

332 - G - 001001

2007-0038

22-22 Bailey Ave, Portland, ME

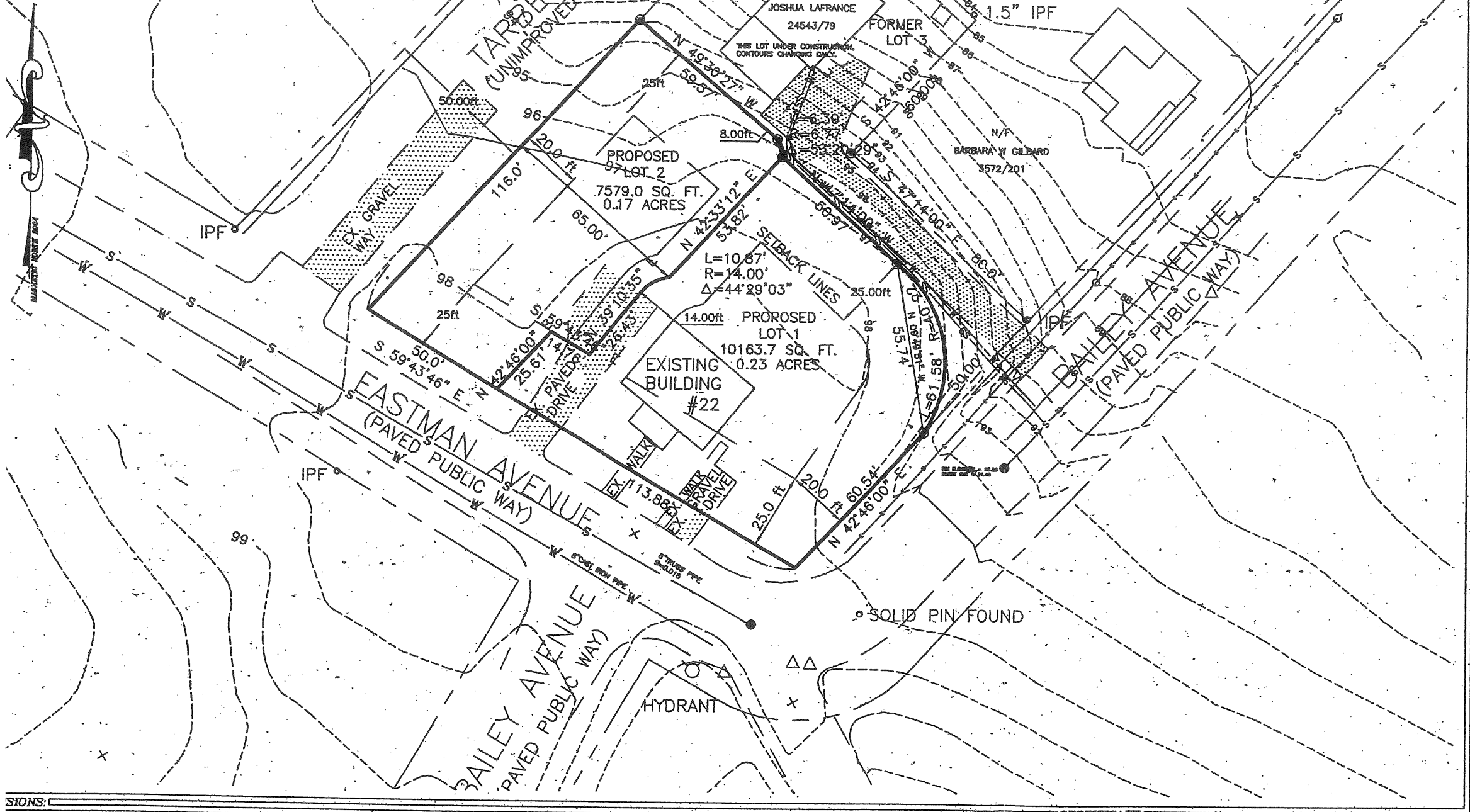
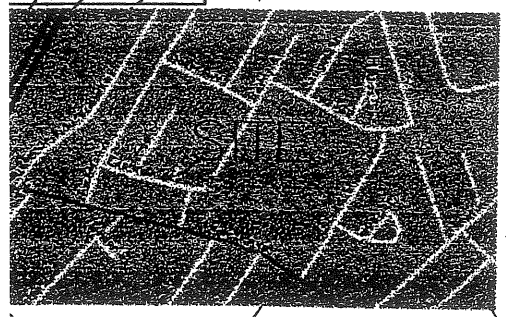
3 Lot subdivision

Kilmartin sidney ?

22 Bailey Ave, Portland, ME 04103



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 ALLELIOT, 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, 2008. 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 STORES 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:**

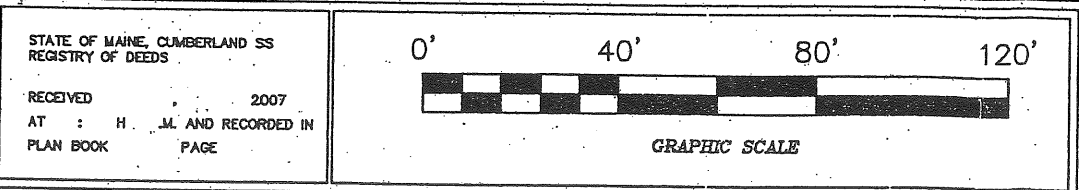
- Capped 5/8" Rebar Found
- Iron Pipe Found
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Edge of traveled way
- (50.00') Distance from reference Plan or deed.
- N/F New Or Formerly
- TYP. TYPICAL
- Direction of Bearing
- Z Indicates Ownership in Common

**PROPOSED LOT SPLIT**  
 AT: 22 BAILY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS

RECEIVED 2007  
 AT : H. M. AND RECORDED IN  
 PLAN BOOK PAGE

LOCATION: 22 BAILEY AVE, PORTLAND, MAINE



**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:

- NO WRITTEN REPORT
- NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.

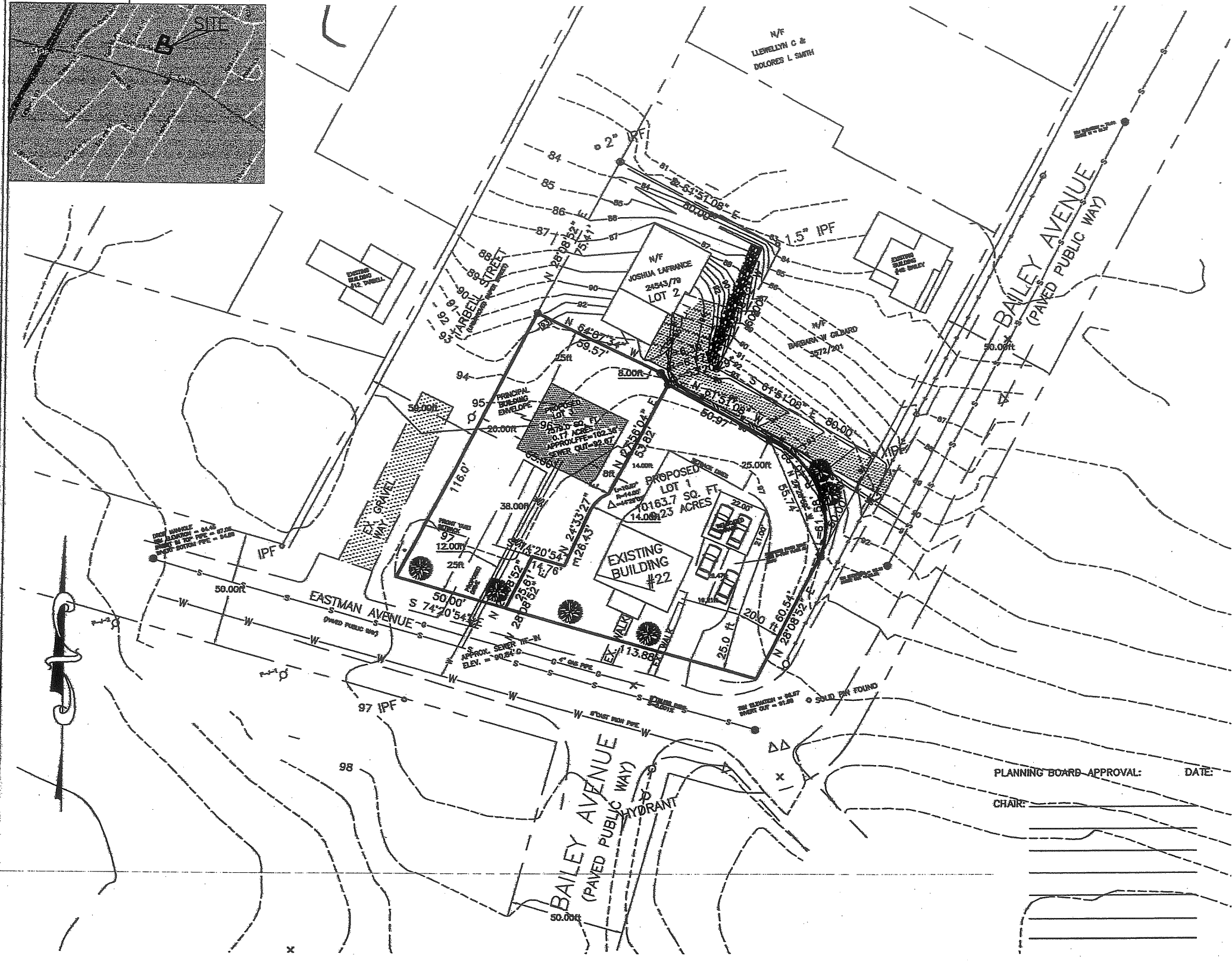
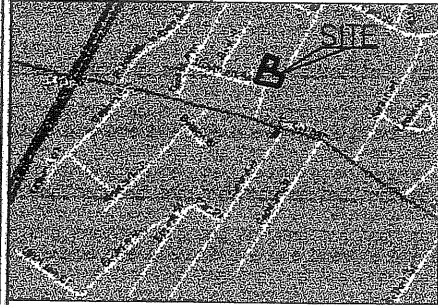
REVISED: FEBRUARY 02, 2008  
 DATE: JULY 7, 2008

