

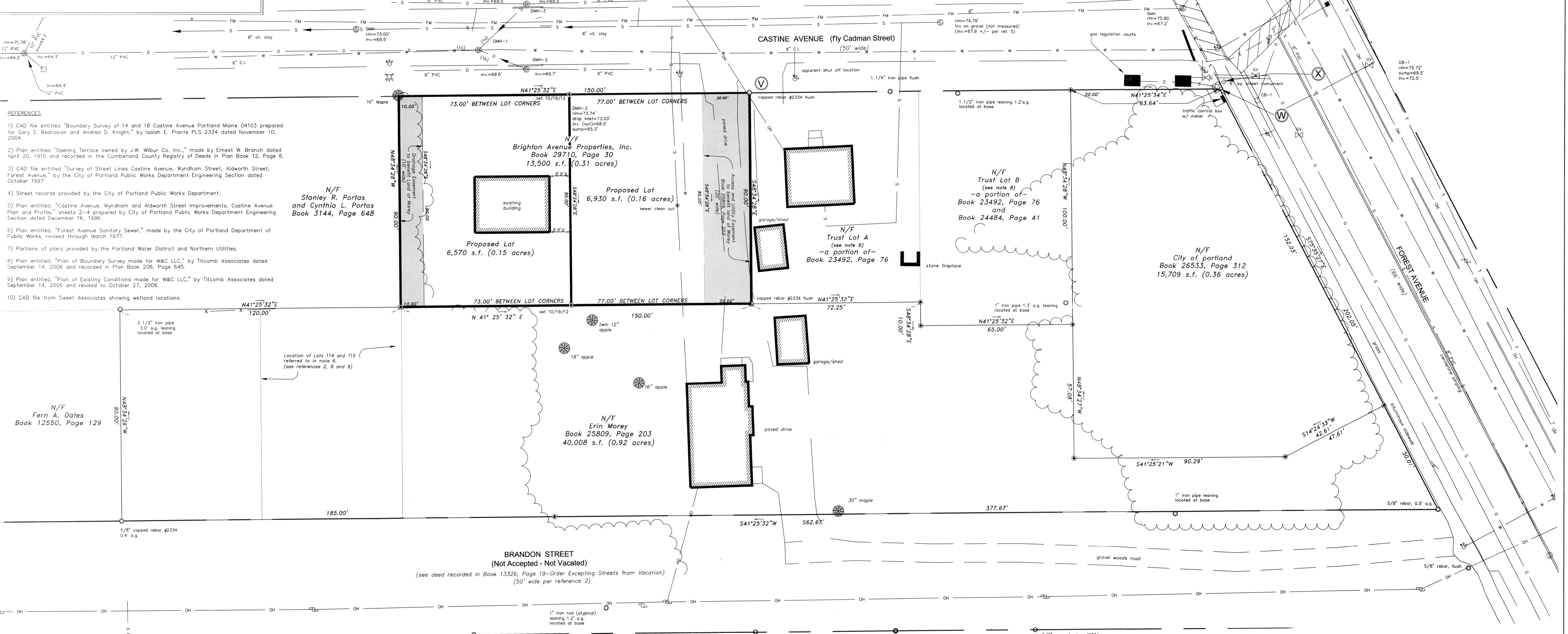
- LEGEND**
- Edge of pavement
  - Edge of gravel
  - Curb (granite, unless noted)
  - Property line
  - Proposed lot line
  - Easement
  - Right of way
  - New fence
  - OH Overhead Wires
  - D Storm drain
  - G Underground Gas
  - E Underground Electric
  - S Sweet main
  - FM Force main (sewer)
  - T Underground telephone
  - Iron pin found
  - Capped 5/8" rebar set
  - Monument found
  - Catch basin
  - Water valve
  - Sewer manhole
  - Drain manhole
  - Fire hydrant
  - Guy wire
  - Sign
  - Utility pole
  - Wetland flag
  - Gas valve
  - Tree line
  - 1' Contour
  - 5' Contour
  - Deciduous Tree
  - Cross Walk
  - Existing building
  - Wetland

**GRAPHIC SCALE**



( IN FEET )  
1 inch = 20 ft.

**STREET LINES**  
 Northerly Property Corner (V) to Forest Avenue Right of Way (W)  
 N 41° 25' 36" E 200.89'  
 Northerly Property Corner (V) to 3 ft. offset monument as shown (X)  
 N 40° 35' 22" E 202.71'



- REFERENCES**
- 1) CAD file entitled "Boundary Survey of 14 and 18 Castine Avenue Portland Maine 04103 prepared for Gary S. Bedrosian and Andrea D. Knight," by Isaiah E. Plante PLS 2334 dated November 10, 2004.
  - 2) Plan entitled "Deering Terrace owned by J.W. Wilbur Co. Inc.," made by Ernest W. Branch dated April 20, 1915 and recorded in the Cumberland County Registry of Deeds in Plan Book 12, Page 6.
  - 3) CAD file entitled "Survey of Street Lines Castine Avenue, Wyndham Street, Aldworth Street, Forest Avenue," by the City of Portland Public Works Department Engineering Section dated October 1997.
  - 4) Street records provided by the City of Portland Public Works Department.
  - 5) Plan entitled, "Castine Avenue, Wyndham and Aldworth Street Improvements, Castine Avenue Plan and Profile," sheets 2-4 prepared by City of Portland Public Works Department Engineering Section dated December 16, 1996.
  - 6) Plan entitled, "Forest Avenue Sanitary Sewer," made by the City of Portland Department of Public Works, revised through March 1977.
  - 7) Portions of plans provided by the Portland Water District and Northern Utilities.
  - 8) Plan entitled, "Plan of Boundary Survey made for W&C LLC," by Titcomb Associates dated September 14, 2006 and recorded in Plan Book 206, Page 645.
  - 9) Plan entitled, "Plan of Existing Conditions made for W&C LLC," by Titcomb Associates dated September 14, 2006 and revised to October 27, 2006.
  - 10) CAD file from Sweet Associates showing wetland locations.

