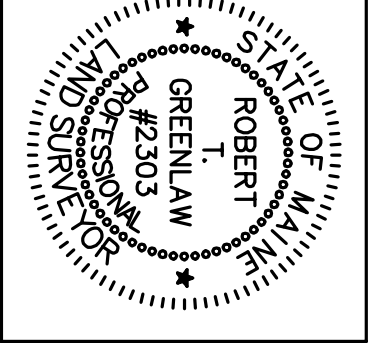
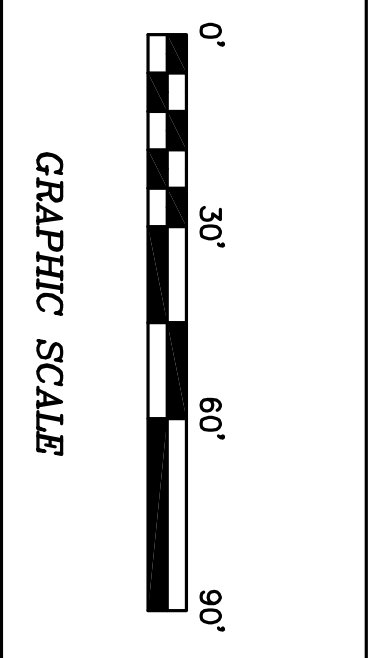


REVISION 1: 03/14/2007 - MINOR CHANGES TO BUILDING FOOTPRINT.  
 LOCATION: 659 ALLEN AVENUE PORTLAND, MAINE

STATE OF MAINE, CUMBERLAND SS  
 REGISTRY OF DEEDS  
 RECEIVED AT : H . M. AND RECORDED IN PLAN BOOK PAGE 2007



**CERTIFICATE:**  
 I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO WRITTEN REPORT  
 b) NO NEW CORNERS WERE SET  
 c) NO NEW DESCRIPTION  
 d) NO NEW CORNERS WERE SET  
 ROBERT T. GREENLAW P.L.S., #2303  
 V. PRESIDENT BACK BAY BOUNDARY, INC.  
 REVISED: MARCH 14, 2007  
 DATE: DECEMBER 15, 2006

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: JENNIFER FOWLER GREAVES AND STEVE FOWLER GREAVES BOOK 24890 PAGE 184 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).
2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:  
 LETZ SOKKISH SET TOTAL STATION, LETZ SDK 33 DATA COLLECTOR, HAND-FIELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 103,047.7 SQ. FT., 2.37 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) PLAN OF THE GREATER PORTLAND DEVELOPMENT GROUP, INC.  
 b.) OWEN HASKELL, INC. DATED MARCH 25, 1988 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 153 PAGE 51  
 c.) CITY OF PORTLAND, MAINE, STREETLINE STREET OF ALLEN AVENUE  
 d.) CITY OF PORTLAND, MAINE, ASSESSORS PLAN #398 B LOT 10  
 e.) PORTLAND WATER DISTRICT PORTLAND SEWER SYSTEM INFILTRATION- INFLOW ANALYSIS STUDY AREA 1 CITY RECORDS PLAN # 905/1
5. THIS PARCEL IS SUBJECT TO EASEMENTS AS SHOWN NAMELY THE PORTLAND WATER DISTRICT AND A CITY OF PORTLAND SEWER LINE EASEMENT. ALSO, THERE IS A 25'-FOOT BUFFER AROUND THE CEMETARY PER STATE REGULATIONS.

**ZONING:**

ZONING: R-3 RESIDENTIAL  
 SETBACKS: FRONT - 25 FT. REAR - 25 FT.  
 SIDE - 1-1/2 STORY, 8 FT. 2 STORIES: 14 FT.  
 OVERHANG: 20 FT.  
 MINIMUM LOT FRONTAGE: 50 FT.  
 MINIMUM BUILDING HEIGHT: 35 FT.  
 MAXIMUM LOT COVERAGE: 25%

**FLOOD NOTE:**

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 230051 2C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

- CRF ● Capped 5/8" Rebar Found
- IPF ○ Iron Pipe Found
- SMH ● Sewer Manhole
- WG ● Drain Manhole
- CB □ Catch Basin
- Abutter Line
- Property Line
- Street Line
- Setback Line
- Contour Line
- - - - - Old Lot Line
- (50.00) Distance from reference plan or deed.
- N/F Formerly
- 12345/99 Deed Book/Page of Local Registry
- ① Lot Number
- Edge of traveled way
- Overhead Utility
- Utility Pole
- Direction of Bearing
- Z Indicates Ownership In Common

**EXISTING CONDITIONS PLAN**  
 AT 659 ALLEN AVENUE PORTLAND, MAINE  
 FOR STEPHEN FOWLER GREAVES

PREPARED BY:  
**BACK BAY BOUNDARY, INC.**  
 LAND SURVEYING  
 643 FOREST AVENUE  
 PORTLAND, MAINE 04101  
 207-774-2855 FAX 207-347-4346

DRAWN BY: DMJ  
 CHECKED BY: RTS  
 SCALE: 1" = 30'  
 DATE OF SURVEY: 06/10/2006  
 JOB NUMBER: 2007005  
 SHEET: 1 OF 4  
 DRAWER: 2007 NO.005