VICINITY MAP
N.T.S.

LEGEND

●	#5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON 2/9/12
	FOUND IRON PIPE (SIZE & TYPE AS NOTED)
	FOUND MONUMENT (SIZE & TYPE AS NOTED)
	FOUND IRON ROD
	FOUND CAPPED IRON ROD (NUMBER AS NOTED)
	UTILITY POLE (NUMBER AS NOTED)
	GUY WIRE ANCHOR
	BOUNDARY LINE
	EASEMENT LINE
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	RIGHT-OF-WAY LINE
	ABUTTER LINE
	OVERHEAD UTILITY
N/F	NOW OR FORMERLY OWNED BY
1234/567	DEED BOOK AND PAGE (CCRD)
12-3-45	TAX MAP-BLOCK-LOT
(123.45')	PARENTHESIS DENOTE RECORD DEED DATA
[123.45']	PARENTHESIS DENOTE RECORD PLAN DATA

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS MAGNETIC 1968 FROM PLAN REFERENCED IN NOTE 4.a.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM MAINE STATE GRANGE PATRONS OF HUSBANDRY TO GABRIEL ZAPPIA DATED JUNE 23, 2010 AND RECORDED IN DEED BOOK 27866, PAGE 292.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. AMENDED SUBDIVISION PLAN ON FOREST AVENUE, PORTLAND, MAINE, BY OWEN HASKELL, INC., DATED OCTOBER 8, 2002 AND RECORDED IN PLAN BOOK 202, PAGE 744.
   b. PORTLAND RIGHT OF WAY MAP ENTITLED STATE HIGHWAY 14 U.S. ROUTE 302/FOREST AVENUE, BY STATE OF MAINE DEPARTMENT OF TRANSPORTATION, SHEET 2 OF 3, DATED JUNE 2010.
   c. VARIOUS PLANS PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 327, BLOCK B, PARCEL 5.
6. THE PARCEL SURVEYED IS LOCATED IN THE B-2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS FOR NON RESIDENTIAL USE ARE AS FOLLOWS:
   MINIMUM LOT SIZE .....10,000 S.F.
   MINIMUM STREET FRONTAGE.....50'
   MINIMUM FRONT YARD.....NONE
   MINIMUM REAR YARD.....20' ABUTTING RESIDENTIAL USE
   MINIMUM SIDE YARD.....10'
   * ALL SETBACK REQUIREMENTS SHOULD BE VERIFIED PRIOR TO CONSTRUCTION
7. THE WIDTH AND LAYOUT OF ROUTE 302/FOREST AVENUE IS 66' WIDE AND FROM PLANS ACQUIRED FROM THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
8. REFERENCE IS MADE TO THE FOLLOWING EASEMENTS OF RECORD:
   a. AN EASEMENT FROM 217.1 TO 217.2 TO CENTRAL MAINE POWER COMPANY AND NEW ENGLAND TELEPHONE AND TELEGRAPH COMPANY TO CONSTRUCT, ERECT, OPERATE, MAINTAIN AND REMOVE ELECTRIC DISTRIBUTION AND COMMUNICATION LINES.
9. ELEVATIONS AND CONTOURS ARE BASED ON NGVD 1988. SEE PLAN FOR TBM DESCRIPTION.
10. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (888)DIG-SAFE PRIOR TO ANY EXCAVATION WORK.

Revision:	By:	Date:	Change:
1	ADA	3-6-12	UPDATED ZONING INFORMATION
2	ADA	3-6-13	UPDATED CURB LINE

PROJECT: 33113 Forest Ave	DRAWING NAME: 33113.DWG
DATE: FEBRUARY 10, 2012	SCALE: 1"=20'
FIELDED BY: ADA, SA	DRAWN BY: ADA

Drawing Name and Location:
BOUNDARY SURVEY
1844 FOREST AVENUE, PORTLAND, MAINE

Owner:
GABRIEL ZAPPIA
1844 FOREST AVENUE, PORTLAND, MAINE

Prepared For:
GABRIEL ZAPPIA
1844 FOREST AVENUE, PORTLAND, MAINE

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227
fax 207.883.1001
e-mail info@northeastcivilsolutions.com

0 20' 40' 80'

STAMP AND SIGNATURE

M. JOHANN BUISMAN
MAINE P.L.S. No. 1314

2/22/2012
DATE

STATE OF MAINE
M. JOHANN BUISMAN
1314
PROFESSIONAL LAND SURVEYOR

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID.

EMBOSSED SEAL ABOVE

E:\Land Projects\33000\33113 Forest Ave\dwg\33113.dwg