VICINITY MAP
N.T.S.

GRID NORTH

REBAR FOUND (HELD) — COORDINATES
REBAR W CAP FOUND
IRON PIPE FOUND
TIE BAG/DIST.
ALICE STREET (ACCEPTED, PUBLIC)
CRESTVIEW DRIVE
AREA CONVEYED OUT ON APRIL 14, 1986 (SEE BK 7132, PG 317)
ORIGINAL SUBDIVISION LOT LINE
3'o/s CORNER MON
REBAR
PLS#?
BEARINGS
GRANITE MONUMENT FOUND
PINCHED IRON PIPE FOUND
CITY DPS GPS CONTROL POINTS USED?
WHAT IS THE OFFSET? — SHOW TIE BAG/DIST. 90° TO SIDE LINE ALICE & TIE BAG/DIST TO EASTERLY CORNER PAMELA @ ALICE ST.
"CONTINUED PAPER STREET"
PAMELA STREET (ACCEPTED PUBLIC) NOT ACCEPTED BEYOND
AMENDED LOT LINE (SEE NOTE 12)
TOTAL LOT AREA 12,980 S.F. 0.30 Ac.
TOTAL LOT AREA 15,201 S.F. 0.35 Ac.
TOTAL LOT AREA 17,147 S.F. 0.39 Ac.
TOTAL LOT AREA 17,954 S.F. 0.41 Ac.
"TOTAL LOT AREA 20,258 S.F. 0.47 Ac.
TOTAL LOT AREA 24,165 S.F. 0.55 Ac.
TOTAL LOT AREA 21,859 S.F. 0.50 Ac.
TOTAL LOT AREA 16,366 S.F. 0.38 Ac.
TOTAL LOT AREA 15,015 S.F. 0.34 Ac.
TOTAL LOT AREA 15,091 S.F. 0.35 Ac.
AREA WITH IN-GROUND POOL
BUILDING SETBACK LINE (TYP.)
30' SEWER RIGHT-OF-WAY 3895/85
TIE BAG/DIST (HELPS WITH GIS)
5'ON PB 65_33 CRESTVIEW ACRES SET.
SET 3'o/s MON AT START OF LOT #44
NOTE: • PAMELA STREET ON ORIGINAL SUBDIVISION PLAN BUT IT WAS ACCEPTED AS PAMELA ROAD. • NEED TO RENAME EXISTING AS PAMELA STREET.
NEED TO STATE "END OF ACCEPTED STREET"
NOTE: SHOW PROPOSED MONUMENTS ON SITE PLANS ALSO. THIS IS TO AVOID CONFLICT WITH OTHER UTILITIES
SURVEY REVIEW 8/22/2014 WBC
PLAN BOOK 141, PAGE 42
Lots 19–59

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.73'	375.00	N35°00'10"E	20.73'
C2	18.98'	375.00	N13°16'12"E	18.98'
C3	8.11'	275.00	S34°47'00"W	8.11'
C4	10.01'	325.00	N12°42'06"E	10.01'

LEGEND

- ● #5 REBAR WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON ___/___/____
- ■ SET GRANITE MONUMENT WITH PLASTIC CAP STAMPED "NCS, INC. PLS 1314" SET ON ___/___/____
- ⊙ FOUND IRON PIPE (SIZE & TYPE AS NOTED)
- ⊖ FOUND PINCHED IRON PIPE
- ⊡ FOUND MONUMENT (SIZE & TYPE AS NOTED)
- ⊕ FOUND IRON ROD
- ◒ FOUND CAPPED IRON ROD (NUMBER AS NOTED)
- BOUNDARY LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- RIGHT-OF-WAY LINE
- ABUTTER LINE
- (33) LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.a.
- 19 LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.b.

NOTES

1. THE BASIS OF BEARING FOR THIS SURVEY IS THE MAINE STATE COORDINATE SYSTEM, 1983 WEST 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 33)
   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. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR DONALD R. PETERS "CREST VIEW ACRES SEC 5", BY H.I. AND E.C. JORDAN, DATED DECEMBER 24, 1969 AND RECORDED IN PLAN BOOK 81, PAGE 23.
   b. "PRESUMPSCOT RIVER PLACE", BY LAND USE CONSULTANTS, DATED MAY 10, 1983 AND RECORDED IN PLAN BOOK 141, PAGE 42.
   c. "RIGHT-OF-WAY PLAN FOR THE VIRGINIA-CARTER STREET INTERCEPTOR 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 = 80'
   SETBACKS:
   FRONT YARD.....25'
   REAR YARD.....25'
   SIDE YARD.....14'* (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 ALICE STREET 60' FROM PLAN REFERENCED IN NOTE 4.a. ABOVE.
8. REFERENCE IS MADE TO THE FOLLOWING TAKING OF RECORD:
   a. TAKING OF PROPERTY BY THE CITY OF PORTLAND FOR THE USE OF A SEWER RIGHT OF WAY AS DESCRIBED IN DEED BOOK 3895, 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 (888)DIG-SAFE 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 SUPERCEDES 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 CHANGE THE LOT LINE BETWEEN LOTS 36 AND 37 TO BRING LOT 37 INTO COMPLIANCE WITH THE MINIMUM LOT WIDTH REQUIREMENT OF 80' PER THE CITY OF PORTLAND LAND USE REGULATIONS.**

Revisions:	By:	Date:	Change:

PROJECT: 33229	DRAWING NAME: 33229.DWG
DATE: MAY 10, 2012	SCALE: 1"=40'
FIELDED BY: ADA, MJB, SB, JAP	DRAWN BY: ADA

Drawing Name and Location:
AMENDED SUBDIVISION PLAN
CRESTVIEW ACRES, PORTLAND, MAINE

Owner:
JAY AND DIANE MENARIO
21 PAMELA ROAD, PORTLAND, MAINE

Prepared For:
TELOS CAPITAL, LLC
2 MILK STREET, PORTLAND, MAINE 04101

SURVEYING ENGINEERING LAND PLANNING
Northeast Civil Solutions
INCORPORATED
153 US ROUTE 1, SCARBOROUGH, MAINE 04074
tel 207.883.1000 800.882.2227 fax 207.883.1001 e-mail info@northeastcivilsolutions.com

0 40' 80' 160'

STAMP AND SIGNATURE

Preliminary 7-3-14
M. JOHANN BUISMAN DATE
MAINE P.L.S. No. 1314

IF THIS PLAN DOES NOT CONTAIN AN EMBOSSED SEAL, IT IS NOT AN ORIGINAL AND MAY BE VOID. EMBOSSED SEAL ABOVE