- NOTES**
1. Bearings are referenced to Grid North Maine State Plane Coordinate System NAD83(1996) based on Leica 1200 RTK GPS observations holding the NGS Control Point "Prides".
  2. Deed Book and Plan Book references are to the Cumberland County Registry of Deeds unless otherwise noted.
  3. Elevations are referenced to City of Portland Datum based on differential leveling to TBM #4 (P.K. nail on northerly side of utility pole "CMP/NET 8" located on the northerly side of Aldworth Street near the intersection with Wyndham Street, ELEV=77.31' as provided by the City of Portland Public Works Department). Elevation was verified by differential leveling to Maine Department of Transportation Control Point "PFC-302-C" and Verticon Shift using the NGS website.
  4. Building footprints are based on reference 1 and building corner locations by Titcomb Associates.
  5. Location of underground utilities shown on this plan are approximate, based on field location of observable features and information supplied by others and should be field verified by DIGSAFE and/or the appropriate utility prior to any excavation or design.
  6. Lots 114 and 115 as shown on reference 2 may be subject to rights of others to maintain surface drainage via a trench as described in a deed from the J.W. Wilbur Company to Lizzie E. Eaton recorded in Book 980, Page 121.
  7. Wetlands were mapped by Sweet Associates, Gray Road, Falmouth, Maine.
  8. Trust Lots A and B as shown on this plan are to be held in trust by Gary S. Bedrosian, Trustee of the Gary S. Bedrosian Revocable Trust U/T/A and Andrea D. Knight, Trustee of the Andrea D. Knight Revocable Trust U/T/A.

- NOTES (cont.)**
9. The locus property lies in Zone X on the Firm Flood Insurance Rate Map 230051, Panel 6C dated December 6, 1998. The locus property does not lie in a flood hazard zone.
  10. The locus property is subject to the restriction that the property can not be used for multifamily housing, except for an in-law apartment as defined by Portland municipal codes, as described in Book 29710, Page 230.
  11. The locus parcel is subject to an access easement benefiting land of Morey as shown on this plan.
  12. The locus parcel is subject to a drainage easement benefiting land of Morey as shown on this plan.
  13. Castine Avenue (formerly Coman Street) is an accepted public street (see Volume 2, Page 199 of the City of Portland Street Records).
  14. Site features as shown as located in 2006.
  15. This plan is intended to meet "Level I Minor Residential General Standards" as defined by the City of Portland Technical Manual, Section 13 adopted 7/19/10 and revised to 6/17/11.

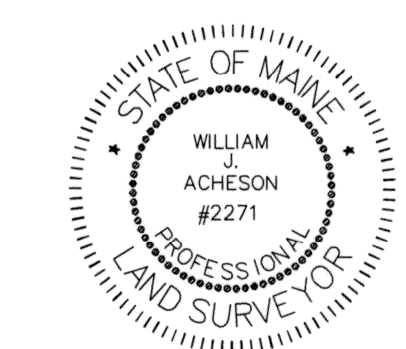
**ZONING**

Locus parcel is located in Zone R-3 based on City of Portland Zoning Map revised to March 31, 2011.

Except of Dimensional Requirements of the City of Portland Land Use Code, Chapter 14 for residential dwellings revised to June 21, 2012 (see Chapter 14 for complete and list and exceptions).

Minimum Lot Size	6,500 S.F.
Minimum Frontage	50 Ft.
Minimum Setbacks:	
Front Yard	25 Ft.
Rear Yard	25 Ft.
Side Yard *	8 Ft.
1 Story	8 Ft.
1 1/2 Stories	14 Ft.
2 Stories	16 Ft.
2 1/2 Stories	20 Ft.
Side Yard * on Side Streets	20 Ft.
Minimum Lot Width	N/A
Multiplex	65 Ft.
Other Uses	

\*The Width of One (1) side yard may be reduced one (1) foot for every foot that the other side yard is correspondingly increased, but no side yard shall be less than eight (8) feet in width. Said reduction does not require an amended recording plat.



This survey conforms to the current standards of the Maine State Board of Licensure for Land Surveyors except as noted:

William J. Acheson  
 William J. Acheson PLS 2271

Owners of Record:  
 Brighton Avenue Properties, Inc.  
 Book 29710, Page 230  
 Project Area 13,500 s.f. (0.31 acres)

Revised 10/23/2012—Proposed Lot Division — WJA

**PLAN OF BOUNDARY SURVEY**  
 Forest Ave., Castine Ave. and Brandon St. Portland, Maine

**MADE FOR**  
**BRIGHTON AVENUE PROPERTIES**  
 P.O. Box 10127 Portland, Maine

JOB# 206069GPS	DATE: 07/24/2012	SCALE: 1"=20'
BOOK# 807		
DWG# BAve-Prop		
FILE# 9143		

133 Gray Road  
 Falmouth, Maine 04105 (207) 797-9199