



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: HEIRS OF BEATRICE EDNA LOWELL BOOK 1831, PAGE 275 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. BEARINGS ARE BASED UPON A DIGITAL OBSERVATION TAKEN AT THE TIME OF THIS SURVEY. THE SURVEY WAS MADE UTILIZING THE FOLLOWING EQUIPMENT:
LEITZ SOUKORNA SET 4 TOTAL STATION, LEITZ SOR 74/33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 123312.5 SQ. FT. OR 2.83 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) PLAN FOR STANLEY N. LOWELL 74 FENNER ROAD SOUTH PORTLAND MAINE "STUDY OF LOT DEVELOPMENT OF LAND OF (SCRAWLED OUT) ON WASHINGTON AVENUE PORTLAND MAINE SCALE 1" = 1 FOOT. NO DATE OR SURVEYOR NOTED.
b.) CITY OF PORTLAND ONLINE ZONING MAPS AND PARCEL NUMBER
c.) LOT SHOWN ON CITY OF PORTLAND ASSESSORS MAP 373, LOT SHOWN AS BLOCK A, LOT 003.
5. THERE WERE NO APPARENT EASEMENTS OR RESTRICTIONS BURDENING OR BENEFITING SUBJECT PROPERTY AT THE TIME OF THIS SURVEY.

ZONING:

R-3 RESIDENTIAL ZONE
 MINIMUM SQUARE FOOTAGE FOR SINGLE FAMILY DWELLING = 6,500 SQUARE FEET
 MINIMUM STREET FRONTAGE = 50 FEET
 MINIMUM LOT WIDTH = 65 FEET
 MINIMUM LOT COVERAGE = 35%
 MINIMUM FRONT SETBACK = 25 FEET
 MINIMUM REAR SETBACK = 25 FEET
 MINIMUM SIDE SETBACKS:
 SIDE UP TO 1-1/2 STORES = 8 FEET,
 2 STORES = 14 FEET.

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

FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY/PANEL No. 230051000 2C WHICH BEARS AN EFFECTIVE DATE OF 12-08-1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- Capped 5/8" Rebar Found
- Sewer Manholes
- Manholes
- Abutter Line
- Property Line
- Street Line
- Edge of traveled way
- Common Element
- Limited Common Element
- N/F Not On Formerly
- TYP Typical
- U Utility Pole
- Overhead Utility Line
- Z Denotes Common Ownership

AMENDED BOUNDARY PLAN
 1637 WASHINGTON AVENUE
 PORTLAND, MAINE
 FOR: ESTATE OF BEATRICE EDNA LOWELL
 1637 WASHINGTON AVE PORTLAND MAINE

PREPARED BY:
ROBERT T. GREENLAW PLS
 LAND SURVEYING
 32 Old Orchard Street
 Old Orchard Beach, Maine 04064
 207-280-4546

DRAWN BY: RTC
 CHECKED BY: KGG
 SCALE: 1" = 20'
 DATE OF SURVEY: 10-10-2014
 JOB NUMBER: 2014010
 SHEET 1 OF 1
 DRAWER: 2014 10-010

REVISIONS:

REVISION 12/10/15: REVISED BEARINGS AND DISTANCES AROUND ALL PARCELS
REVISION 12/04/15: REVISED BEARINGS AND DISTANCES AROUND SMALL LOT
REVISION 09/24/15: REVISED PROPOSED BOUNDARY BETWEEN SMALL LOTS
REVISION 09/15/15: RECERTIFIED PLAN.
REVISION 08/07/15: REVISED AREA OF LOT WITH EXISTING HOUSE.

LOCATION: 1637 WASHINGTON AVENUE, PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS

RECEIVED *December 10, 2015*
 AT 1:01 PM AND RECORDED IN
 PLAIN BOOK *215* PAGE *500*

GRAPHIC SCALE
 0' 20' 40' 60'

SEAL

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 PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S., #22303
 PRESIDENT BACK BAY BOUNDARY, INC. DATE: December 10, 2015

D:\C:\ProgramData\AutoCAD\Map\2014\2014010\2014010.dwg