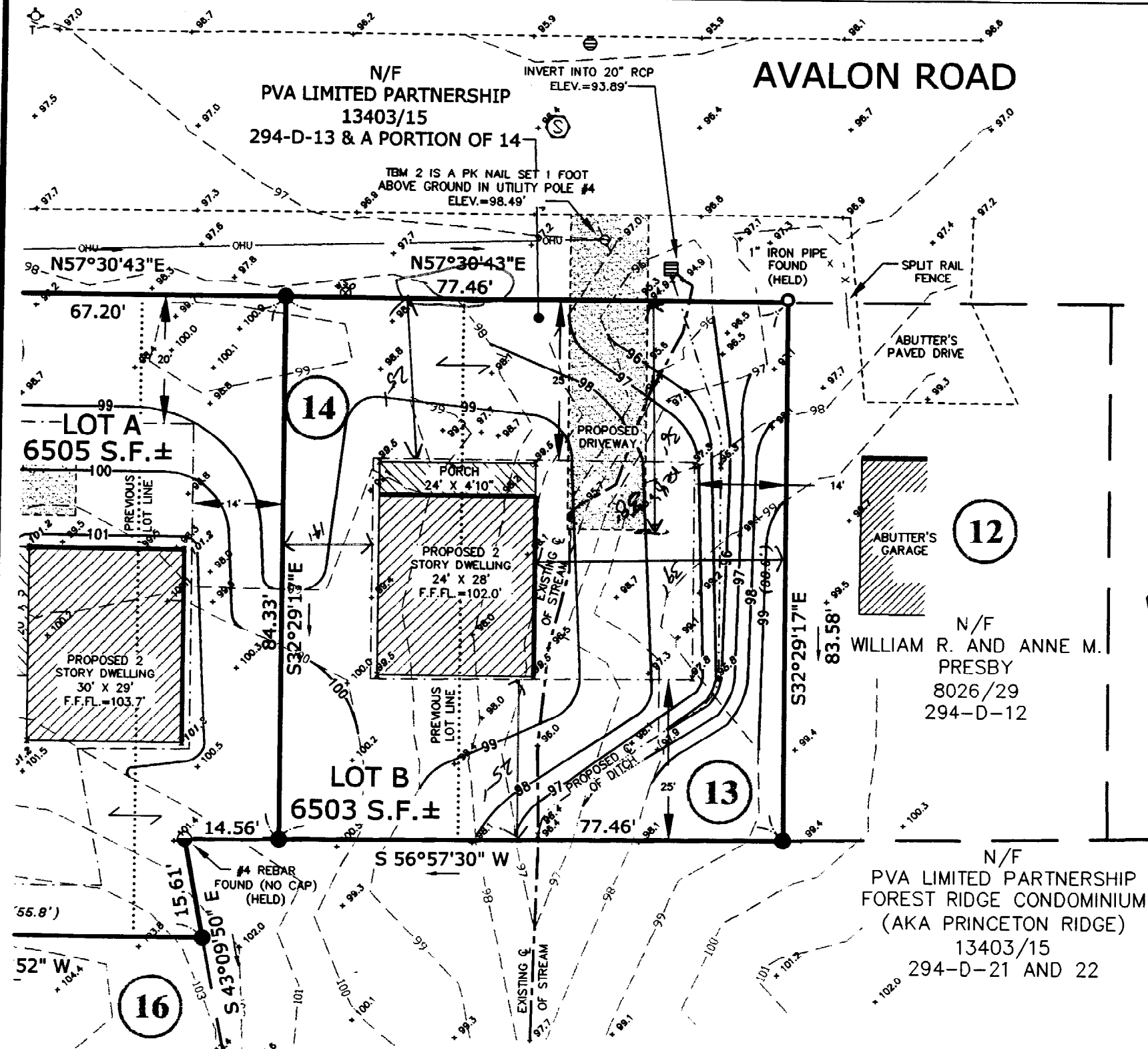


NOTES CONTINUED

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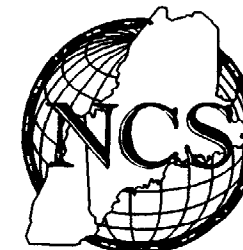
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6. THE ELEVATIONS SHOWN HEREON ARE BASED ON AN ASSUMED ELEVATION.



LOT B GRADING PLAN IN PORTLAND MAINE

SCALE: 1"=20' APRIL 26, 2001
 PREPARED FOR: STEVE RICHARDS
 18 MAPLE STREET
 SOUTH PORTLAND, MAINE 04106

JOB NUMBER: 21662 ACAD FILE: 21662



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