



CURVE TABLE					
CURVE	LENGTH	RADIUS	BEARING	CHORD	DELTA
C1	47.22	30.00	N176°07'22\"	42.582	99°09'02\"
C2	14.83	30.00	N57°54'41\"	14.41	47°14'55\"
C3	70.10	60.00	S57°42'30\"	66.83	47°17'27\"
					35.96

DATE

JEFF LEVINE
DIRECTOR OF PLANNING AND URBAN DEVELOPMENT

LEGEND

- #5 REBAR WITH PLASTIC CAP (PROPOSED)
- FOUND IRON (SIZE & TYPE AS NOTED)
- UTILITY POLE (NUMBER AS NOTED)
- STONEWALL
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF GRANIEL
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- BUILDING SETBACK
- OVERHEAD UTILITY
- NOW OR FORMERLY OWNED BY DEED BOOK AND PAGE (CRR)
- TAX MAP—LOT
- (123.45) PARENTHESIS DENOTE RECORD DATA

NOTES

- THE BASIS OF BEARING FOR THIS SURVEY IS 2000 MAGNETIC NORTH MERIDIAN AS PER PLAN REFERENCE 4.0, BELOW.
- DEED AND PLAN BOOK REFERENCES ARE TO THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CORR).
- RECORD OWNERSHIP OF THE PARCEL SURVEYED CAN BE FOUND IN A DEED FROM AUGUST 24, 2007 AND RECORDED IN BOOK 25430, PAGE 293.
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - BOUNDARY SURVEY AND PLAN AMENDMENT, 502 ALLEN AVE., PORTLAND, MAINE 04103, BY NORTHEAST CIVIL SOLUTIONS, INC., DATED MARCH 16, 2006 AND RECORDED IN PLAN BOOK 206, PAGE 347, NCS PROJECT NO. 28632.
 - "FINAL SUBDIVISION PLAN NORTHGATE FARMS ON ALLEN AVENUE" BY NORTHEAST CIVIL SOLUTIONS, INC., DATED AUGUST 21, 2001 AND RECORDED IN PLAN BOOK 201, PAGE 450.
- THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP # 376 AS PARCEL A-9.
- THE PARCEL SURVEYED IS LOCATED IN THE R-3 ZONE AS OF THE DATE OF THIS PLAN. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT SIZE: 6500 SQUARE FEET
 - MINIMUM LOT WIDTH: 65 FEET
 - MINIMUM FRONTAGE: 50 FEET
 - FRONT YARD SETBACK: 25 FEET
 - SIDE YARD SETBACK: 8 FEET
 - SIDE YARD SETBACK 1-1/2 STORY: 8 FEET
 - SIDE YARD SETBACK 2 STORY: 14 FEET
 - SIDE YARD SETBACK 2-1/2 STORY: 16 FEET
 - REAR YARD SETBACK: 10 FEET
 - MAXIMUM LOT COVERAGE: 35%
- THE WIDTH OF ONE SIDE YARD SETBACK MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT FEET IN WIDTH.
- THE WIDTH AND LAYOUT OF ALLEN AVENUE WAS DETERMINED FROM PLAN 7.
- REFERENCE 4.B. ABOVE, SAID WIDTH IS 66 FEET.
- THE WIDTH AND LAYOUT OF FARM HOUSE LANE WAS DETERMINED FROM PLAN 9.
- THE LOCATION OF UNDERGROUND UTILITIES IS APPROXIMATE AND SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION. CALL 800 SAFE AT 688-544-3233.
- THE PARCEL SURVEYED IS LOCATED IN ZONE C OF THE FLOOD ZONING MAP OF PORTLAND, MAINE, DATED JULY 17, 1996, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.
11. A 10 FOOT WIDE UTILITY EASEMENT CENTERED ON THE EXISTING OVERHEAD UTILITY LINES FROM UTILITY POLE 353 TO UTILITY POLE 352 AND CENTERED ON THE EXISTING UNDERGROUND UTILITIES FROM UTILITY POLE 353 TO THE NOVEX RESIDENCE IS RESERVED TO THE NOVEX RESIDENCE, DATED AUGUST 24, 2007, RECORDED IN BOOK 25430, PAGE 293.

Revision	By	Date	Change

PROJECT: 41488 DRAWING NAME: 41488.dwg
 ISSUED: JANUARY 11, 2018 SCALE: 1"=50' FB # NO DRAWN BY: JLP
 FIELD DATE: N/A CHECKED BY: TTM

Project: 41488
 SCALE: 1"=50'
 FB # NO
 DRAWN BY: JLP
 FIELD DATE: N/A
 CHECKED BY: TTM

Second Amendment - Portion of Approved Northgate Farms Subdivision
 502 ALLEN AVENUE, PORTLAND, MAINE
 Owner:
JUDITH A. NOVEX
 502 ALLEN AVENUE, PORTLAND, MAINE 04103
 Prepared For:
GORDON D. LESLIE
 488 ALLEN AVENUE, PORTLAND, MAINE 04103

NCS
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STAMP AND SIGNATURE

STATE OF MAINE
 TROY MACDONALD
 48200
 PROFESSIONAL LAND SURVEYOR

DATE: 01/12/20

TOR F. MCDONALD
 MAINE PROFESSIONAL LAND SURVEYOR No. 2090

THIS PLAN AMENDS AND SUPERCEDES PLAN RECORDED IN PLAN BOOK 206, PAGE 347