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 LAND SURVEYING

643 FOREST AVENUE  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-347-4346

DRAWN BY: RTG / PJM  
 CHECKED BY:  
 SCALE: 1" = 40'  
 DATE OF SURVEY: 07/22/2004  
 JOB NUMBER: 2004099  
 SHEET: 2 OF 2  
 DRAWER: 2004 NO: 099

**SITE LOCATION MAP:**



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KILMARTIN, JTS, BOOK 20704 PAGE 310 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CORD).
  2. THIS SURVEY WAS COMPLETED UTILIZING THE FOLLOWING EQUIPMENT: LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR.
- ELEVATIONS ARE BASED UPON A CAPPED MONUMENT FOUND ON THE THREE FOOT OFFSET INTERSECTION OF DOVER AVENUE AND BEAL STREET REFERENCED ON CITY OF PORTLAND ELEVATION CARDS AT ELEVATION 68.308 FEET ON CITY DATUM N.G.V.D. 1928.
- BEARINGS ARE BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAD BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED: A GRANITE MONUMENT FOUND AT THE NORTHWEST INTERSECTION OF THE THREE FOOT OFFSET LINES OF DOVER AVENUE AND BEAL STREET NORTH: S16407.046, EAST: 2814526.818; AND DOVER AVENUE AND TARBELL STREET NORTH: S16317.486, EAST: 2814684.286 US SURVEY FEET.
  3. AREA OF ORIGINAL PARCEL: ORIGINAL LOT: 28,325.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.
  4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
    - a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY ALEX. C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.
    - b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, REVISED 4/78.
    - c.) CITY OF PORTLAND SEWER SHEETS
  5. THE ABOVE PARCELS ARE BENEFITED 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.
  6. LOT TWO 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.
  7. NO SPECIAL PROBLEMS WITH DRAINAGE ARE EXPECTED, LOT 3 IS CONSTRUCTING A STONE-LINED SWALE TO CONVEY STORMWATER TO TARBELL STREET. LOT 2 WILL CONTINUE TO SHEET FLOW AND ABSORB ITS STORMWATER INTO ITS OWN LOT.
  8. NO WETLANDS OR SPECIAL SOILS ARE KNOWN TO EXIST ON THE SUBJECT PARCEL.

**ZONING:**

ZONING: R-3 RESIDENTIAL  
 MINIMUM LOT SIZE: 6,500 SQ FT  
 MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT  
 MINIMUM STREET FRONTAGE: 50 FT  
 MINIMUM YARD DIMENSIONS:  
 FRONT - 25 FT; REAR - 25 FT;  
 SIDE - 1-1/2 STORIES: 8 FT; 2 STORIES: 14 FT  
 ON SIDE STREET: 20 FT  
 MAXIMUM LOT COVERAGE: 30%  
 MINIMUM LOT WIDTH: 85 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT

**FLOOD NOTE:**

BY GRAPHIC FLOODING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 BC, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

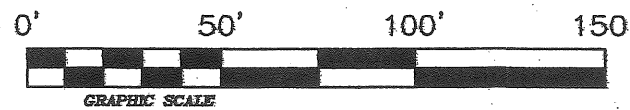
- ⊙ Capped 5/8" Rebar Found
- IPFO Iron Pipe Found
- △ Control Points
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Edge of traveled way
- (50.00') Distances from reference Plan or deed.
- N/F Now Or Formerly
- TYP. TYPICAL
- Direction of Bearing
- Z Indicates Ownership in Common
- S --- Sewer Line
- SS --- Proposed Sewer Line
- W --- Water Line
- G --- Gas Line
- ⊙ Street Tree to be Planted shall be in excess of 2-1/2 inches in diameter.

**PROPOSED THREE LOT SUBDIVISION**  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

**REVISIONS:**

REVISION 4: 05/15/2007 - PER CITY PLANNING 2ND REVIEW COMMENTS.
REVISION 3: 03/23/2007 - PER CITY PLANNING REVIEW COMMENTS.
REVISION 2: 02/02/2007 - DRAFTING CORRECTIONS.
REVISION 1: 10/05/2006 - ADJUSTED ACREAGE
<b>LOCATION: 22 BAILEY AVE, PORTLAND, MAINE</b>

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



**CERTIFICATE:**

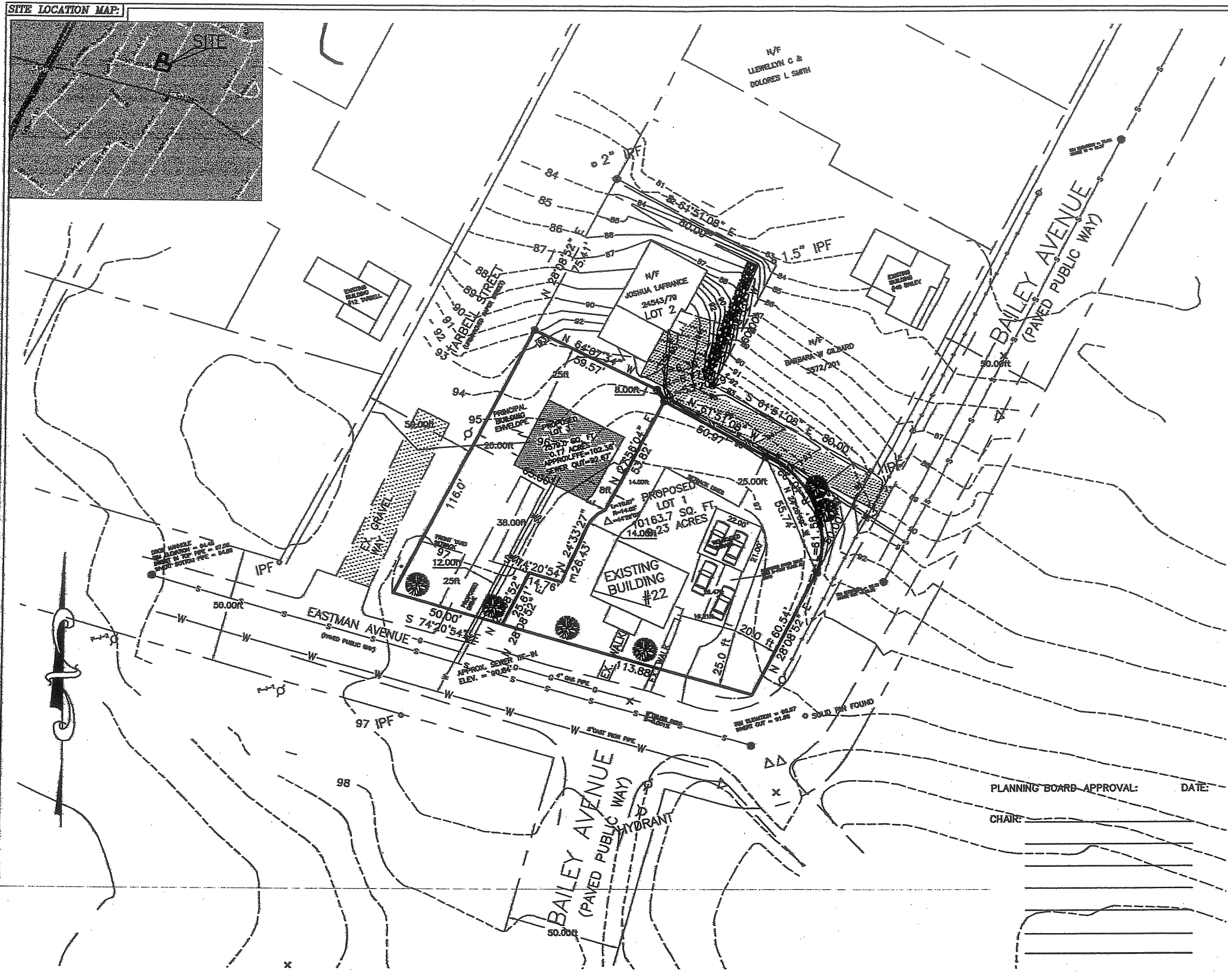
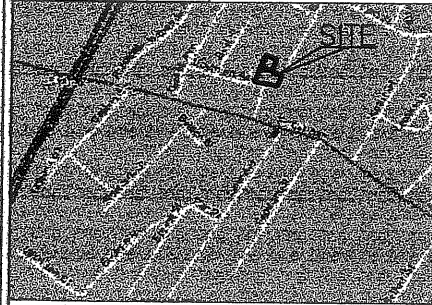
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 a) NO WRITTEN REPORT  
 b) NO NEW CORNERS WERE SET

ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.  
 REVISED: MAY 15, 2007  
 DATE: FEBRUARY 06, 2006

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 LAND SURVEYING  
 643 FOREST AVENUE  
 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346

DRAWN BY: RIG / PJM  
 CHECKED BY: GAS  
 SCALE: 1" = 50'  
 DATE OF SURVEY: 07/22/2004  
 JOB NUMBER: 2004098  
 SHEET: 2 OF 2 REV 4  
 DRAWER: 2004 NO: 008

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 (CGRD).
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- BEARINGS ARE BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983. SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED: A GRANITE MONUMENT FOUND AT THE NORTHWEST INTERSECTION OF THE THREE FOOT OFFSET LINES OF DOVER AVENUE AND BEAL STREET NORTH: 281487.846, EAST: 281482.818 AND OF DOVER AVENUE AND TARBELL STREET NORTH: 516317.489, EAST: 2814894.296 US SURVEY FEET.
- AREA OF ORIGINAL PARCEL:  
ORIGINAL LOTS: 25,323.2 SQ. FT., 0.58 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.
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a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY ALLELOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.  
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ZONING:

ZONING: R-3 RESIDENTIAL  
 MINIMUM LOT SIZE: 6,500 SQ FT  
 MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT  
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 OR SIDE STREET: 30 FT  
 MAXIMUM LOT COVERAGE: 35%  
 MINIMUM LOT WIDTH: 35 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT

FLOOD NOTE:

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LEGEND:

- Capped 5/8" Rebar Found (50.00') Distance from reference Plan or deed.
- IPFO Iron Pipe Found N/F Now Or Formerly
- ▲ Control Points TYP. TYPICAL
- Abutter Line — Direction of Bearing
- Property Line — Indicate Ownership in Common
- Street Line — S— Sewer Line
- Setback Line — SS— Proposed Sewer Line
- Edge of traveled way — W— Water Line
- Street Tree to be Planted shall be in excess of 2-1/2 inches in diameter. — G— Gas Line

**PROPOSED THREE LOT SUBDIVISION**  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

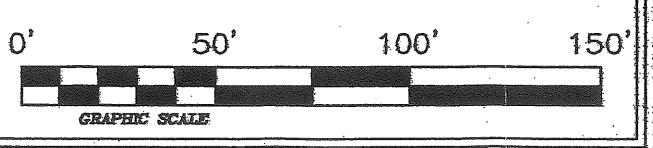
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 207-774-2855 FAX 207-347-4346

DRAWN BY: RTG / PJM  
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 SHEET: 2 OF 2 REV 4  
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REVISIONS:

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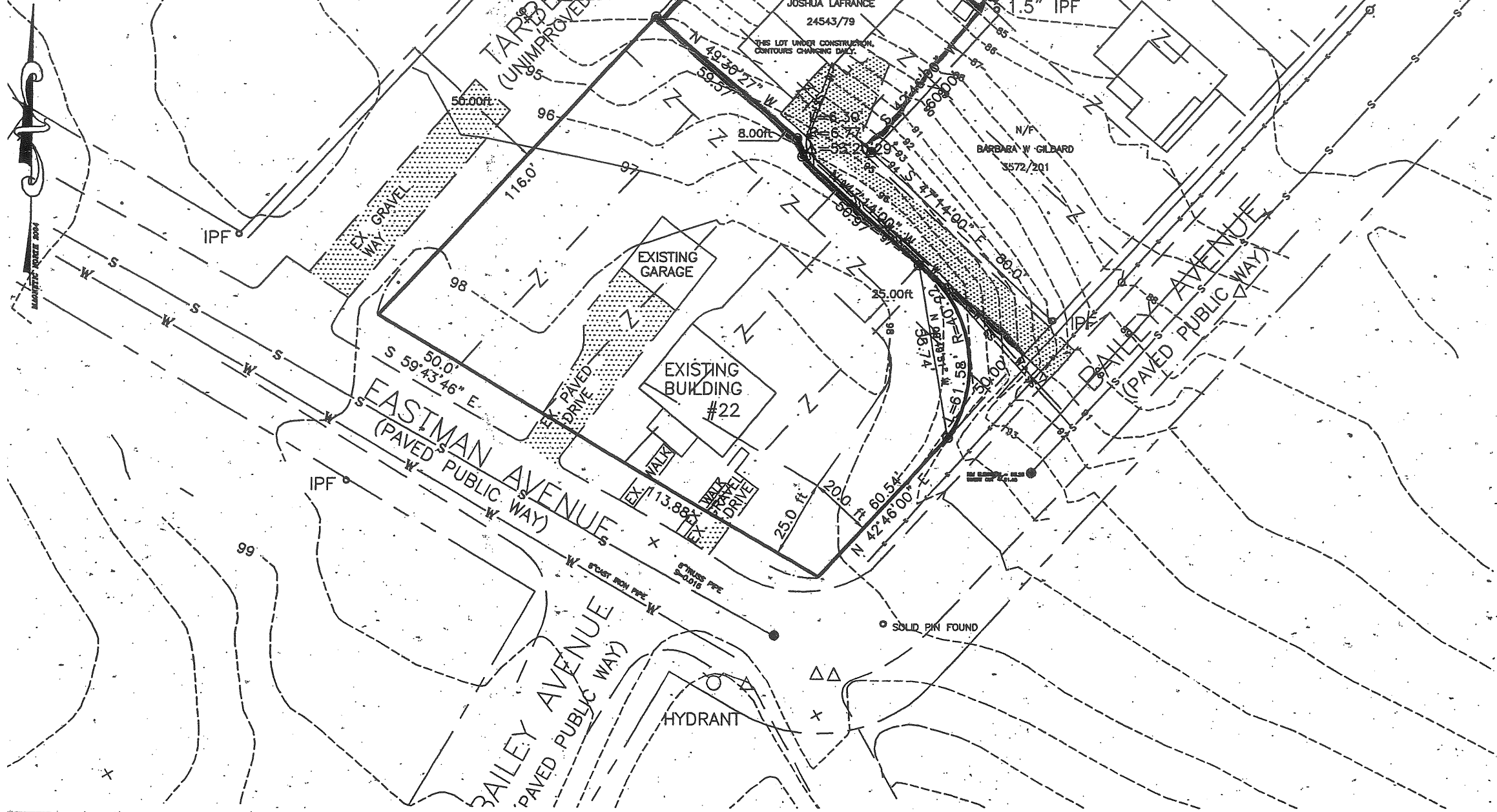
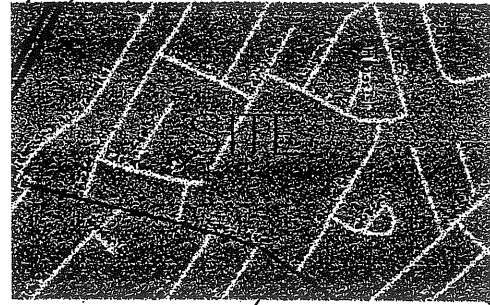
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ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.  
 REVISED: MAY 15, 2007  
 DATE: FEBRUARY 06, 2006

PLANNING BOARD APPROVAL: \_\_\_\_\_ DATE: \_\_\_\_\_  
 CHAIR: \_\_\_\_\_



**LOCATION MAP**



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**ZONING:**

ZONE: R-3 RESIDENTIAL  
 SETBACKS: FRONT - 25 FT  
 REAR - 25 FT  
 SIDE - 1-1/2 STORY 8 FT; 2 STORIES 14 FT  
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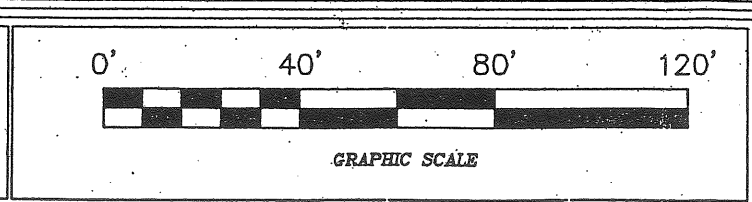
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**EXISTING CONDITIONS PLAN**  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

