NOTE:
B2 ZONING REQUIREMENTS IF ABUTTING A RESIDENTIAL ZONE
FRONT YARD SET BACK 40'
REAR YARD SET BACK 20'
SIDE YARD SET BACK 10'
MAXIMUM HEIGHT 3 STORIES OR 35'
ON SITE PARKING 1 SPACE FOR EACH 400 SQ. FT. OF FLOOR SPACE.

THE LOCATIONS OF UNDERGROUND UTILITIES WAS BASED ON VISIBLE STRUCTURES AND ARE APPROXIMATE ONLY AND SHOULD BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION BY THE RESPECTIVE UTILITY COMPANIES

TOTAL AREA OF PARCEL 97384.10 SQ. FT. OR 2.2363 ACRES
AREA OF BITUMINOUS PARKING LOT 505E.00 SQ. FT. OR 11.9020 ACRES
NUMBER OF PARKING SPACES 976

REFERENCE PLANS
1. PLAN OF WADCO PARK DATED AUG 1905 RECORDED CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12, PAGE 17.
2. CITY OF PORTLAND MAINE DEPT. OF PUBLIC WORKS PLAN SHOWING RIGHT OF WAY TAKEN IN CONNECTION WITH DEVELOPMENT OF SURFACE DRAINAGE AT NORTH DEERING DATED SEPT. 1957 ON FILE AT D.P.W.
3. CITY OF PORTLAND, MAINE DEPT. OF PUBLIC WORKS PLAN OF THE TALL BROOK BRANCH SEWER MAINE AVE. TO AUBURN ST. R.O.W. ON FILE AT DEPT. OF PUBLIC WORKS DATE APRIL 2, 1953

SOURCE DEEDS
628 5.12.1921 FIRST NATIONAL STORES INC TO NORTHPORT REALTY TRUST
3196 264 9.10.1971 EDWARD M. CHUTE TO NORTHPORT REALTY TRUST
3216 670 3.17.1972 GUY E. YOUNG ETAL TO NORTHPORT REALTY TRUST
3370 877 5.18.1971 CITY OF PORTLAND TO NORTHPORT REALTY TRUST
3582 12 CITY OF PORTLAND TO NORTHPORT REALTY TRUST
8011 34 10.8.87 LEE M. ANDERSON TO NORTHPORT REALTY TRUST

1" = 50'
0 5 10 20 40 60 80 METERS
0 25 50 100 200 300 FEET

CERTIFICATE:

THE UNDERSIGNED DOES HEREBY CERTIFY TO:

NORTHPORT REALTY TRUST
THE TRAVELERS INSURANCE COMPANY
TICOR TITLE INSURANCE COMPANY

THAT THIS PLAN DEPICTS A TRUE AND ACCURATE SURVEY MADE ON THE GROUND AS OF THE DATE OF DECEMBER 3, 1988; THAT, UNLESS SPECIFICALLY SHOWN, THERE EXISTS NO BUILDINGS, STRUCTURES OR IMPROVEMENTS SITUATED ON THE PREMISES; AND THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE EASEMENTS OR RIGHTS-OF-WAY ACROSS SAID PREMISES OR ANY OTHER EASEMENTS OR RIGHTS-OF-WAY, NO PARTY WALLS, NO ENCROACHMENTS ON ADJOINING PREMISES, STREETS OR ALLEYS, AND NO ENCROACHMENTS ON ADJOINING PREMISES BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS ON SAID PREMISES; THAT THERE ARE NO VIOLATIONS OF ZONING ORDINANCES, RESTRICTIONS OR OTHER RULES OR REGULATIONS; THAT THE SURVEY SHOWS LOCATION OF SAID BUILDINGS AND IMPROVEMENTS WITH REFERENCE TO THE ALL UTILITY SERVICES ADJOINS PUBLIC STREETS; THAT THE SURVEY SHOWS THE LOCATION AND DIRECTION OF ALL STORM DRAINAGE SYSTEMS FOR THE DISCHARGE INTO THE STREAMS, RIVERS OR OTHER CONVEYANCE SYSTEMS OR THE SEWERS; AND THAT THE PARCEL DESCRIBED HEREON DOES NOT LIE WITHIN FLOOD HAZARD AREAS IN ACCORDANCE WITH "DEPARTMENT OF FLOOD HAZARD AREA MAPS."

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE MINIMUM REQUIREMENTS AS ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION AND THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THAT IT CONFORMS TO A CATEGORY 2, CONDITION 1, SURVEY ACCORDING TO THE STANDARDS OF THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS.

Feb 3, 1989
DATE

H. I. JORDAN
REGISTERED LAND SURVEYOR NO. 172
H.I. AND E.C. JORDAN, SURVEYORS
PORTLAND, MAINE

LEGEND

- EXISTING IRON
- 5/8" CAPPED REBAR SET #509
- MANHOLE
- CATCH BASIN
- HYDRANT
- UTILITY POLE
- WATER OR GAS VALVE
- LIGHT
- TRANSFORMER
- GENERATOR
- DECIDUOUS TREE
- CONIFEROUS TREE
- LANDSCAPED TRAFFIC ISLAND
- EDGE OF BITUMINOUS SURFACE
- STONE WALL
- INTER OR PARCEL
- FENCE
- OHW — OVERHEAD WIRE
- E — ELECTRIC CONDUIT
- F — FIRE CABLE
- S — SANITARY SEWER
- SS — STORM SEWER
- W — WATER
- G — GAS
- CURB
- SATELLITE DISH
- STAIRS
- RIGHT OF WAY
- RD — ROOF DRAIN
- T — Telephone and Communication

DATE	REVISION

PLAN OF PROPERTY
IN
PORTLAND, MAINE
MADE FOR
NORTHPORT REALTY TRUST
LAND TITLE SURVEY

H. I. AND E. C. JORDAN - SURVEYORS
H.I. AND E.C. JORDAN CO
PORTLAND, MAINE

SCALE 1" = 50'					
SURVEY FSJ JR	PLOT COMP	TRACED JMR	FIELD BOOK E625/30	PROJECT NO 526661	DATE FEB. 3, 1989
				REF. NO 1036	PLAN FILE NO 1036