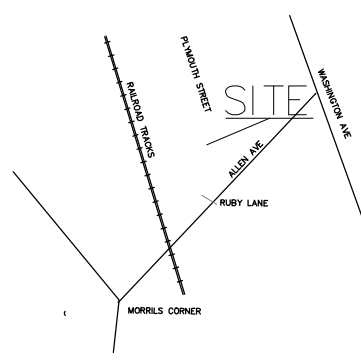
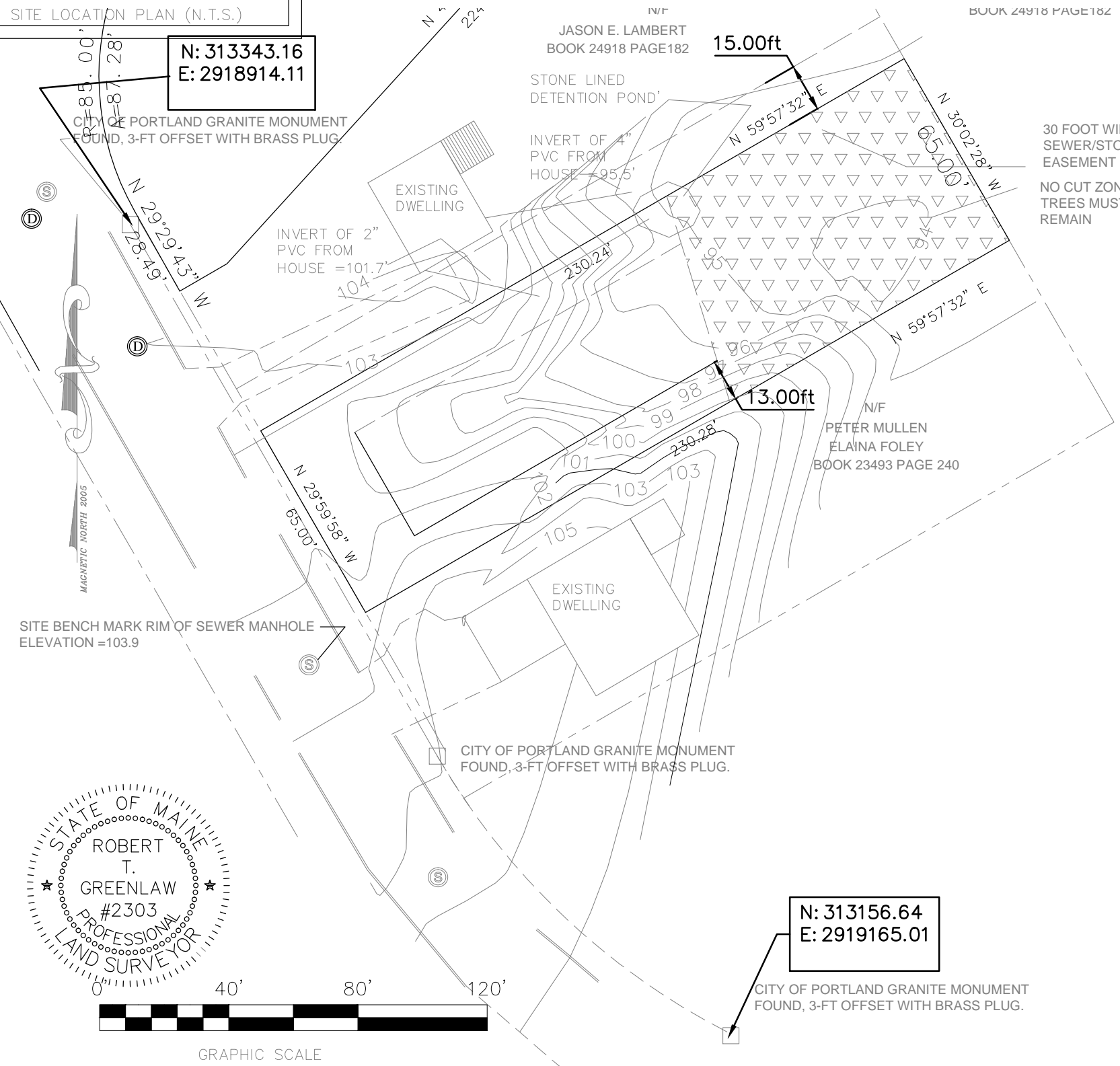


SITE LOCATION PLAN (N.T.S.)



