



**CURVE TABLE**

| CURVE | LENGTH | RADIUS  | CHORD   | BEARING | CHORD  |
|-------|--------|---------|---------|---------|--------|
| C1    | 20.27' | 375.00' | 143.50' | 112.7°  | 20.27' |
| C2    | 18.99' | 375.00' | 131.16' | 112.7°  | 18.99' |
| C3    | 8.17'  | 325.00' | 51.24'  | 112.7°  | 8.17'  |
| C4    | 16.07' | 325.00' | 112.42' | 112.7°  | 16.07' |

- NOTES CONTINUED**
14. A NATURAL RESOURCES PROTECTION ACT (NRPA) REPORT (41-26407-17) WAS SUBMITTED ON SEPTEMBER 25, 2014 TO FILE 5,397 S.F. OF WETLAND AREA TO CONSTRUCT THE PROPOSED ROADWAY. THIS PERMIT AND IDENTIFICATION NUMBER SHALL BE REFERENCED ON EACH DEED.
  15. ADDITIONAL WETLAND IMPACTS ASSOCIATED WITH THE PROPOSED ROADWAY AND SUBDIVISION SHALL BE CONSIDERED CUMULATIVE TO ALL PREVIOUSLY PERMITTED IMPACTS. REGULATORY AGENCIES AND MAY BE CONSIDERED CUMULATIVE TO ALL PREVIOUSLY PERMITTED IMPACTS.
  16. THE OWNER OF LOT 41 IS RESPONSIBLE FOR PRUNING INFRASTRUCTURE LOCATED ON THE LOT, AND IS SUBJECT TO THE MAINTENANCE AGREEMENT WHICH IS RECORDED IN THE AMENDED PLAN AND BE INCORPORATED INTO THE PROPERTY DEED FOR LOT 41.

- LEGEND**
- PROPOSED #5 REBAR WITH PLASTIC CAP
  - FOUND GRANITE MONUMENT WITH CITY OF PORTLAND DISK
  - FOUND IRON PIPE (SIZE & TYPE AS NOTED)
  - FOUND MONUMENT (SIZE & TYPE AS NOTED)
  - FOUND IRON ROD (NUMBER AS NOTED)
  - FOUND CHAPPED IRON ROD (NUMBER AS NOTED)
  - BOUNDARY LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - RIGHT-OF-WAY LINE
  - ABUTTER LINE
- LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.0.  
LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.0.  
WETLANDS

- NOTES**
1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, WEST ZONE, GRID NORTH.
  2. DEED AND PLAN BOOK REFERENCES ARE TO THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
  3. RECORD OWNERSHIP OF THE LOTS SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS:
    - 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 97. (LOTS 34-37)
    - 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. RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAVEMENT SHALL BE RECORDED IN DEED BOOK 3891, BLOCKS D & E, PARCELS 10 THRU 14 AND 2 THRU 7 RESPECTIVELY. PORTLAND TO JOHN E. MENARIO AND ANTONIETTE M. MENARIO DATED JUNE 30, 1978 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT.
  5. THE PARCEL SURVEYED IS IDENTIFIED ON THE CITY OF PORTLAND TAX ASSESSOR'S MAP 3891, BLOCKS D & E, PARCELS 10 THRU 14 AND 2 THRU 7 RESPECTIVELY. 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 LOT WIDTH = 80'
    - SETBACKS:
      - FRONT YARD: 25'
      - SIDE YARD: 5'
      - REAR YARD: 14' (2 STORY)
    - \*EVERY ALL BUILDING SETBACKS PRIOR TO CONSTRUCTION
  6. THE WIDTH AND LAYOUT OF ROADS ARE AS FOLLOWS:
    - a. PAVEMENT 50' AND FROM PLAN REFERENCED IN NOTE 4.0. ABOVE ALICE STREET (AKA PAMELA ROAD) 50' AND FROM PLAN REFERENCED IN NOTE 4.0. ABOVE
    - b. PAVEMENT 50' AND FROM PLAN REFERENCED IN NOTE 4.0. ABOVE
    - c. STREET 50' FROM PLAN REFERENCED IN NOTE 4.0. ABOVE
  7. REFERENCE IS MADE TO THE FOLLOWING TYPING OF RECORD:
    - a. RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAVEMENT SHALL BE RECORDED IN DEED BOOK 3891, PAGE 97.
    - b. RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAVEMENT SHALL BE RECORDED IN DEED BOOK 3891, PAGE 97.
    - c. RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAVEMENT SHALL BE RECORDED IN DEED BOOK 3891, PAGE 97.
  8. THE UTILITIES SHOWN ON THIS PLAN WERE FROM FIELD OBSERVATION ONLY. THERE MAY BE OTHER UTILITIES EXISTING THAT ARE NOT SHOWN. CONTACT DIG-SITE (689)300-SHRE PRIOR TO ANY EXCAVATION WORK.
  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-SITE (689)300-SHRE PRIOR TO ANY EXCAVATION WORK.
  11. SOME LOTS OF THIS SUBDIVISION CONTAIN AREAS OF WETLANDS PROPOSED TO BE FILLED. SEE PLAN FOR LOCATIONS.
  12. THIS PLAN AMENDS AND SUPERSEDES AMENDED SUBDIVISION PLAN CRESTVIEW AVENUE, PORTLAND, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS ON OCTOBER 24, 2005 AND RECORDED IN DEED BOOK 21474, PAGE 451. THE PURPOSE OF THIS PLAN IS TO ADD NOTE 16.
  13. A SITE PLAN FOR EACH INDIVIDUAL LOT MUST BE SUBMITTED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.

**PROJECT:** 33229  
**DATE:** MAY 10, 2012  
**FILED BY:** ADA, M.B. SB, JAP  
**DRAWN BY:** ADA  
**AMENDED SUBDIVISION PLAN**  
**JAY AND DIANE MENARIO (LOTS ONLY)**  
 21 PAMELA ROAD, PORTLAND, MAINE  
**GENEVA VENTURES, LLC**  
 153 US ROUTE 1, SCARBOROUGH, MAINE 04074  
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**STAMP AND SIGNATURE**  
 J. P. B. (Signature)  
 J. P. B. (Printed Name)  
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APPROVED BY THE CITY OF  
 PORTLAND PLANNING DIRECTOR  
 PLANNING DIRECTOR \_\_\_\_\_ DATE \_\_\_\_\_