NOTION: 22 BAILEY AVE, PORTLAND, MAINE

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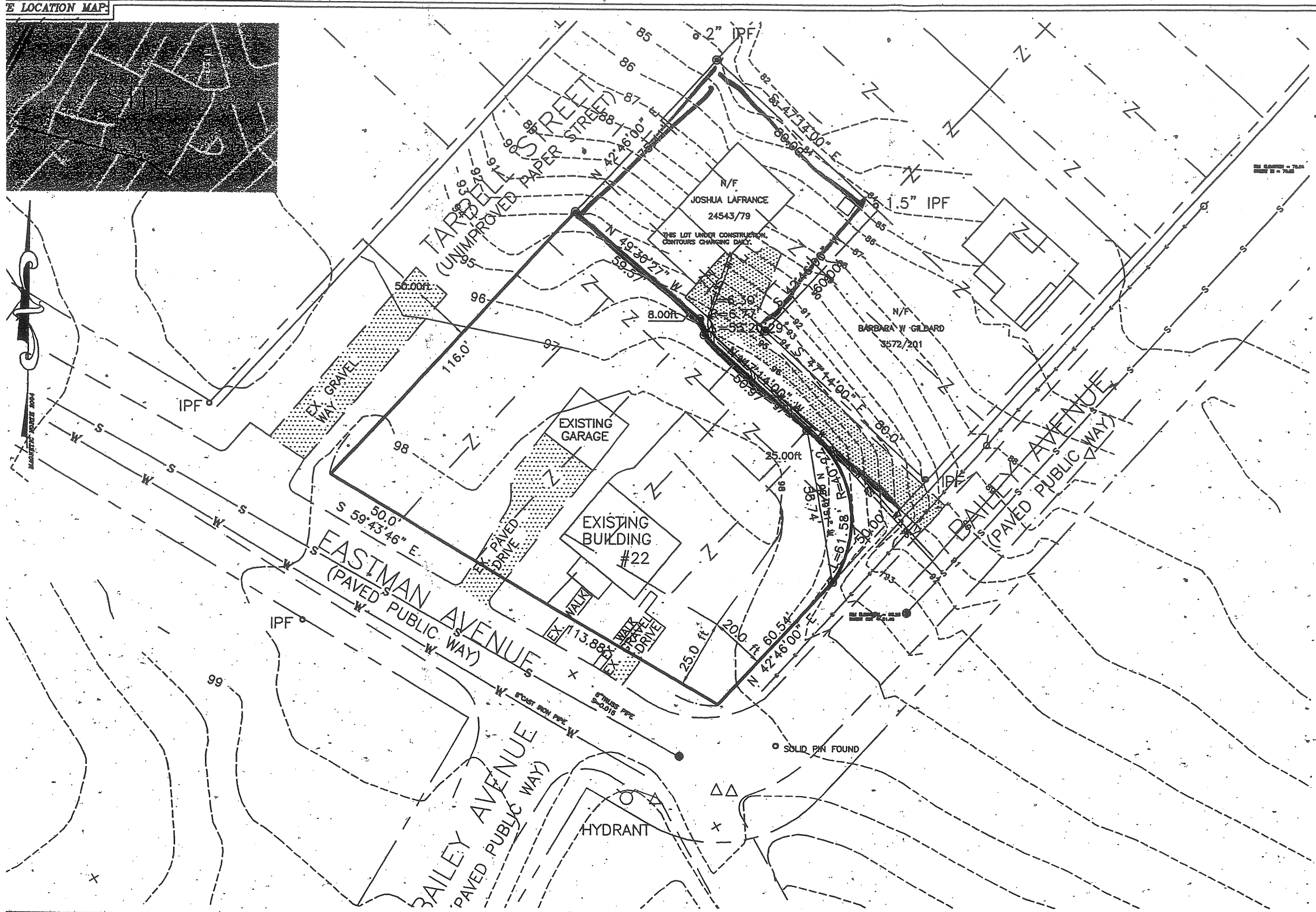
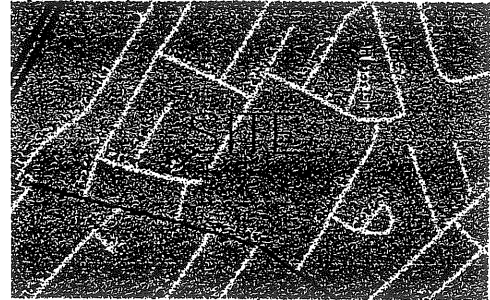


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 V. PRESIDENT BACK BAY BOUNDARY, INC.  
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 DATE: JULY 7, 2006

PREPARED BY:  
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 LAND SURVEYING  
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 CHECKED BY:  
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LOCATION MAP



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a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY A. L. ELLIOT, 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 STORES 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:**

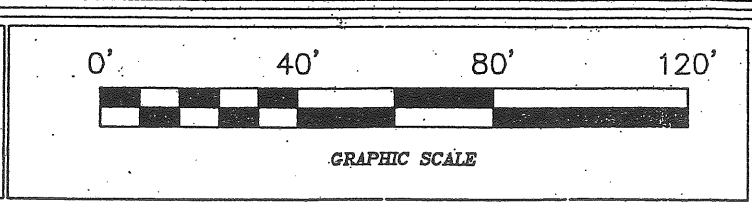
● Capped 5/8" Rebar Found	(50.00') Distance from reference Plan or deed.
IPF ○ Iron Pipe Found	N/F Now Or Formerly
— Abutter Line	TYP. TYPICAL
— Property Line	— Direction of Bearing
— Street Line	Z Indicates Ownership in Common
— Setback Line	
— Edge of traveled way	

**EXISTING CONDITIONS PLAN**  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

NOTION: 22 BAILEY AVE, PORTLAND, MAINE

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.

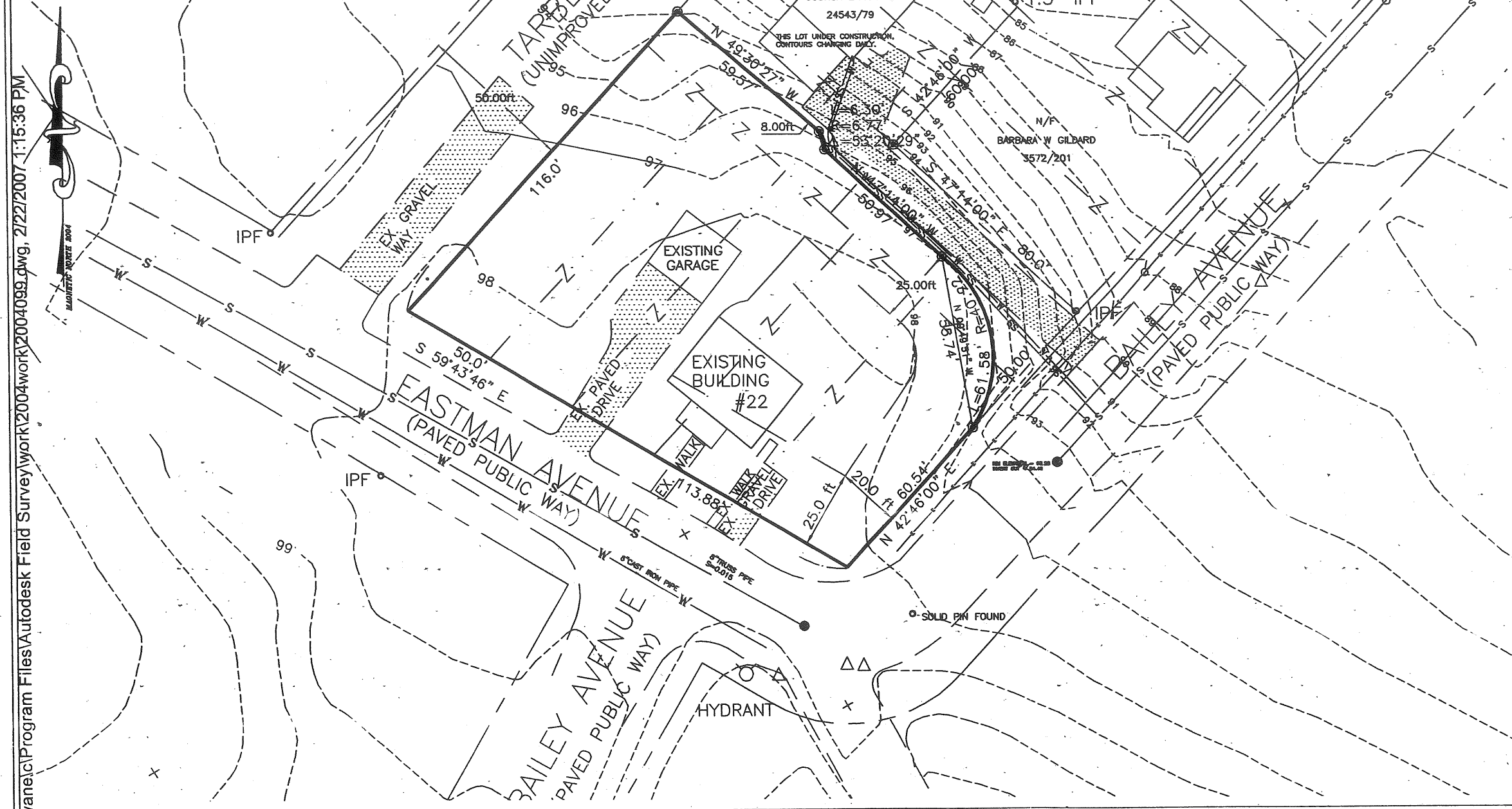
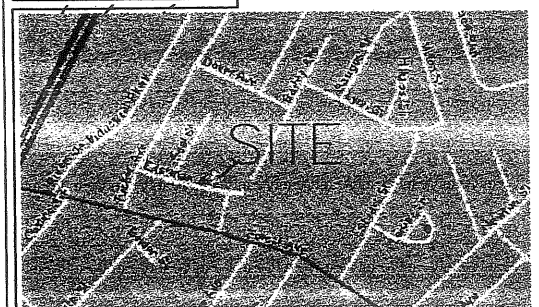
REVISED: FEBRUARY 02, 2006  
 DATE: JULY 7, 2006

