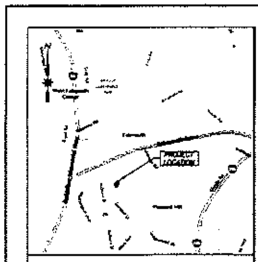
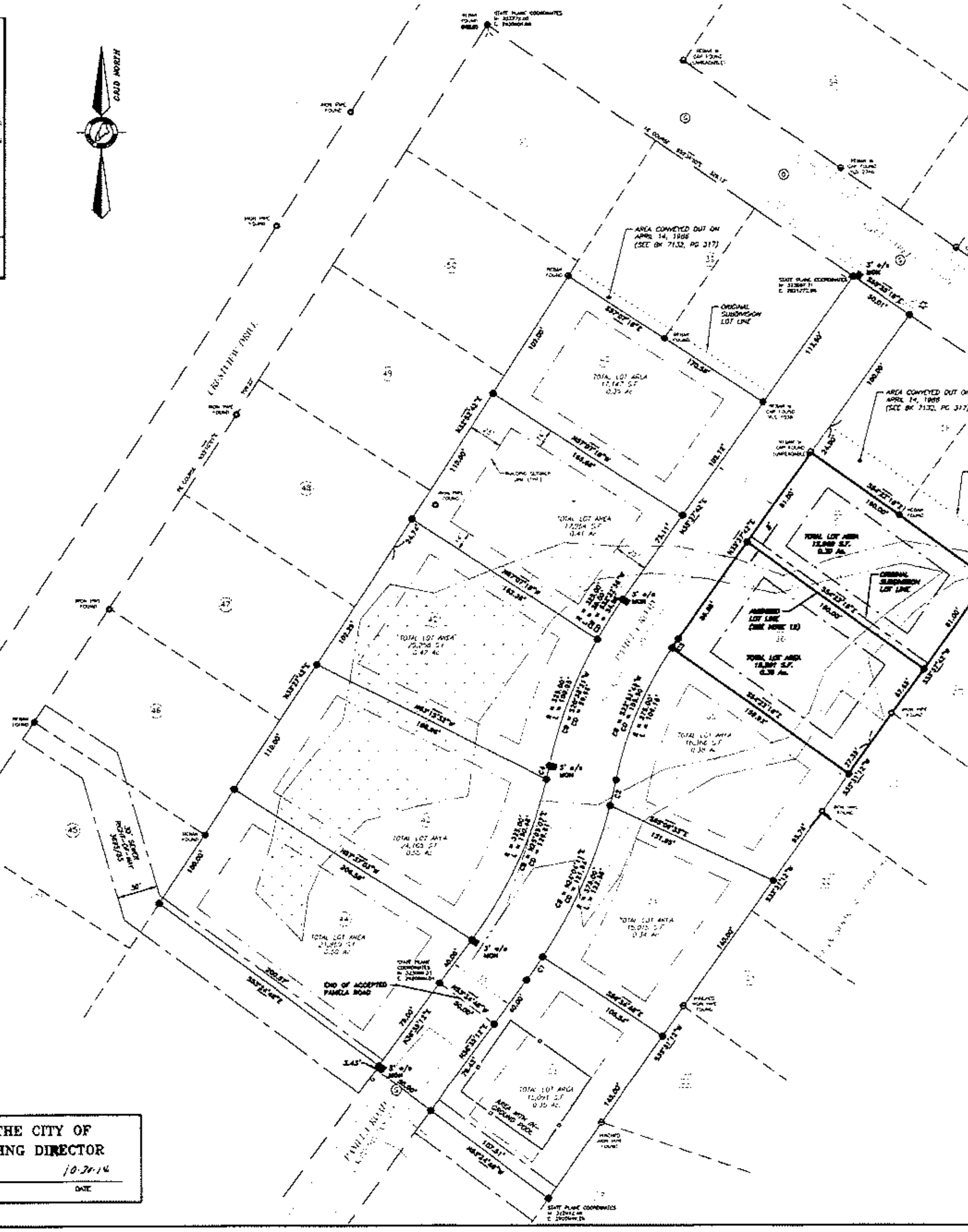


VICINITY MAP
N.T.S.



APPROVED BY THE CITY OF PORTLAND PLANNING DIRECTOR

PLANNING DIRECTOR 10-20-14 DATE

State of Maine, Cumberland SS.
Registry of Deeds
Received Oct. 31, 20 14
at 2 h 11 m P M and recorded in
Plan Book 214 Page 45?
Attest: ________ Register

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD
C1	20.73'	375.00	N35°00'10"E	20.73'
C2	18.98'	375.00	N11°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'

NOTES CONTINUED

14. A NATURAL RESOURCES PROTECTION ACT (NRPA) PERMIT (#L-26407-TB-4-N) WAS ISSUED ON SEPTEMBER 25, 2014 TO FILL 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 DEVELOPMENT OF INDIVIDUAL LOTS ALONG PAMELA ROAD SHALL BE REVIEWED AND APPROVED BY THE APPLICABLE REGULATORY AGENCIES AND MAY BE CONSIDERED CUMULATIVE TO ALL PREVIOUSLY PERMITTED IMPACTS.

LEGEND

- PROPOSED #5 REBAR WITH PLASTIC CAP
- PROPOSED GRANITE MONUMENT WITH CITY OF PORTLAND DISK
- 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
- LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.a.
- LOT NUMBER FROM PLAN REFERENCED IN NOTE 4.b.
- 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 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)
   RECORD OWNERSHIP OF THE LAND UNDER THE PROPOSED PAMELA ROAD CAN BE FOUND IN A DEED FROM SUN FEDERAL SAVINGS AND LOAN ASSOCIATION OF PORTLAND TO JOHN E. MENARIO AND ANTOINETTE M. MENARIO DATED JUNE 30, 1971 AND RECORDED IN DEED BOOK 3178, PAGE 618.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
   a. PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR DONALD A. PETERS "CREST VIEW ACRES SEC 3", BY H.I. AND E.C. JORDAN, DATED DECEMBER 24, 1949 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 3693, 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.
13. A SITE PLAN FOR EACH INDIVIDUAL LOT MUST BE SUBMITTED AND APPROVED BY THE CITY OF PORTLAND'S INSPECTION DIVISION.

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

AMENDED SUBDIVISION PLAN
CRESTVIEW ACRES, PORTLAND, MAINE

JAY AND DIANE MENARIO (LOTS ONLY)
21 PAMELA ROAD, PORTLAND, MAINE

GENEVA VENTURES, LLC
190 US Route 1, PMB 961, FALMOUTH, MAINE 04105

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

0 40 80 160

STAMP AND SIGNATURE

STATE OF MAINE — JOHANN BURMAN 1314 — PROFESSIONAL LAND SURVEYOR

SHEET 2 OF 12