

LOCATION MAP
N.T.S.

LEGEND

- IRON ROD FOUND
- UTILITY POLE
- MANHOLE
- CONIFEROUS TREE
- DECIDUOUS TREE
- GRANITE CURB
- OVERHEAD WIRES
- ① LOT NUMBER PER PLAN REFERENCE 2

ZONING

DEVELOPMENT OF THE PARCELS PROPOSED AS PART OF THIS PLAN SHALL BE IN ACCORDANCE WITH CHAPTER 14, LAND USE, OF THE CODE OF ORDINANCES OF THE CITY OF PORTLAND, SUPPLEMENT 5, DATED JANUARY 1999 OR AS AMENDED FROM TIME TO TIME. EXCERPTS OF THE DIMENSIONAL REQUIREMENTS ARE PRESENTED BELOW.

SPACE AND BULK REQUIREMENTS R-3 ZONE

MINIMUM LOT SIZE	6,500 S.F.
MINIMUM FRONTAGE	50 FT
MINIMUM SETBACKS:	
FRONT YARD	25 FT
REAR YARD	25 FT
SIDE YARD *	8 FT
1 STORY	8 FT
1 1/2 STORIES	14 FT
2 STORIES	16 FT
2 1/2 STORIES	20 FT
SIDE YARD * ON SIDE STREET	20 FT
MINIMUM LOT WIDTH	N/A
MULTIPLY OTHER USES	65 FT

* THE WIDTH OF ONE (1) SIDE YARD MAY BE REDUCED ONE (1) FOOT FOR EVERY FOOT THAT THE OTHER SIDE IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN EIGHT (8) FEET IN WIDTH. SAID REDUCTION DOES NOT REQUIRE AN AMENDED RECORDING PLAT.

UTILITIES NOTE

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. CALL 1-800-DIGSAFE AT LEAST THREE BUSINESS DAYS BEFORE PERFORMING ANY CONSTRUCTION. DUE TO OSHA CONFINED SPACE REQUIREMENTS, ALL INVERTS AND PIPE SIZES MUST BE VERIFIED PRIOR TO ANY CONSTRUCTION.

PLAN REFERENCES

- FINAL SUBDIVISION PLAN AMENDMENT 4, STANDARD BOUNDARY SURVEY ON WASHINGTON AVENUE & ALLEN AVENUE, PORTLAND, MAINE MADE FOR OWNER OF RECORD: NORTHPORT REALTY TRUST DATED DECEMBER 12, 2005 BY OWEN HASKELL, INC. RECORDED IN PLAN BOOK 205 PAGE 801.
- PLAN OF WADCO PARK, WASHINGTON AVENUE, PORTLAND, MAINE FOR DERRAH & WESCOTT DATED 1905 AND RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS IN PLAN BOOK 12 PAGE 17.
- AMENDED SUBDIVISION PLAN ON GERTRUDE AVE., PORTLAND, MAINE, MADE FOR DIVERSIFIED PROPERTIES, INC. BY OWEN HASKELL, INC. DATED APRIL 13, 2010 REVISED THRU AUGUST 8, 2010.
- BOUNDARY SURVEY ON GERTRUDE AVENUE, PORTLAND, MAINE MADE FOR STEPHEN A. & CAROL A. MACKENZIE DATED DECEMBER 19, 2011 BY OWEN HASKELL, INC.

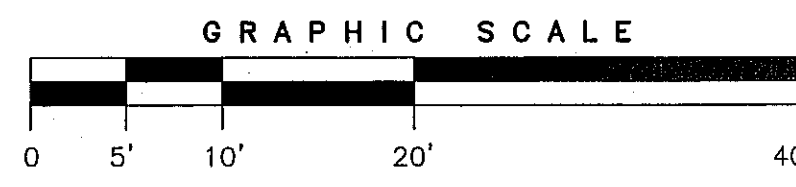
NOTES

- OWNER OF RECORD: STEPHEN A. & CAROL A. MACKENZIE C.C.R.D. BOOK 13811 PAGE 134
- SURVEY PREMISES IS LOT D-6 AND PART OF D-7 AS SHOWN ON THE CITY OF PORTLAND'S TAX MAP 402.
- BEARINGS ARE BASED ON PLAN REFERENCE 1, MAGNETIC 1942.
- GERTRUDE AVE. HAS NOT BEEN ACCEPTED IN THIS AREA.
- ELEVATIONS ARE BASED ON CITY DATUM.

CERTIFICATE

OWEN HASKELL, INC. HEREBY CERTIFIES THAT THIS PLAN IS BASED ON, AND THE RESULT OF, AN ON THE GROUND FIELD SURVEY AND THAT TO THE BEST OF OUR KNOWLEDGE, INFORMATION AND BELIEF, IT CONFORMS TO THE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS CURRENT STANDARDS OF PRACTICE.

DATE: 7/10/12
JOHN W. SWAN, PLS NO. 1038



EXISTING CONDITIONS SURVEY
ON
GERTRUDE AVENUE, PORTLAND, MAINE
MADE FOR
TIMOTHY HIGGINS
BAY STREET, PORTLAND, MAINE

OWEN HASKELL, INC.
390 U.S. ROUTE ONE, FALMOUTH, ME 04105 (207) 774-0424
PROFESSIONAL LAND SURVEYORS

Drawn By	RRL	Date	MARCH 14, 2012	Job No.	2012-033P
Trace By	RRL	Scale	1" = 10'	Drwg. No.	1
Check By	JWS				
Book No.	1100				

