Reviewed for Code Compliance
Approved with Conditions
Approved with Conditions
Date: 08/24/17

LOCATION MAP
(NOT TO SCALE)

NOTES:

1. OWNER OF RECORD IS NASSER ROHANI AND PARVASH ROHANI AS DESCRIBED IN A DEED RECORDED IN BOOK32421 PAGE 317 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
2. THE PARCEL IS SHOWN AS LOT 5, BLOCK C. ON THE CITY OF PORTLAND ASSESSOR'S MAP 382A.
3. BEARINGS ARE GRID NORTH PER MONUMENTAION SHOWN ON PLAN REFERENCE 3.

PLAN REFERENCES:

1. STANDARD BOUNDARY SURVEY AUBURN STREET, PORTLAND, MADE FOE EUGENE MORIN AND JANE B. MORIN DATED AUGUST 1998 BY SURVEY INC.
2. BOUNDARY SURVEY ON 564 AUBURN STREET, PORTLAND , MAINE MADE FOR EUGENE MORIN 564 AUBURN STREET, PORTLAND, MAINE DATED DECEMBER 13, 2005 BY OWEN HASKELL, INC.
3. PLAN OF LAND IN FALMOUTH AND PORTLAND, MAINE FOR CITY OF PORTLAND BY OWEN HASKELL, INC.
4. PROPOSED DIVISION OF LAND BETWEEN 431 & 433 SUMMIT STREET PORTLAND, MAINE" PREPARED FOR LEN ANDERSON DATED NOVEMBER 30, 2005 REVISED THROUGH APRIL 20, 2006 BY TKM LAND SURVEYORS AND RECORDED IN PLAN BOOK 207 PAGE 250 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
5. SUBDIVISION PLAN OF: AUBURN ESTATES AUBURN STREET/LONGVIEW DRIVE PORTLAND, MAINE FOR: NIAL CONSTRUCTION DATED 3-4-04 BY SEBAGO TECHNICS AS RECORDED IN PLAN BOOK 204 PAGE 665 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

BOUNDARY SURVEY

550 AUBURN STREET
PORTLAND, MAINE

FOR: **NASSER ROHANI**
550 AUBURN STREET
PORTLAND, MAINE 04103
(CLIENT/OWNER)

SURVEY BY: **SURVEY, INC.**
P.O. BOX 210
WINDHAM, ME 04062
(207) 892-2556
INFO@SURVEYINCORPORATED.COM

ZONING:

THE SURVEYED PARCEL IS LOCATED IN THE R-2 ZONE WITH THE FOLLOWING CURRENT DIMENSIONAL REQUIREMENTS:

MINIMUM AREA PER DWELLING UNIT		10,000 SF
MINIMUM STREET FRONTAGE		50 FEET
MINIMUM YARD DIMENSIONS	FRONT	25 FEET
	REAR	25 FEET
	SIDE	12 FEET (1-1/2 STORIES)
MAXIMUM LOT COVERAGE		20%
MINIMUM LOT WIDTH		80 FEET
MAXIMUM STRUCTURE HEIGHT		35 FEET

REFERENCE IS MADE TO THE CITY OF PORTLAND LAND USE ORDINANCE FOR ADDITIONAL INFORMATION.

STATE OF MAINE
WILLIAM C. SHIPPEN
2118
PROFESSIONAL LAND SURVEYOR

I CERTIFY THAT THIS SURVEY CONFORMS TO THE STANDARDS OF THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS AND IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

WILLIAM C. SHIPPEN P.L.S. 2118

DWN: WCS CHK: DJP
DATE: NOVEMBER 2016 JOB NO. 16101
REV: FEBRUARY 10, 2017 ADDED ADDITIONAL PROPOSED BUILDING
REV: MARCH 27, 2017 PROPOSED BUILDING AND 14' SETBACK