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 LAND SURVEYING

643 FOREST AVENUE  
 PORTLAND, MAINE  
 207-774-2855 FAX 207-347-4346

DRAWN BY: RTG / PJM  
 CHECKED BY:  
 SCALE: 1" = 40'  
 DATE OF SURVEY: 07/22/2004  
 JOB NUMBER: 2004099  
 SHEET: 1 OF 2  
 DRAWER: 2004 NO: 099

**SITE LOCATION MAP:**



\\G:\Program Files\Autodesk Field Survey\work\2004\work\2004099.dwg, 2/22/2007 1:15:36 PM

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KILMARTIN, JTS, BOOK 20704 PAGE 316 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
2. 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.
3. AREA OF ORIGINAL PARCEL:  
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY 7, 1910 BY ALEJOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.  
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.
5. THE ABOVE PARCELS ARE BENEFITTED BY THE FEE OF ALL THE STREETS AND WAYS SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF ALL 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.
6. 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 STORES 14 FT  
                   ON SIDE STREET - 20 FT  
 MINIMUM LOT SIZE: 8500 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:**

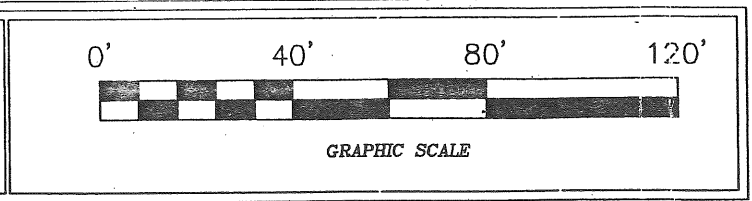
- Capped 5/8" Rebar Found
- Iron Pipe Found
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Edge of traveled way
- (50.00') Distance from reference Plan or deed.
- N/F Now Or Formerly
- TYP. TYPICAL
- Direction of Bearing
- Z - Indicates Ownership in Common

**EXISTING CONDITIONS PLAN**  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 FOR: DEBORAH & SIDNEY KILMARTIN

**REVISIONS:**


LOCATION: 22 BAILEY AVE, PORTLAND, MAINE

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

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

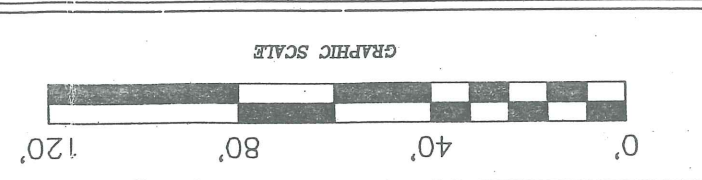
DRAWN BY: RTG. / PJM  
 CHECKED BY: \_\_\_\_\_  
 SCALE: 1" = 40'  
 DATE OF SURVEY: 07/22/2004  
 JOB NUMBER: 2004099  
 SHEET: 1 OF 2  
 DRAWER: 2004 NO: 099





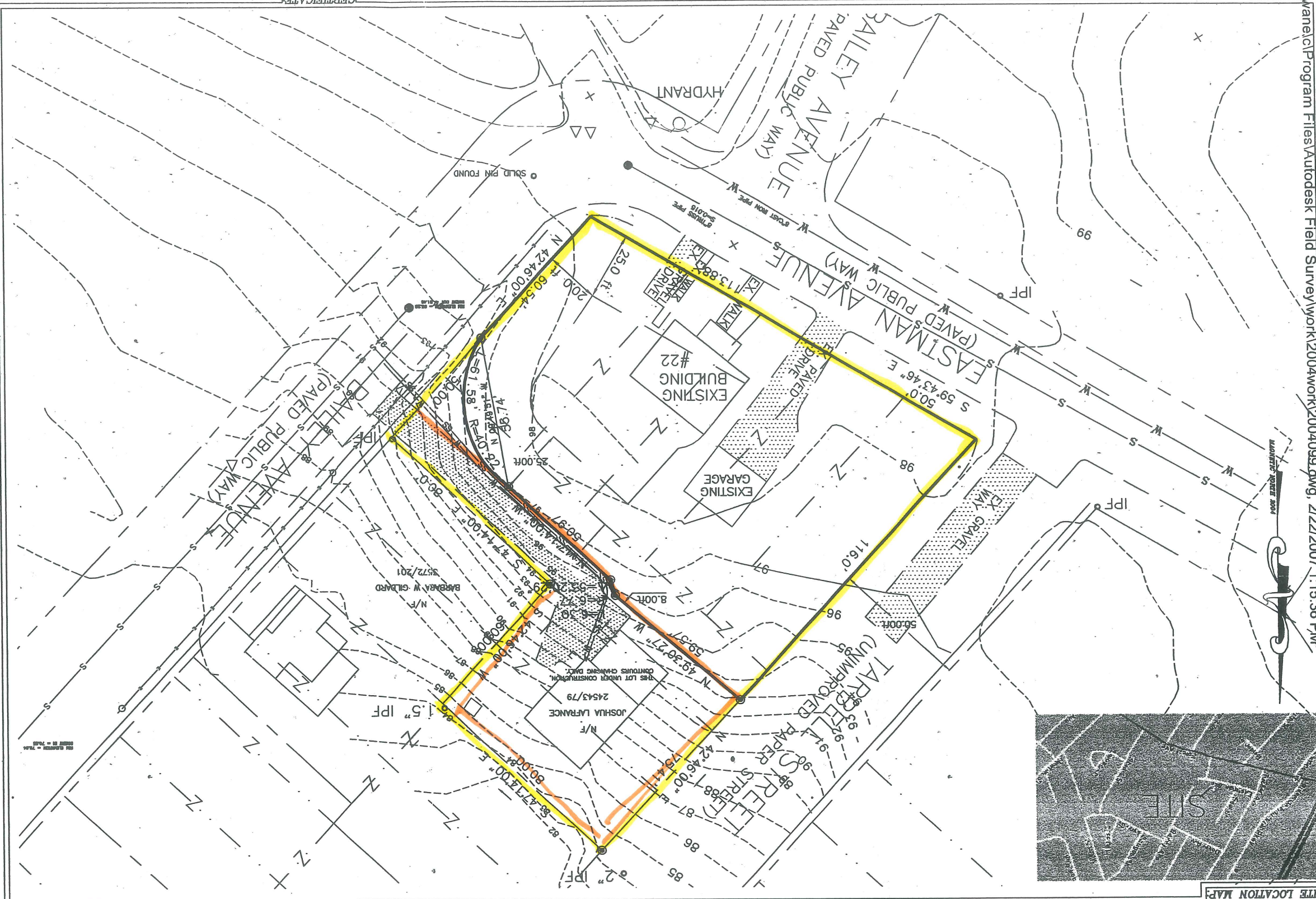
LOCATION: 22 BAILEY AVE, PORTLAND, MAINE  
RECEIVED  
AT : H M AND RECORDED IN  
PLAN BOOK  
PAGE  
2007  
STATE OF MAINE, CUMBERLAND SS  
REGISTRY OF DEEDS

