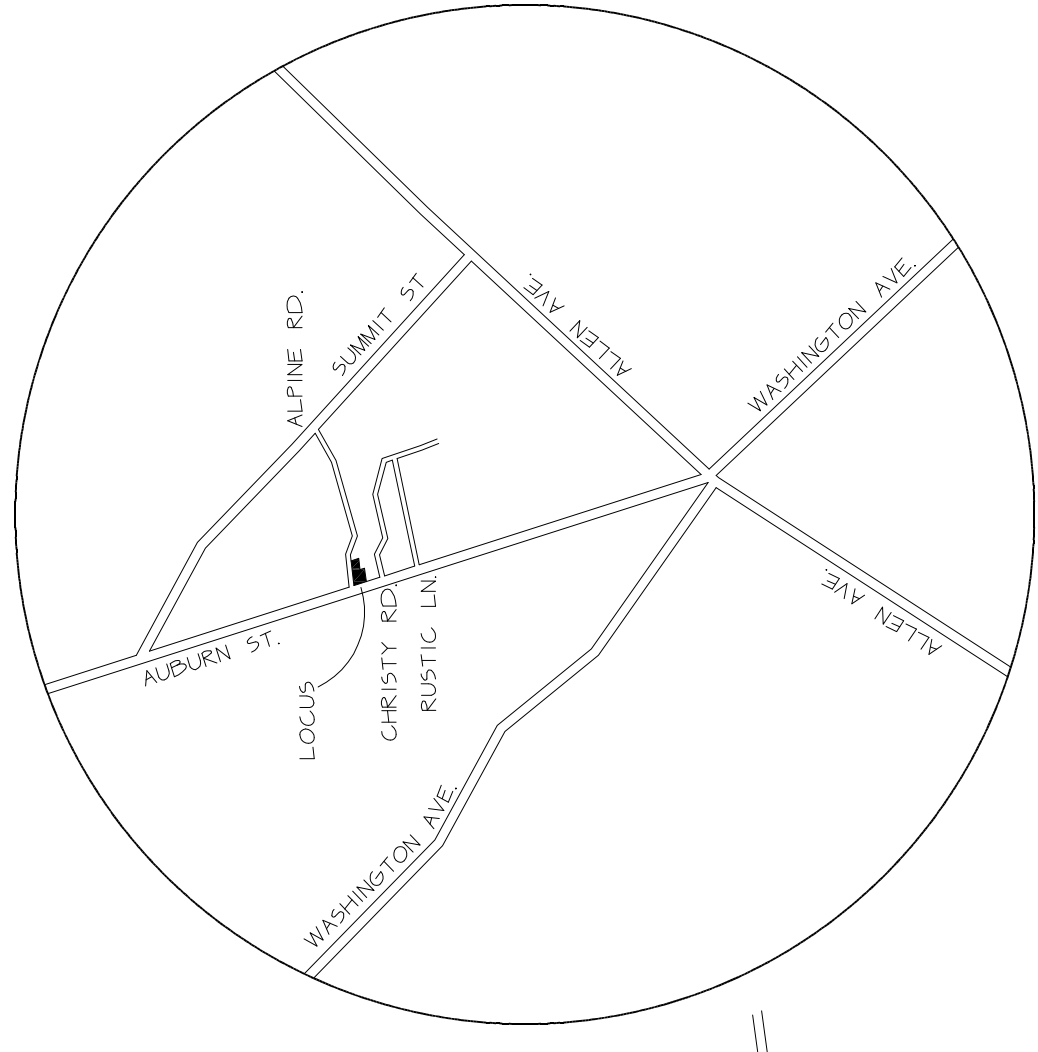


LOCATION SKETCH

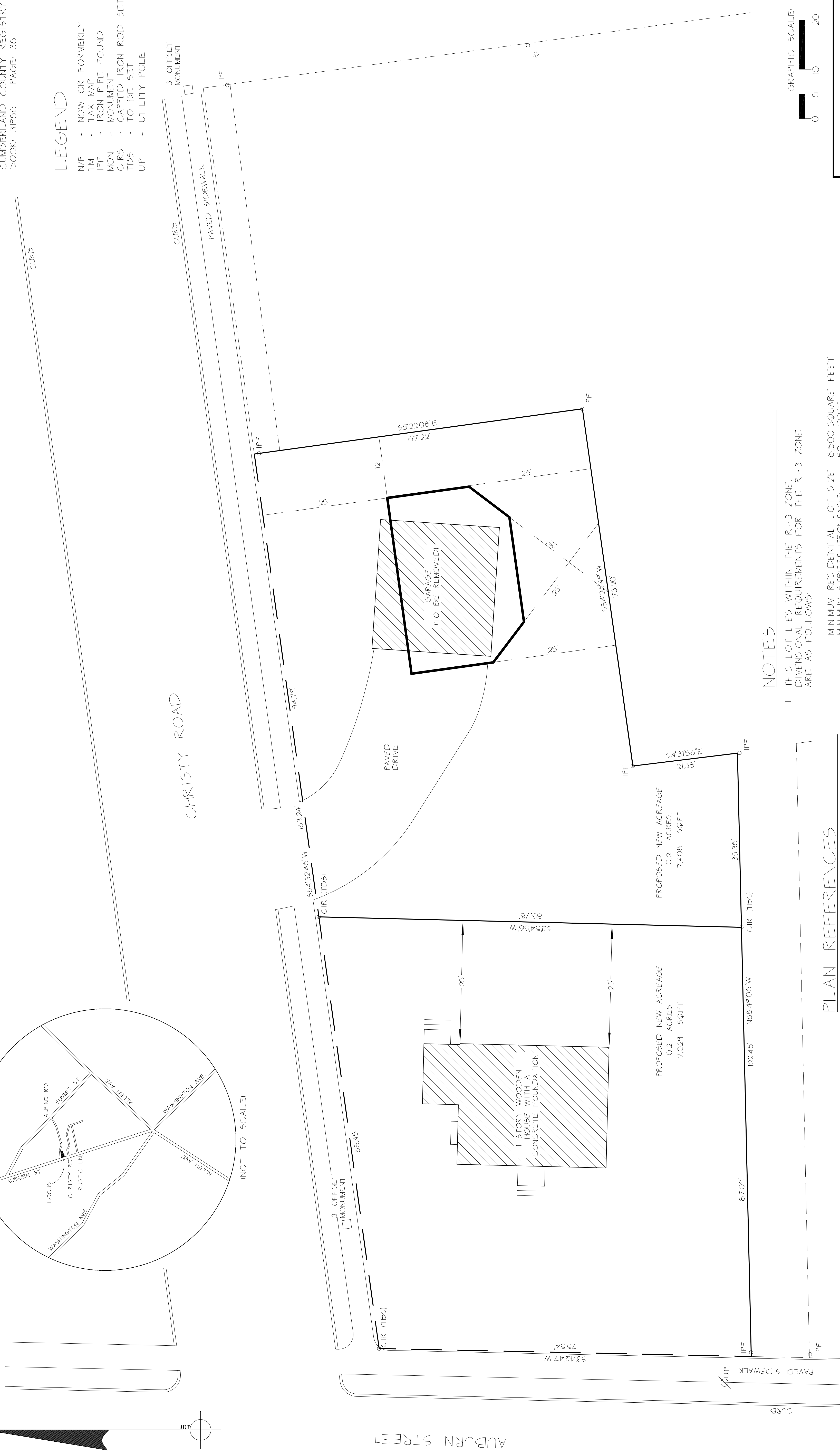


(NOT TO SCALE)

LOCUS DEED REFERENCE
CUMBERLAND COUNTY REGISTRY OF DEEDS
BOOK 31956 PAGE 36

LEGEND

- N/F - NOW OR FORMERLY
- TM - TAX MAP
- IPF - IRON PIPE FOUND
- MON - MONUMENT
- CJRS - CAPPED IRON ROD SET
- TBS - TO BE SET
- UF - UTILITY POLE



NOTES

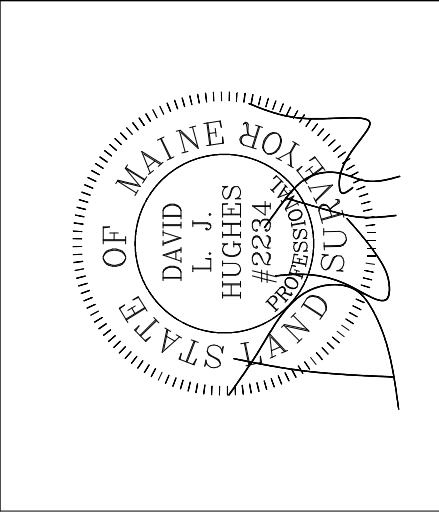
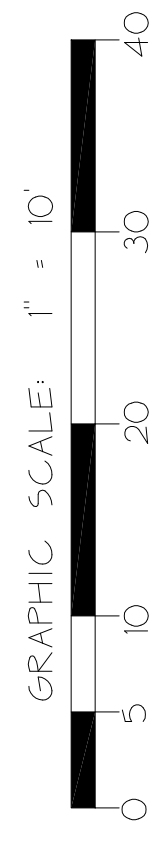
1. THIS LOT LIES WITHIN THE R-3 ZONE. DIMENSIONAL REQUIREMENTS FOR THE R-3 ZONE ARE AS FOLLOWS:

- MINIMUM RESIDENTIAL LOT SIZE: 6,500 SQUARE FEET
 - MINIMUM STREET FRONTAGE: 50 FEET
 - MINIMUM YARD DIMENSIONS:
 - FRONT: 25'
 - REAR: 25'
 - SIDE: 15 STORIES
 - 2 STORIES
 - 2.5 STORIES
 - 16'
 - MAXIMUM LOT COVERAGE: 35%
 - MAXIMUM STRUCTURE HEIGHT: 35 FEET
 - MINIMUM LOT WIDTH: 65 FEET
2. THE WIDTH OF ONE SIDE YARD CAN BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH.

