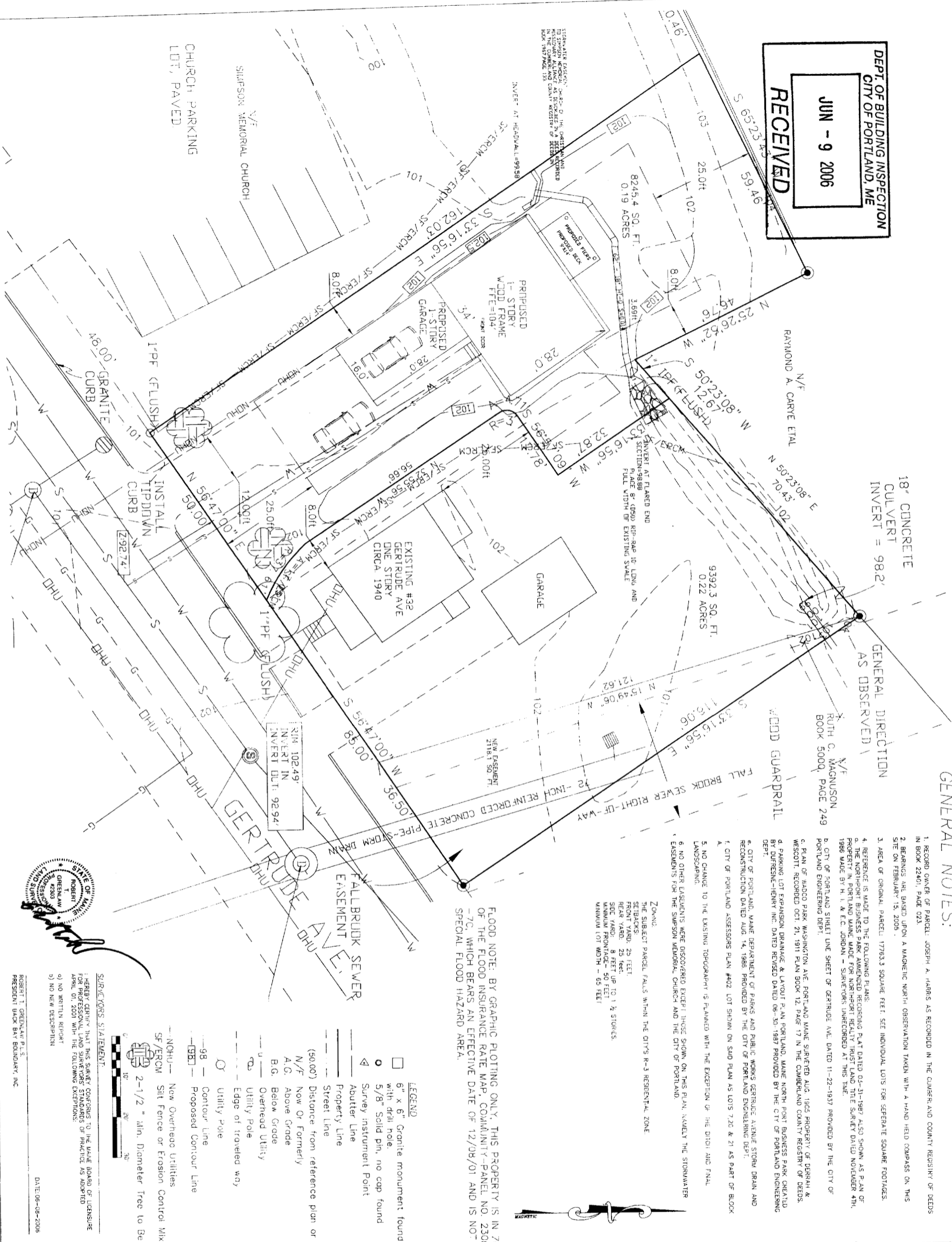


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
RECEIVED
JUN - 9 2006



GENERAL NOTES:

