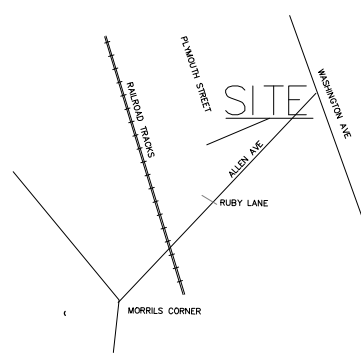


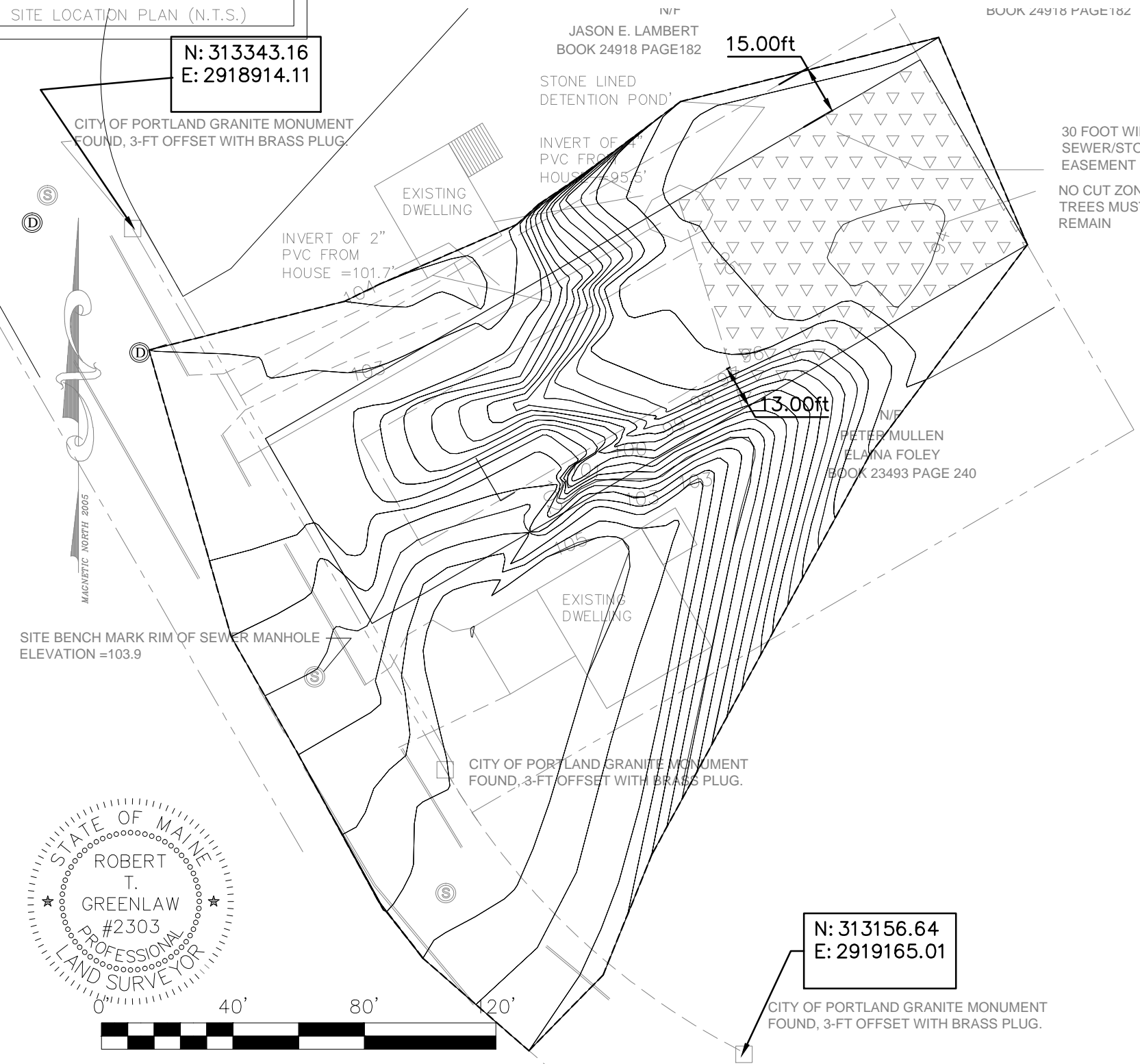
SITE LOCATION PLAN (N.T.S.)



N: 313343.16
E: 2918914.11

N/F JASON E. LAMBERT
BOOK 24918 PAGE 182

BOOK 24918 PAGE 182



INVERT OF 2" PVC FROM HOUSE = 101.7'

STONE LINED DETENTION POND

INVERT OF 4" PVC FROM HOUSE = 95.5'

30 FOOT WIDE SEWER/STORMWATER EASEMENT

NO CUT ZONE TREES MUST REMAIN

13.00ft

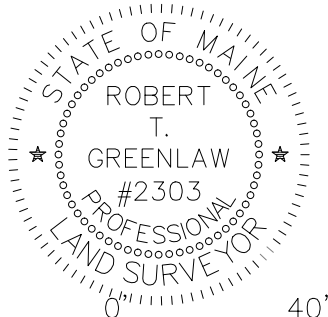
N/F PETER MULLEN
ELANNA FOLEY
BOOK 23493 PAGE 240

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.

N: 313156.64
E: 2919165.01



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 ○ Iron Pipe Found
- (50.00') Distance from reference plan or deed.
- N/F Now Or Formerly
- Z Indicates Ownership in Common 12345/99 Deed Book/Page of Local Registry
- Utility Pole
- OU Overhead Utility
- Abutter Line
- Property Line
- Street Line
- ⊙ Sewer Manhole
- ⊕ Water Gate
- ⊗ Water Shutoff
- 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

EXISTING CONDITIONS PLAN
 AT 39 RUBY LANE PORTLAND, MAINE
 FOR:
 ADG BUILDERS, LLC

DRAWN BY: RTG
 CHECKED BY: KGG
 SCALE: 1" = 40'
 DATE: 07/30/2013
 JOB NUMBER:
 2013026
 SHEET: 1 OF 2

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