REVISED: FEBRUARY 02, 2006  
DATE: JULY 7, 2006  
ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.  
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED  
FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01,  
2001 WITH THE FOLLOWING EXCEPTIONS:  
b) NO NEW CORNERS WERE SET  
d) NO WRITTEN REPORT



PREPARED BY:  
BACK BAY BOUNDARY, INC.  
LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE  
207-774-2855 FAX 207-347-4346  
DRAWN BY: RTG / PJM  
CHECKED BY:  
SCALE: 1" = 40'  
DATE OF SURVEY: 07/22/2004  
JOB NUMBER: 2004099  
SHEET: 1 OF 2  
DRAWER: 2004 NO: 089

FOR: DEBORAH & SIDNEY KILMARTIN  
AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
EXISTING CONDITIONS PLAN



LEGEND:  
● Capped 5/8" Rebar Found  
○ Iron Pipe Found  
○ Plan or dead  
○ (50.00') Distance from reference  
N/E Now Or Formerly  
TYP. TYPICAL  
Z Indicates Ownership in Common  
— Direction of Bearing  
— Edge of traveled way  
— Setback Line  
— Street Line  
— Property Line  
— Abutter Line  
— Iron Pipe Found  
— Capped 5/8" Rebar Found

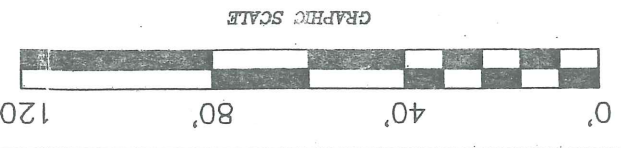
FLOOD NOTES:  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE  
MAP, COMMUNITY PANEL NO. 230061 6C, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998  
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING:  
ZONE: R-3 RESIDENTIAL  
SETBACKS: FRONT - 25 FT  
REAR - 25 FT  
SIDE - 1-1/2 STORY 8 FT; 2 STORY 14 FT  
MINIMUM LOT SIZE: 6500 SQ FT  
MINIMUM LOT WIDTH: 50 FT  
MINIMUM BUILDING HEIGHT: 30 FT  
MAXIMUM LOT COVERAGE: 25%

GENERAL NOTES:  
1. RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KILMARTIN, JTS, BOOK 20704  
PAGE 318 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).  
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS  
SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 BATA 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 #6 BELOW. ELEVATIONS ARE ASSUMED TO BE ON  
CITY DATUM APPROXIMATELY N.G.V.D. 1929.  
3. AREA OF ORIGINAL PARCEL:  
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE  
PROPOSED LOTS.  
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY  
7, 1910 BY ALLELOT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF  
DEEDS PLAN BOOK 12 PAGE 5.  
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.  
5. 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.  
6. 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.  
7. CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.

LOCATION: 22 BAILEY AVE, PORTLAND, MAINE

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



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:  
(d) NO WRITTEN REPORT  
(b) NO NEW CORNERS WERE SET  
ROBERT T. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.  
REVISÉ: FEBRUARY 02, 2006  
DATE: JULY 7, 2006

PREPARED BY:  
BACK BAY BOUNDARY, INC.  
LAND SURVEYING  
643 FOREST AVENUE  
PORTLAND, MAINE  
207-774-2855 FAX 207-347-4346  
DRAWN BY: RTG / PJM  
CHECKED BY:  
SCALE: 1" = 40'  
DATE OF SURVEY: 07/22/2004  
JOB NUMBER: 2004099  
SHEET: 2 OF 2  
DRAWER: 2004 NO. 088

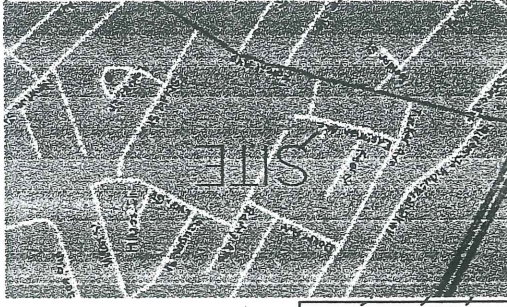
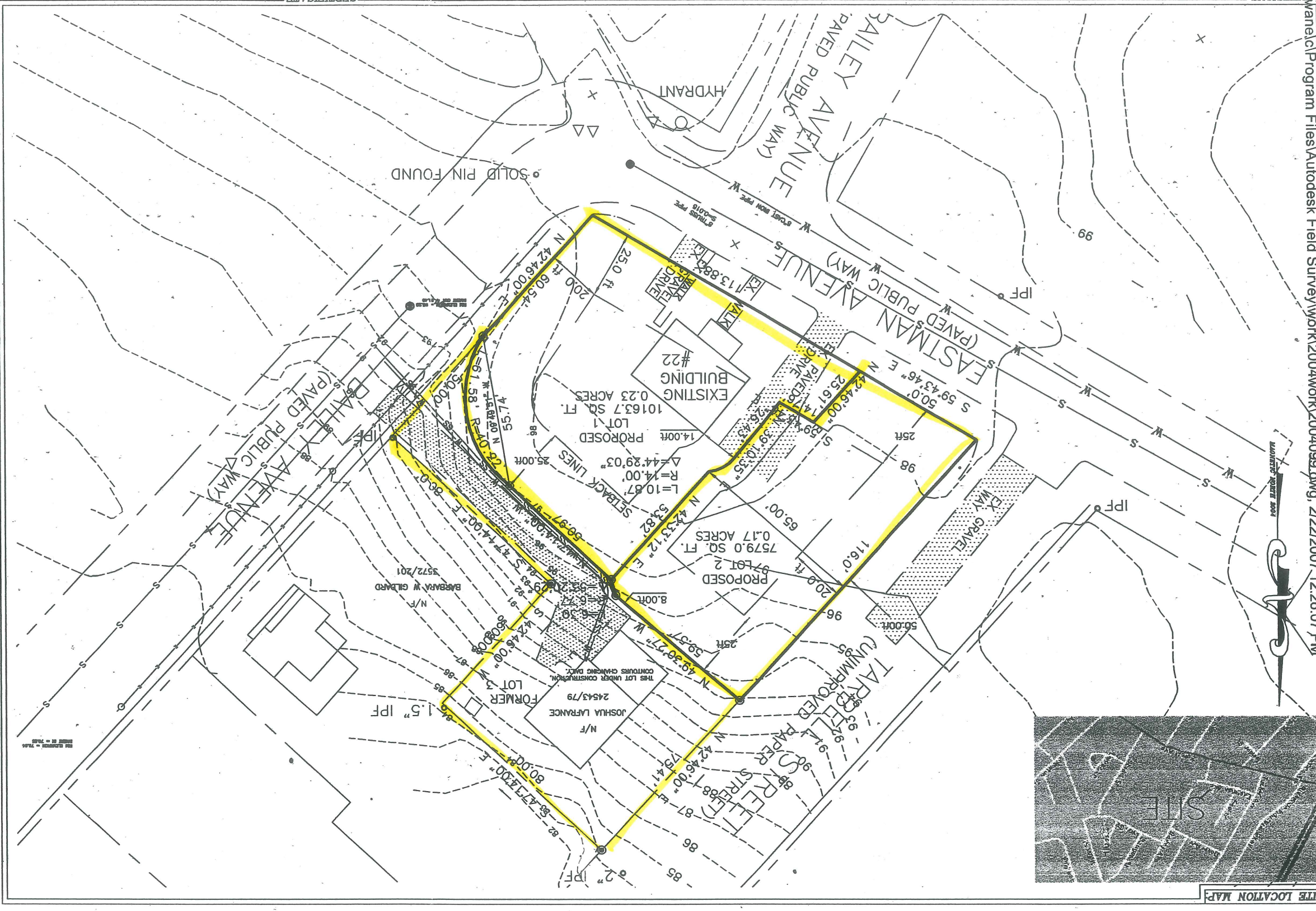
FOR: DEBORAH & SIDNEY KIMMARTIN  
PROPOSED LOT SPLIT  
AT: 22 BAILEY AVENUE, PORTLAND, MAINE

**LEGEND:**  
● Copped S/B Rebar Found  
● Iron Pipe Found  
● N/F Near Or Formerly  
● P/F Pin or dead.  
● (solid) Distances from reference  
--- TYP. Typical  
--- N/F Near Or Formerly  
--- P/F Pin or dead.  
--- (solid) Distances from reference  
--- Edge of traveled way  
--- Direction of Bearing  
--- Z Indicates Ownership in Common

**FLOOD NOTE:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE  
MAP, COMMUNITY PANEL NO. 230051 SC, WHICH BEARS AN EFFECTIVE DATE OF DEC 04, 1998  
AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