1. RECORD OWNER OF PARCEL: JOSEPH A. HARRIS AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 22401, PAGE 023.
2. BEARINGS ARE BASED UPON A MAGNETIC NORTH OBSERVATION TAKEN WITH A HAND HELD COMPASS ON THIS SITE ON FEBRUARY 15, 2005.
3. AREA OF ORIGINAL PARCEL: 17763.3 SQUARE FEET. SEE INDIVIDUAL LOTS FOR SEPERATE SQUARE FOOTAGES.
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a. THE NORTHPORT BUSINESS PARK AMENDED RECORDING PLAT DATED 02-21-1987 ALSO SHOWN AS PLAN OF PROPERTY IN PORTLAND MAINE MADE FOR NORTHPORT REALTY TRUST LAND THE SURVEY DATED NOVEMBER 4TH, 1986 MADE BY H. I. & E.C. JORDAN - SURVEYOR UNRECORDED AT THIS TIME.
b. CITY OF PORTLAND SHEET LINE SHEET OF GERTRUDE AVE. DATED 11-22-1937 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
c. PLAN OF YADCO PARK WASHINGTON AVE. PORTLAND MAINE SURVEYED AUG. 1905 PROPERTY OF DEBRAH & WESCOTT. RECORDED OCT. 21, 1911 PLAN BOOK 12, PAGE 17 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
d. PARKING LOT EXPANSION DRAINAGE & LAYOUT PLAN PORTLAND MAINE NORTH PORT BUSINESS PARK CREATED BY DURENSEN-HENRY INC. DATED REVISED DATED 06-30-1987 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
e. CITY OF PORTLAND MAINE DEPARTMENT OF PARKS AND PUBLIC WORKS GERTRUDE AVENUE STORM DRAIN AND RECONSTRUCTION DATED AUG. 14, 1986. PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
f. CITY OF PORTLAND ASSESSORS PLAN #402 LOT SHOWN ON SAID PLAN AS LOTS 7.20 & 21 AS PART OF BLOCK A.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DIRT AND FINAL LANDSCAPING.
6. NO OTHER EASEMENTS WERE DISCOVERED EXCEPT THOSE SHOWN ON THIS PLAN, NAMELY THE STORMWATER EASEMENTS FOR THE SIMPSON MEMORIAL CHURCH AND THE CITY OF PORTLAND.

ZONING:

THE SUBJECT PARCEL FALLS WITHIN THE CITY'S R-3 RESIDENTIAL ZONE.
SETBACKS:
FRONT YARD: 25 FEET
REAR YARD: 25 FEET
SIDE YARD: 5 FEET UP TO 1 1/2 STORIES
MINIMUM FRONT YARD SETBACK: 50 FEET
MINIMUM LOT WIDTH - 65 FEET

FLOOD NOTE: BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NO. 230051 -7C, WHICH BEARS AN EFFECTIVE DATE OF 12/08/01 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND

- 6" x 6" Granite monument found with drill hole.
- 5/8" Solid pin, no cap found
- ▲ Survey instrument Point
- Abutler Line
- Property Line
- Street Line
- (50.00') Distance from reference plan or record
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole
- Contour Line
- Proposed Contour Line
- NOHU New Overhead Utilities
- SF/ERCW Silt Fence or Erosion Control Mix
- 2-1/2" min. Diameter Tree to Be Planted

SURVEYORS STATEMENT:
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 DESCRIPTION



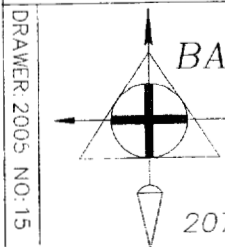
ROBERT T. GREENLAW, P.E., S.S.
PRESIDENT BACK BAY BOUNDARY, INC.
DATE: 06-08-2006

