



NOTES

1. Grant of record is 3rd Supplemental Plan for property owned by E & P Development, Inc. recorded in the Cumberland County Registry at Deeds in Book 29,420 on Page 224.
2. All bearings are referenced to magnetic North of the Year 1987 as per the plan listed in Note #4 below.
3. Reference is made to a plan entitled "Thornton Home Sites Platified Etc. owned by The A. H. Chapman Land Co. dated July 1924 by Etc. recorded in the Cumberland County Registry of Deeds in Plan Book 16 on Page 11.
4. Reference is made to a plan entitled "Excluding Conditions Survey of Warren Ave. - Portland, Maine made for C. & V. Corporation dated July 3, 2002 by Owen Hestell, Inc.
5. Excluding conditions for this plan were taken from the plan in Note 4 above and updated 2/7/12.
6. The total area of this parcel is 20,238 square feet.
7. There is no "Special Flood Hazard Zone" as defined by FEMA on this site.
8. This property is shown as Lots 15,16,17,18,37 & 38 on the City of Portland Tax Map 304.
9. This property is in the B-4 Zoning District with the following minimum bulk and spacing standards: Frontage 60 ft., Front yard 20 ft., Side yard (1 to 2 stories) 10 ft., Rear yard 20 ft. & 80% lot coverage.



As-Built

Amended Site Plan
 Warren Avenue & Grove Street
 in
 Portland, Maine
 For
Shed Happens, Inc.
 c/o Midland District - 711 B Rosemont Tr. - Portland, ME 04002

WAYNE WOOD & CO.
 G-01, Maine 04039 (207) 657-3330
 D-01, Maine 04039 (207) 657-3330
 Scale: 1" = 20'
 Date: March 2013
 Checked By: WTW
 Book No. N/A
 Job No. 212011

LEGEND

●	Iron Pipe or Pin
○	Utility Pole
—	Gas Line
—	Water Line
—	Sanitary Sewer Line
—	Overhead Utility Lines
■	Catch Basin
■	Man Hole
▨	Building
▨	Paved Parking
▨	New or Formerly of (8889/245)
▨	Deed Book & Page

N/F
W.W. Granger, Inc.
 (699/245, 247)

N/F
B.J.S. Limited Partnership

N/F
Alice Webb
 (4301/281)