

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	20.73'	375.00'	N57°00'10"E
C2	18.88'	375.00'	N57°00'10"E
C3	61.71'	345.00'	N57°00'10"E
C4	16.01'	345.00'	N57°00'10"E

SHEET 2 OF 11


LEGEND

- #5 REAR WITH PLASTIC CAP STAMPED
- #5 REAR WITH GRANITE CAP STAMPED
- ◆ SET GRANITE MONUMENT WITH PLASTIC CAP STAMPED
- "NCS, INC. PLUS 1314" SET ON _____
- FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- FOUND ENCHED IRON PIPE
- FOUND MONUMENT (SIZE & TYPE AS NOTED)
- FOUND IRON ROD
- FOUND CORDED IRON ROD (NUMBER AS NOTED)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, ME83 ZONE, GRID NORTH.
2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
3. RECORD OWNERSHIP OF THE PARCELS SHOWN CAN BE FOUND IN THE FOLLOWING DEED:
 - a. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, PAGE 101. (LOTS 40-44)
 - b. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, PAGE 100. (LOT 35)
 - c. FROM JAY AND DIANE MENARIO TO JAY AND DIANE MENARIO DATED OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 23313, PAGE 97. (LOTS 34-37)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 - a. VIEW ACRES SEC 5", BY H.L. AND E.C. JOHNSON, DATED DECEMBER 24, 1969 AND RECORDED IN PLAN BOOK 81, PAGE 23.
 - b. THE SURVEY OF RIVER PLACE, BY LAND USE CONSULTANTS, DATED MAY 10, 1983 AND RECORDED IN PLAN BOOK 81, PAGE 23.
 - c. "RIGHT-OF-WAY PLAN FOR THE VIRGINIA-CARTER STREET INTERCEPT SEWER" BY THE CITY OF PORTLAND DEPARTMENT OF PUBLIC WORKS, DATED APRIL 9, 1976 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 389, BLOCKS D & E, PARCELS 10 THRU 14 AND 2 THRU 7 RESPECTIVELY.
6. THE PARCELS SHOWN ARE LOCATED IN THE R2 ZONE/DISTRICT. PORTIONS OF BULK AND SPACE REQUIREMENTS ARE AS FOLLOWS:
 - MINIMUM LOT AREA = 10,000 S.F.
 - MINIMUM STREET FRONTAGE = 50'
 - MINIMUM LOT WIDTH = 50'
 - FRONT YARD.....25'
 - REAR YARD.....25'
 - SIDE YARD.....25' (1/2 STORY)
 - *SIDE YARD DEPENDENT ON HEIGHT OF BUILDING.
 - **VERIFY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION.
7. THE WIDTH AND LAYOUT OF ROADS ARE AS FOLLOWS:
 - a. PAMELA STREET (AKA PAMELA ROAD) 50' AND FROM PLAN REFERENCED IN NOTE 4.a. ABOVE.
 - b. CRESTVIEW DRIVE 50' AND FROM PLAN REFERENCED IN NOTE 4.a. ABOVE.
 - c. STREET 60' FROM PLAN REFERENCED IN NOTE 4.a. ABOVE.
8. REFERENCE IS MADE TO THE FOLLOWING TAKING OF RECORD:
 - a. RIGHT-OF-WAY PLAN REFERENCED IN NOTE 4.a. ABOVE.
 - b. RIGHT OF WAY AS DESCRIBED IN DEED BOOK 3985, PAGE 85.
9. TOTAL AREA OF DELINEATED WETLANDS ON SITE IS 40,930 S.F.±.
10. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SAFE (989)JUG-SAFE PRIOR TO ANY EXCAVATION WORK.
11. SOME LOTS OF THIS SUBDIVISION CONTAIN AREAS OF WETLANDS PROPOSED TO BE FILED. SEE PLAN FOR LOCATIONS.
12. THIS PLAN SUPERSEDES THE PLAN REFERENCED IN NOTE 4.a. ABOVE. THE PURPOSE/INTENT OF THIS PLAN IS TO SHOW MODIFICATIONS THAT HAVE BEEN MADE TO THE LOTS SINCE THE DATE OF THE ABOVE REFERENCED PLAN AND TO COMPLY WITH THE MINIMUM LOT WIDTH REQUIREMENT OF 50' PER THE CITY OF PORTLAND LAND USE REGULATIONS.

Project:	33229	Drawing Name:	33229.DWG
Date:	MAY 10, 2012	Scale:	1"=40'
Filed By:	ADM, MJB, SB, JAP	Drawn By:	ADA
Drawing Name and Location:			
AMENDED SUBDIVISION PLAN			
CRESTVIEW ADDRESS, PORTLAND, MAINE			
Owner:			
JAY AND DIANE MENARIO			
Prepared for:			
TELOS CAPITAL, LLC			
2 MILK STREET, PORTLAND, MAINE 04101			



Northeast Civil Solutions

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STAMP AND SIGNATURE

Preliminary

 DATE: _____

M. JOHANN BRISMAN

 MAINE P.L.S. No. 1314

EXPRESSED SEAL ABOVE