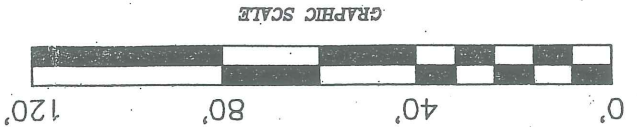
**ZONING:**  
ZONE: R-3 RESIDENTIAL  
SETBACKS: FRONT - 25 FT  
REAR - 25 FT  
SIDE - 1-1/2 STORIES & FT; 2 STORIES 14 FT  
ON SIDE STREET - 20 FT  
MINIMUM LOT SIZE: 6500 SQ FT  
MINIMUM LOT WIDTH: 50 FT  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 25%

**GENERAL NOTES:**  
1. RECORD OWNER OF PARCEL: SIDNEY P & DEBORAH A KIMMARTIN, JTS, BOOK 20704  
PAGE 316 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).  
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS  
SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR.  
NO STATE PLANE COORDINATES WERE AVAILABLE FOR THIS PROJECT WITHIN A 1/2  
MILE OF THE SITE.  
THE ELEVATIONS OF SAID MANHOLES AS SHOWN ON SHEET #1 OF 3 OF THIS SET OF  
PLANS AND ON PLAN REFERENCE 46 BELOW, ELEVATIONS ARE ASSUMED TO BE ON  
CITY DATUM APPROXIMATELY N.G.V.D. 1929.  
3. AREA OF ORIGINAL PARCEL:  
ORIGINAL LOT: 25,323.2 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE  
PROPOSED LOTS.  
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
(a) FOREST AVENUE TERRACE, PORTLAND, MAINE, OWNED BY J.W. WILBUR, DATED MAY  
7, 1910 BY ALLOT C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF  
DEEDS PLAN BOOK 12 PAGE 5.  
(b) CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.  
5. THE ABOVE PARCELS ARE BENTENED BY THE FEE OF ALL THE STREETS AND WAYS  
SHOWN ON SAID PLAN, IN COMMON WITH THE OWNERS OF THE OTHER LOTS SHOWN ON  
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A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL  
ZONE R-3.  
7. CITY OF PORTLAND ASSESSORS PLAN NO. 332, UNDATED.



LOCATION: 22 BAILEY AVE, PORTLAND, MAINE

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



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:  
d) NO WRITTEN REPORT  
b) NO NEW CORNERS WERE SET  
ROBERT I. GREENLAW P.L.S., #2303  
V. PRESIDENT BACK BAY BOUNDARY, INC.  
REVISED: FEBRUARY 02, 2006  
DATE: JULY 7, 2006

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

DRAWN BY: RTG / PJM  
CHECKED BY:  
SCALE: 1" = 40'  
DATE OF SURVEY: 07/22/2004  
JOB NUMBER: 2004099  
SHEET: 1 OF 2  
DRAWER: 2004 NO. 099

FOR: DEBORAH & SIDNEY KIMMARTIN  
AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
EXISTING CONDITIONS PLAN

**LEGEND:**

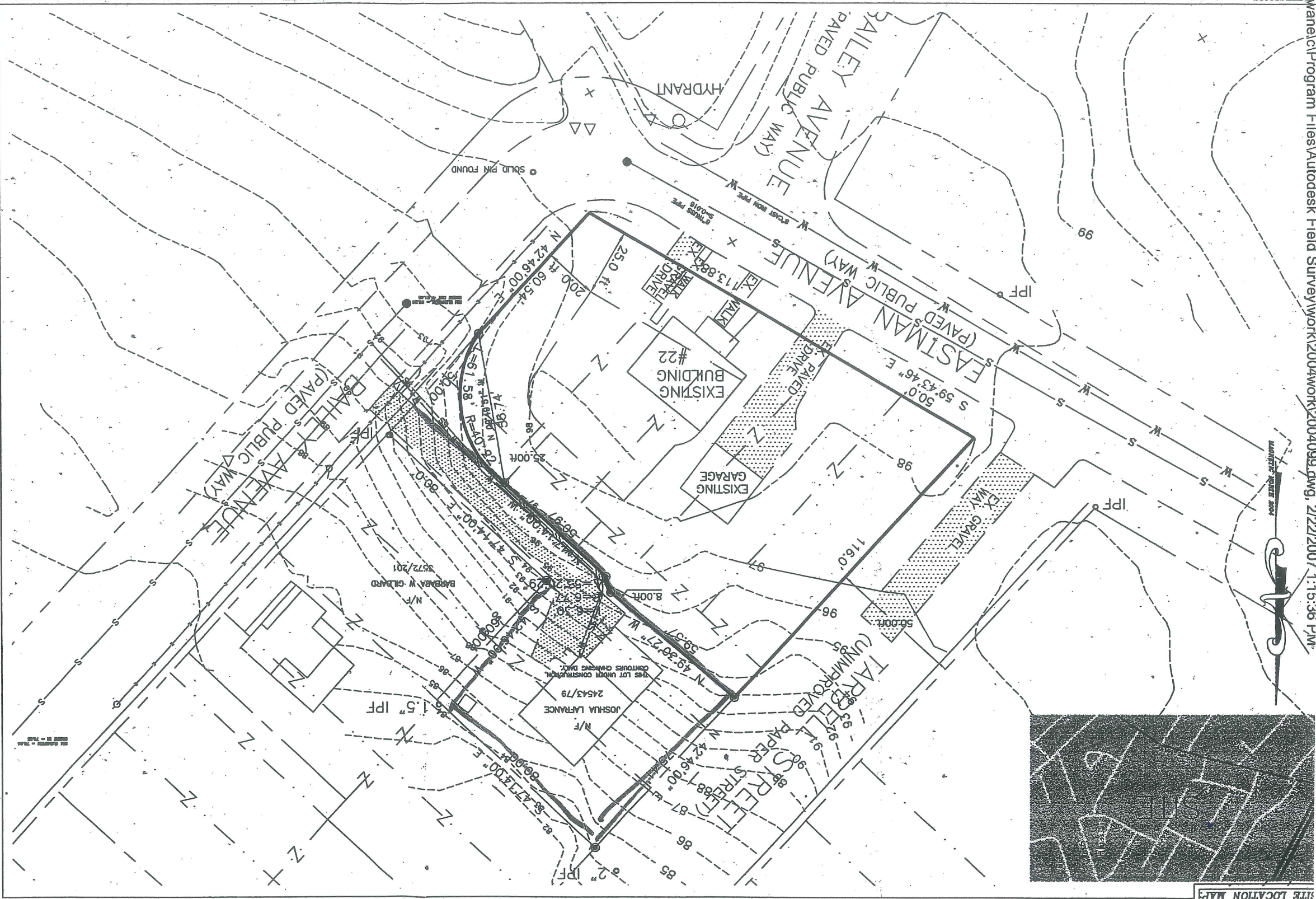
- Capped 5/8" Rebar Found
- Iron Pipe Found
- N/F Now Or Formerly
- Plan or deed
- Distance from reference (50.00')
- Property Line
- Abutment Line
- Street Line
- Subsock Line
- Edge of traveled way
- Direction of Bearing
- Z Indicates Ownership in Common
- TYP. TYPICAL

**FLOOD NOTES:**  
BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220051 BC, WHICH BEARS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

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

**GENERAL NOTES:**

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LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR  
NO STATE PLANE COORDINATES WERE AVAILABLE FOR THIS PROJECT WITHIN A 1/2 MILE OF THE SITE.  
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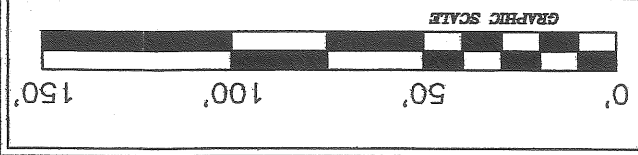
SITE LOCATION MAP

Attachment 2a



REVISIONS:
REVISION 4: 05/15/2007 - PER CITY PLANNING AND REVIEW COMMENTS.
REVISION 3: 03/23/2007 - PER CITY PLANNING REVIEW COMMENTS.
REVISION 2: 02/02/2007 - DRAFTING CORRECTIONS.
REVISION 1: 10/05/2006 - ADJUSTED AREA.
LOCATION: 22 BAILEY AVE, PORTLAND, MAINE

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



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED 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  
 V. PRESIDENT BACK BAY BOUNDARY, INC.  
 ROBERT T. GREENLAW P.L.S., #2203  
 REVISED: MAY 15, 2007  
 DATE: FEBRUARY 08, 2006

PREPARED BY:  
 BACK BAY BOUNDARY, INC.  
 643 FOREST AVENUE  
 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346  
 DRAWN BY: RTG / PJM  
 CHECKED BY: GAS  
 SCALE: 1" = 50'  
 DATE OF SURVEY: 07/29/2004  
 JOB NUMBER: 2004099  
 SHEETS: 2 OF 2 REV 4  
 DRAWER: 2004 NO. 089

