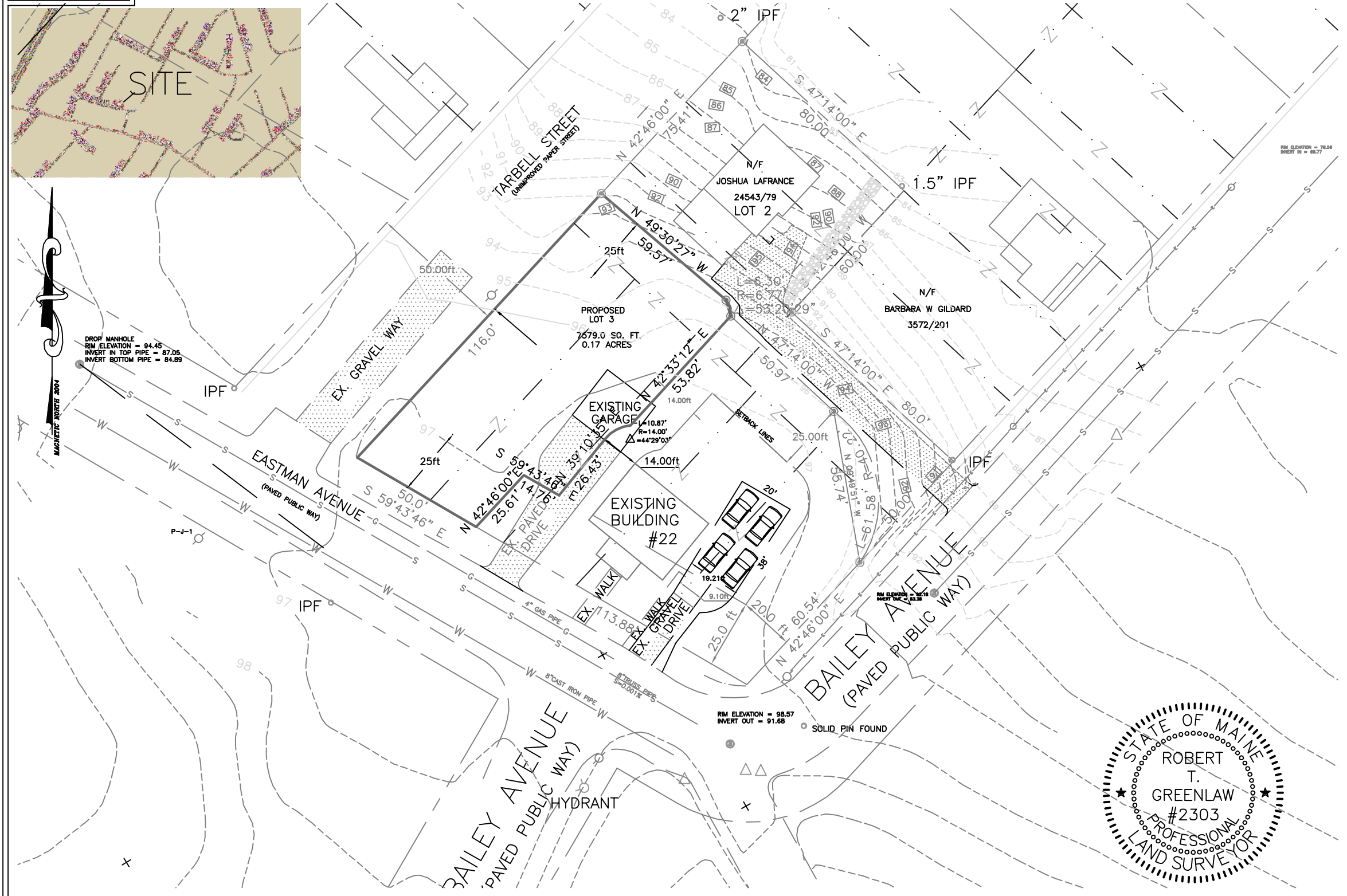


SITE LOCATION MAP:



GENERAL NOTES:

- RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KILMARTIN, JTS, BOOK 20704 PAGE 316 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
NO STATE PLANE COORDINATES WERE AVAILABLE FOR THIS PROJECT WITHIN A 1/2 MILE OF THE SITE.
ELEVATIONS BASED UPON THE INVERTS OF THE TWO MANHOLES SHOWN HEREON AND THE ELEVATIONS OF SAID MANHOLES AS SHOWN ON SHEET #1 OF 3 OF THIS SET OF PLANS AND ON PLAN REFERENCE 4c BELOW. ELEVATIONS ARE ASSUMED TO BE ON CITY DATUM APPROXIMATELY N.G.V.D. 1929.
- AREA OF ORIGINAL PARCEL:
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY A.L. ELIOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.
- THE ABOVE PARCELS ARE BENEFITTED BY THE FEE OF ALL THE STREETS AND WAYS SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF THE OTHER LOTS SHOWN ON SAID PLAN, AND SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REFERENCED DEEDS.
- LOT THREE RECEIVED A ZONING BOARD OF APPEALS APPROVAL AS A BUILDABLE LOT ON MAY 4, 2006. LOTS 1 AND 2 AS SHOWN ON THIS PLAN MEET THE CURRENT ZONING STANDARDS AS BUILDABLE LOTS ACCORDING TO THE REQUIRED FRONTAGE ON A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZONE R-3.

ZONING:

ZONE: R-3 RESIDENTIAL
 SETBACKS: FRONT - 25 FT
 REAR - 25 FT
 SIDE - 1-1/2 STORY 8 FT; 2 STORIES 14 FT
 ON SIDE STREET - 20 FT
 MINIMUM LOT SIZE: 6500 SQ FT
 MINIMUM LOT WIDTH: 50 FT
 MAXIMUM BUILDING HEIGHT: 35 FT
 MAXIMUM LOT COVERAGE: 25%

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 DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

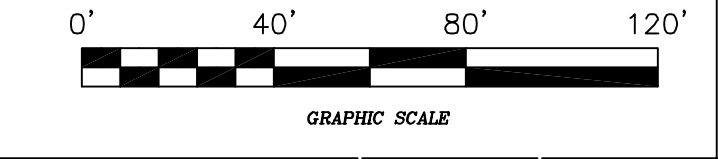
- Capped 5/8" Rebar Found
- IPF Iron Pipe Found
- Abutter Line
- Property Line
- Street Line
- Setback Line
- - - Edge of traveled way
- (50.00') Distance from reference Plan or deed.
- N/F Now Or Formerly
- TYP. TYPICAL
- Direction of Bearing
- Z Indicates Ownership in Common



REVISIONS:

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STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED 2007
 AT : H .M. AND RECORDED IN
 PLAN BOOK PAGE



CERTIFICATE:

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 CORNERS WERE SET
 ROBERT T. GREENLAW P.L.S., #2303
 V. PRESIDENT BACK BAY BOUNDARY, INC.
 REVISED: FEBRUARY 02, 2006
 DATE: JULY 7, 2006

EXISTING CONDITIONS PLAN
 AT: EASTMAN AVENUE, PORTLAND, MAINE
 FOR: DEBORAH KILMARTIN

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE
 207-774-2855 FAX 207-347-4346

DRAWN BY: RTG
 CHECKED BY: MMB
 SCALE: 1" = 40'
 DATE OF SURVEY: 07/22/2004
 JOB NUMBER: 2004099
 SHEET: 1 OF 3
 DRAWER: 2004 NO: 099

LOCATION: EASTMAN AVE. PORTLAND, MAINE