



FOREST AVENUE
PAVED PUBLIC WAY

N/F
JOHN CHAU
NEANG PHONG
BOOK 26148, PAGE 266

10.00ft

33781.4 SQ. FT.
0.78 ACRES

N 65°45'27" W
206.61'

SETBACK LINE (APPROXIMATE) NEEDS TO
BE CHECKED WITH ABUTTING BUILDING

S 65°18'49" E
199.77'

S 24°40'11" W
163.30'

UP#

20.00ft

N/F
WELLESLEY ESTATES LIMITED
BOOK 18466, PAGE 222



MAGNETIC

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: MAINE STATE GRANGE PATRONS OF HUSBANDRY AS RECORDED IN THE YORK COUNTY REGISTRY OF DEEDS IN BOOK 25530, PAGE 018.

2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN ON THE SUBJECT PARCEL WITH A HAND COMPASS ON NOVEMBER 17, 2009.. ELEVATIONS ARE BASED UPON AN ASSUMED VALUE ON A SCREW SET IN THE SIDEWALK OF FOREST AVE. LABELED CONTROL POINT #1. SAID ELEVATION WAS ASSUMED AT 100.00 FEET.

3. AREA OF PARCEL: 33781.4 SQ. FT. OR 0.78 ACRES.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a. CITY OF PORTLAND TAX MAPS FOUND ONLINE. SUBJECT LOT SHOWN ON TAX MAP 327-B-LOTS 4&5.

ZONE: B-2

SETBACKS:

FRONT: NONE (NGT AVG OF ABUTTERS)
REAR: 10 FT. (20 FT. IF ABUTTER IS RES.)
SIDE: NONE (10 FT. IF ABUTTER IS RES.)
MINIMUM LOT SIZE: NONE
MINIMUM STREET FRONTAGE: 50 FT.
MAXIMUM BUILDING HEIGHT: 45 FT.
MAXIMUM LOT COVERAGE: 80% (IMPERVIOUS)

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -6C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/98 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- Capped Rebar or Iron Pipe Found
- △ Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- u — Overhead Utility
- ⊕ Utility Pole
- Edge of traveled way
- ⊙ Utility Pole
- 98 — Contour Line
- 98 — Proposed Contour Line
- W — Existing 8" water line
- S — Existing 8" sewer main SDR 35

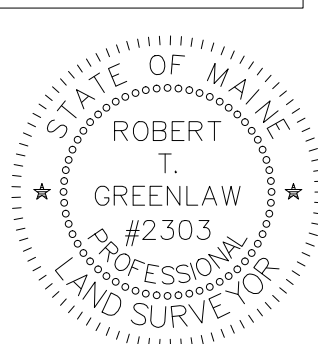
SURVEYORS STATEMENT:

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:

- a) NO WRITTEN REPORT
- b) NO NEW DESCRIPTION
- c) NO NEW PROPERTY CORNERS

DATE: 11-17-2009

ROBERT T. GREENLAW P.L.S.



EXISTING CONDITIONS PLAN

1854 FOREST AVENUE
PORTLAND MAINE

FOR:
CADD DE TECH

DRAWN BY: RTG

CHECKED BY: MMB

SCALE: 1"=30'

DATE OF SURVEY: 11-17-2009

JOB NUMBER: 2009026

SHEET: 1 of 1.

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC

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