PLAN REFERENCES

1. SURVEY AND REDEFINITION OF CHRISTY, RUSTIC LANE, SUMAC STREET FOR ACCEPTANCE BY THE CITY OF PORTLAND, MAINE BY CITY OF PORTLAND MAINE DEPARTMENT OF PUBLIC WORKS, ENGINEERING SECTION DATED FEBRUARY 22, 1999.
2. SECTION "C" SUBDIVISION OF GLEN OAKS MADE FOR CHRISTY AND SMALL, PORTLAND, MAINE BY HERBERT P. GRAY PLS # 387 DATED DECEMBER 16, 1975 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 113, PAGE 21.
3. REVISED PLAN, BARTLEY GARDENS SECTION "H" PORTLAND, MAINE MADE FOR ARBOR REALTY BY ROBERT P. TITCOMB, DATED JANUARY 12, 1973 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK #3, PAGE 58.

REVISION NO.	DATE	REVISION PURPOSE



PLAN SHOWING PROPOSED DIVISION
AT 303 AUBURN STREET
PORTLAND, MAINE
MADE FOR
LINDSAY AND TYLER HOLDEN

LIVINGSTON-HUGHES
PROFESSIONAL LAND SURVEYING CORPORATION
88 GUINEA ROAD, KENNEBUNKPORT, MAINE 04046