



NOTES

1. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN A DEED FROM JAMES M. CARLAND TO TIMOTHY C. CARLAND DATED FEBRUARY 4, 2000 AND RECORDED IN DEED BOOK 15309, PAGE 168 AT THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).

2. REFERENCE IS MADE TO PLAN ENTITLED BOUNDARY SURVEY FOR THE MINAT CORPORATION RECORDED IN PLAN BOOK 114, PAGE 80 PANEL 4 OF 4 CCRD

3. THE PARCEL SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S TAX ASSESSOR'S MAP 343, BLOCK D, LOTS 6, 7 & 8.

4. THE PARCEL SHOWN IS LOCATED WITHIN THE R5 ZONE AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE.

5. BULK AND SPACE REQUIREMENTS FOR THE R5 ZONE ARE AS FOLLOWS.

MINIMUM LOT SIZE 9,000 S.F.
MINIMUM ROAD FRONTAGE 50'

SETBACKS:

FRONT 20'
SIDE 8'
REAR 20'

6. PARENTHESIS INDICATE RECORD INFORMATION.

7. THE PROPERTY LINES SHOWN ARE BASED UPON RECORD INFORMATION CONTAINED IN THE CURRENT DEED OF RECORD AND FOUND MONUMENTATION.

8. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH PLAN EXCEPTS CHAPTER 90, PART 2, SECTIONS 4 THROUGH 8 OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE. A COMPLETE BOUNDARY SURVEY MAY YIELD A DIFFERENT RESULT AS TO LOCATION OF THE PROPERTY LINES.



Richard W. Hamilton
10/20/04

SKETCH PLAN OF LAND
AT
205 ALLEN AVENUE
IN
PORTLAND
CUMBERLAND COUNTY
MAINE

PREPARED FOR: TIMOTHY GARLAND
205 ALLEN AVENUE
PORTLAND, MAINE 04103

DATE: OCTOBER 20, 2004
SCALE: 1" = 40'

BOUNDARY ENGINEERING SURVEY TECHNOLOGY

25 TUBROS LANE
BUXTON, MAINE 04093
TELEPHONE 929-BEST
FAX 929-2379

JOB NUMBER: 04-032

DRAWING FILE: 04032