REVISION 06-08 2006: RELOCATED CULVERT TO REAR OF PROPOSED LOT.
REVISION: 12-05-2005- RECONFIGURED LOTS

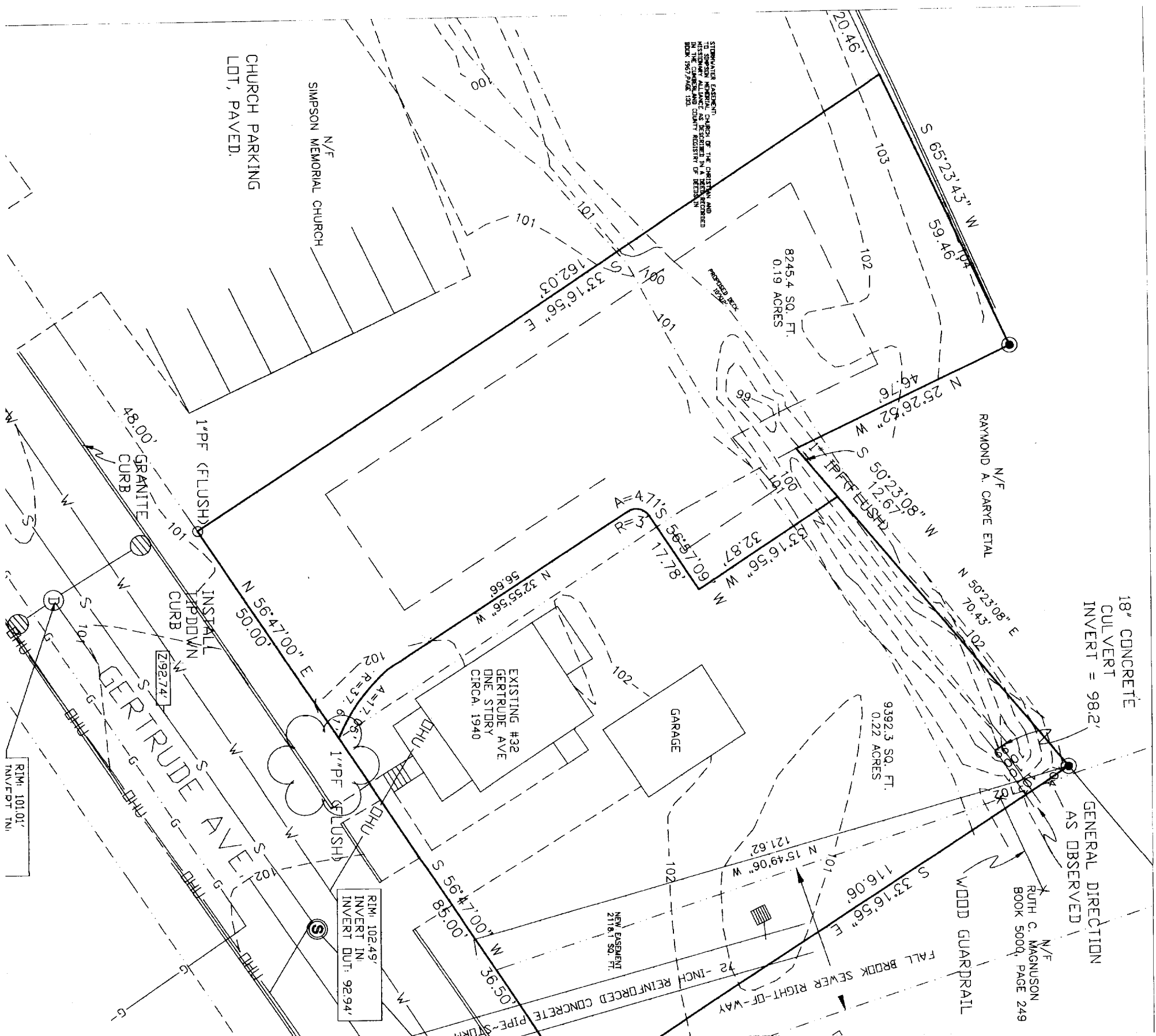
PROPOSED LOT SPLIT
FOR A PROPOSED NEW DWELLING
32 GERTRUDE AVE. PORTLAND, MAINE

FOR:
TIM HIGGINS
32 GERTRUDE AVE. PORTLAND, MAINE

PREPARED BY: BACK BAY BOUNDARY, INC. LAND SURVEYING 643 FOREST AVE PORTLAND, MAINE 207-774-2855 FAX 207-347-4346		DRAWN BY: RTG CHECKED BY: KCC SCALE: 1"=10' DATE OF SURVEY: 02-15-2005 JOB NUMBER: 2005015-P SHEET: 1 of 1.
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DRAWER: 2005 NO: 15



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 - b. CITY OF PORTLAND STREET LANE SHEET OF GERTRUDE AVE DATED 11-22-1937 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
 - c. PLAN OF WADCO PARK WASHINGTON AVE. PORTLAND MAINE SURVEYED AUG. 1905 PROPERTY OF DERRAH & WESCOTT. RECORDED OCT. 21 1911 PLAN BOOK 12, PAGE 17 IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.
 - d. PARKING LOT EXPANSION DRAINAGE & LAYOUT PLAN PORTLAND, MAINE NORTH PORT BUSINESS PARK CREATED BY DUFRESNE-HENRY INC. DATED REVISED DATED 08-30-1987 PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
 - e. CITY OF PORTLAND, MAINE DEPARTMENT OF PARKS AND PUBLIC WORKS GERTRUDE AVENUE STORM DRAIN AND RECONSTRUCTION DATED AUG. 14, 1986. PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.
 - f. CITY OF PORTLAND ASSESSORS PLAN #402, LOT SHOWN ON SAID PLAN AS LOTS 7.20 & 21 AS PART OF BLOCK A.
5. NO CHANGE TO THE EXISTING TOPOGRAPHY IS PLANNED WITH THE EXCEPTION OF THE DITCH AND FINAL LANDSCAPING.
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LEGEND

- 6" x 6" Granite monument to 10' with drill hole.
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- (50.00') Distance from reference pl n 4' @ all
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- A.G. Above Grade
- B.G. Below Grade
- Overhead Utility
- Utility Pole
- Edge of traveled way
- Utility Pole
- 98 — Contour Line



SURVEYORS STATEMENT:

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 DESCRIPTION



ROBERT T. GREENLAW, P.L.S.
 PRESIDENT BACK BAY BOUNDARY, INC.
 DATE: 12-05-2005

REVISION: 12-05-2005- RECONFIGURED LOTS

EXISTING CONDITIONS
 FOR A PROPOSED DWELLING
 32 GERTRUDE AVE PORTLAND, MAINE

FOR: **TIM HIGGINS 8385870**
 GERTRUDE AVE. PORTLAND, MAINE

DRAWN BY: RTG	
CHECKED BY: KCC	
SCALE: 1"=10'	
DATE OF SURVEY: 02-15-2005	
JOB NUMBER:	2005015-P
SHEET:	1 of 1.

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING

643 FOREST AVE
 PORTLAND, MAINE
 207-774-2855 FAX 207-347-4346