FOR: DEBORAH & SIDNEY KILMARTIN  
 AT: 22 BAILEY AVENUE, PORTLAND, MAINE  
 PROPOSED THREE LOT SUBDIVISION

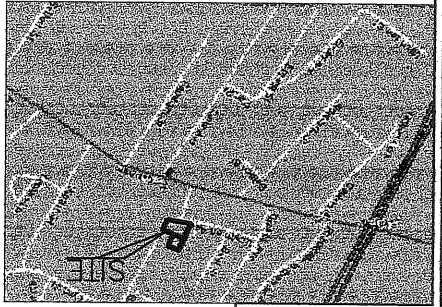
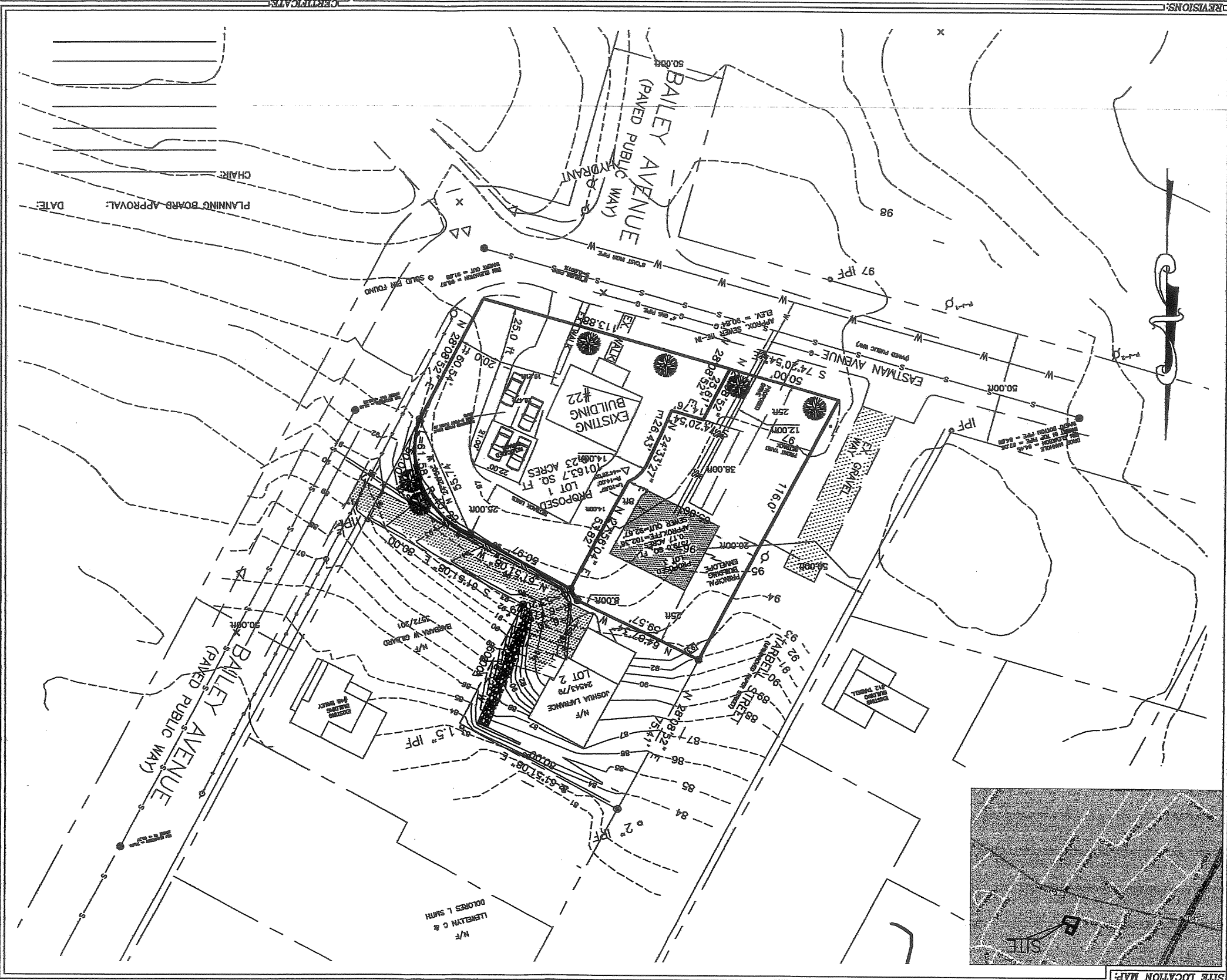
LEGEND:

①	Capped 5/8" Rubber Found
②	Iron Pipe Found
N/F	Not Found
Δ	Control Points
---	Autier Line
---	Property Line
---	Street Line
---	Sublot Line
---	Edge of traveled way
---	Sewer Line
---	Proposed Sewer Line
---	Water Line
---	Gas Line
---	Street trees to be planted shall be in excess of 2-1/2 inches in diameter.

FLOOD NOTES:  
 BY GRADING PLATING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 220051 0C, WHICH BEGINS AN EFFECTIVE DATE OF DEC 08, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

ZONING:  
 ZONING: R-3 RESIDENTIAL  
 MINIMUM LOT SIZE: 6,500 SQ FT  
 MINIMUM AREA PER DWELLING UNIT: 6,500 SQ FT  
 MINIMUM STREET FRONTAGE: 50 FT  
 FRONT - 25 FT REAR - 25 FT  
 SIDE - 14 FT STREETS 8 FT, 2 STORES: 14 FT  
 ON SIDE STREET: 20 FT  
 MAXIMUM LOT COVERAGE: 35%  
 MAXIMUM LOT FRONT: 55 FT  
 MAXIMUM BUILDING HEIGHT: 35 FT

GENERAL NOTES:  
 1. RECORD OWNER OF PARCELS: SIDNEY P & DEBORAH KILMARTIN, ITS BOOK 20704 PAGE 318 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).  
 2. THIS SURVEY WAS COMPLETED UTILIZING THE FOLLOWING EQUIPMENT:  
 LEITZ SONKISH SET 4 TOTAL STATION, LEITZ SDR 35 DATA COLLECTOR.  
 ELEVATIONS ARE BASED UPON A CAPED MONUMENT FOUND ON THE THREE FOOT OFFSET INTERSECTION OF DORR AVENUE AND BEAL STREET REFERENCED ON CITY OF PORTLAND ELEVATION CARDS AT ELEVATION 89.209 FEET ON CITY DATUM M.G.A.D. 1929.  
 BEARINGS ARE BASED UPON THE MAINE STATE PLANE COORDINATE SYSTEM, WEST ZONE NORTH AMERICAN DATUM 1983, SAID BEARINGS DERIVED FROM COORDINATES SUPPLIED BY THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT. TWO MONUMENTS WERE UTILIZED AS BENCHMARK POINTS AT THE NORTHEAST INTERSECTION OF THE THREE FOOT OFFSET LINES OF DORR AVENUE AND BEAL STREET.  
 NORTH: 316407.046, EAST: 281452.819 AND OF DORR AVENUE AND TARBELL STREET NORTH: 316317.137, EAST: 281469.426 US SURVEY FEET.  
 3. AREA OF ORIGINAL PARCEL:  
 ORIGINAL LOT 25, 3212 SQ. FT., 0.59 ACRES. SEE THE PLAN FOR AREAS OF THE PROPOSED LOTS.  
 4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a) FOREST AND RANGE RECORD, WARE OWNED BY ALMILLIURE, DATED MAY 7, 1910 BY A.L. BLUNT, C.E., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 5.  
 b) CITY OF PORTLAND ASSESSORS PLAN NO. 332, REVISED 4/79.  
 c) CITY OF PORTLAND SEWER SHEETS.  
 5. THE ABOVE PARCELS ARE BENEFITED 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 SAID LOT OWNERS TO HAVE ANY CUSTOMARY USE OF SAID STREETS AND WAYS, IN ACCORDANCE WITH ABOVE REFERENCED DEEDS.  
 6. LOT TWO RECEIVED A ZONING BOARD OF APPEALS APPROVAL, AS A BUILDABLE LOT ON LOTS 1 AND 2 AS SHOWN ON THIS PLAN TO THE REQUIRED CURRENT ZONING REQUIREMENTS AS BUILDING TO THE REQUIRED PORTAGE ON A PUBLIC STREET AND SQUARE FOOTAGE REQUIREMENTS FOR A LOT IN RESIDENTIAL ZONE R-3.  
 7. NO SPECIAL PROBLEMS WITH DRAINAGE ARE EXPECTED. LOT 3 IS CONSTRUCTING A STORMED SWALE TO CONVEY STORMWATER TO TARBELL STREET. LOT 2 WILL CONTINUE TO SHEET FLOW AND ASSURE ITS STORMWATER INTO ITS OWN LOT.  
 8. NO WETLANDS OR SPECIAL SOILS ARE KNOWN TO EXIST ON THE SUBJECT PARCEL.



Attachment 3c