N: 313343.16  
E: 2918914.11

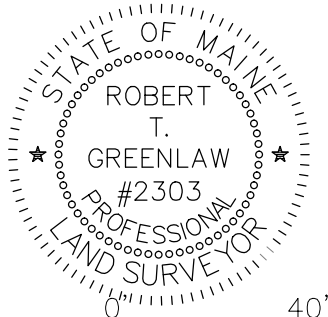
N: 313156.64  
E: 2919165.01



SITE BENCH MARK RIM OF SEWER MANHOLE  
ELEVATION = 103.9

CITY OF PORTLAND GRANITE MONUMENT  
FOUND, 3-FT OFFSET WITH BRASS PLUG.

CITY OF PORTLAND GRANITE MONUMENT  
FOUND, 3-FT OFFSET WITH BRASS PLUG.



GRAPHIC SCALE

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: FAUSTINO DONATELLI, BOOK 23871 PAGE 192 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.). RECORD OWNERS ADDRESS: 48 RUBY LANE PORTLAND MAINE.

2. BEARINGS ARE BASED UPON THE BEARINGS SHOWN UPON THE PLAN REFERENCED IN NOTE 4a BELOW:  
THIS SURVEY WAS COMPLETED UTILIZING A LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.

3. AREA OF SUBJECT PARCEL: 14967 SQ. FT.

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:

a.) WILLOW KNOLL SUBDIVISION PLAN 102 ALLEN AVE PORTLAND MAINE PREPARED FOR NICHOLAS KARAHAILOS BY TITCOMB ASSOC. AUGUST 2005 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 205, PAGE 578

b.) CITY OF PORTLAND ASSESSORS GEOGRAPHIC INFORMATION SYSTEM, TAX MAP 342 BLOCK B LOT 50.

c.) OAK RIDGE SUBDIVISION PORTLAND MAINE LANDSCAPING PLAN PREPARED BY DELUCA HOFFMAN ASSOC. INC. SOUTH PORTLAND MAINE FOR OAK RIDGE DEVELOPMENT, INC. SAID PLAN PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.

5. ZONING: R3 - RESIDENTIAL '3' DISTRICT  
SETBACKS: FRONT - 25 FT  
REAR - 25 FT  
SIDE - 8 FT 1 STORY 14' STORY  
MINIMUM LOT SIZE: 6,500 SQ FT EXISTING,  
MINIMUM LOT WIDTH: 65 FT NEW  
MAXIMUM BUILDING HEIGHT: 35 FT  
MAXIMUM LOT COVERAGE: 35%

SEE CITY OF PORTLAND ZONING ORDINANCE FOR MORE PARTICULAR RESTRICTIONS AND CONDITIONS.

6. THE COORDINATES SHOWN HEREON WERE DEVELOPED FROM THOSE SHOWN ON THE PLAN MENTIONED ABOVE AS REFERENCE 4c.

ELEVATIONS ARE BASED UPON AN ELEVATION SHOWN ON THE SAME PLAN IT IS ASSUMED THE ELEVATIONS ARE BASED UPON CITY OF PORTLAND DATUM.

LEGEND

- IPF (50.00') Iron Pipe Found (Distance from reference plan or deed.)
- N/F Now Or Formerly
- Z Indicates Ownership in Common
- Utility Pole
- OU Overhead Utility
- Abutter Line
- Property Line
- Street Line
- Sewer Manhole
- Water Gate
- Water Shutoff
- 12345/99 Deed Book/Page of Local Registry
- Edge of Traveled Way
- Setback Line
- Old Lot Line
- Capped Rebar Set with Registration # 2303

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



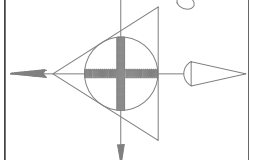
DATE: AUGUST 8, 2013

ROBERT T. GREENLAW P.L.S. #2303

REVISED 08-8-13: ADDED COORDINATES AND NOTE 6

DRAWN BY: RTG  
CHECKED BY: KGG  
SCALE: 1"=40'  
DATE: 07/30/2013  
JOB NUMBER: 2013026  
SHEET: 1 OF 3

PREPARED BY:  
**ROBERT T. GREENLAW, PLS**  
PROFESSIONAL LAND SURVEYING  
134 PORTLAND AVE  
OLD ORCHARD BEACH, MAINE 04064  
207-749-9471  
Bobgreenlaw@myfairpoint.net



DRAWER: 2013 NO:020

EXISTING CONDITIONS PLAN  
AT 39 RUBY LANE PORTLAND, MAINE

FOR:  
ADG BUILDERS, LLC