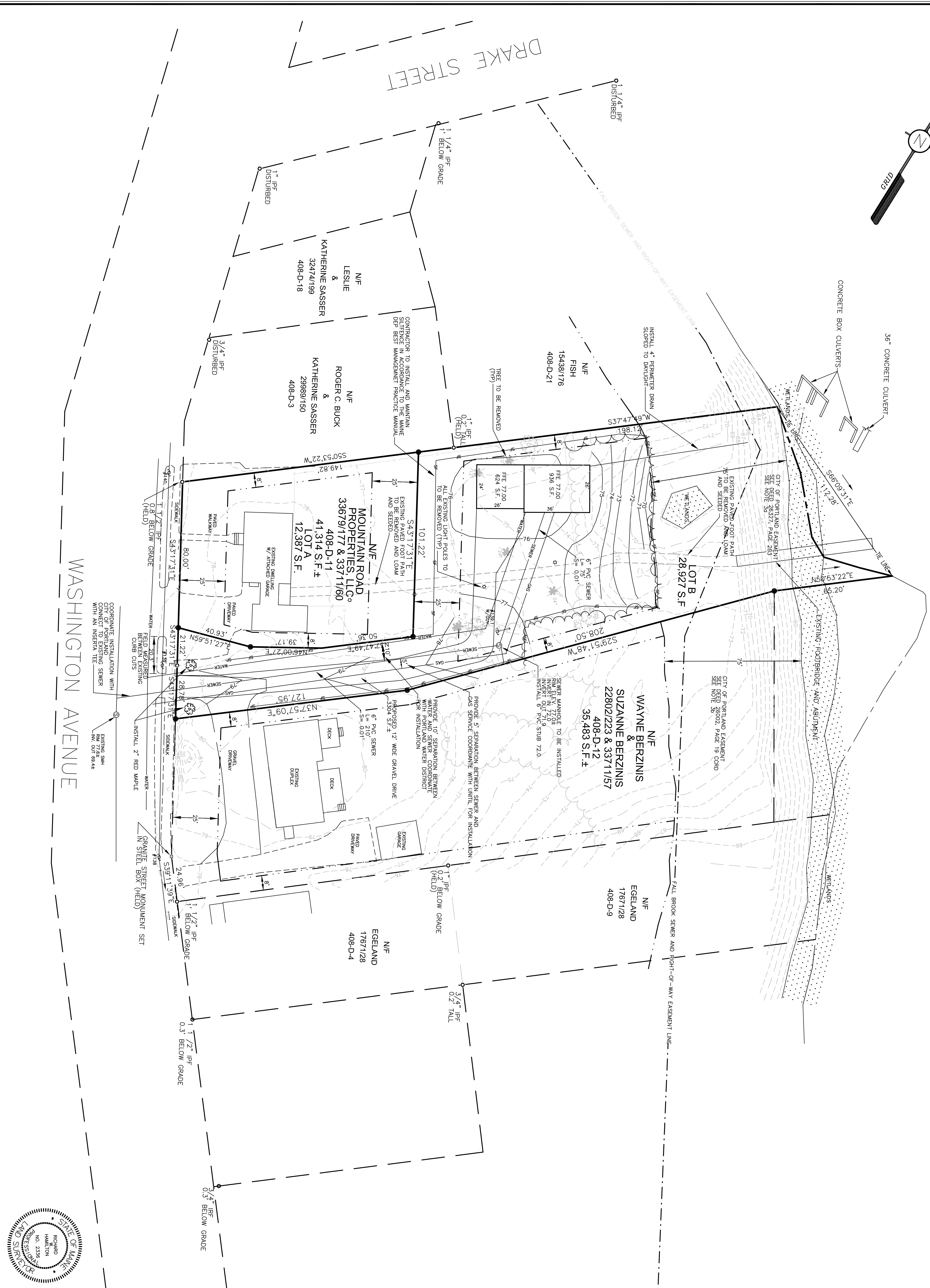


N/I  
ST JOSEPH'S MANOR  
3617/309 & 3602/294 & 8172/59  
408-D-6

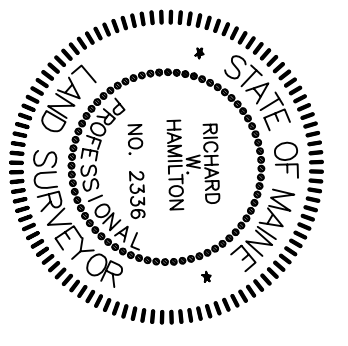


**LEGEND**

- PROPOSED #9 REBAR WITH PLASTIC CAP STAMPED BEST 2356
- FOUND #5 REBAR (STAMPING AS NOTED)
- FOUND IRON PIPE (SIZE AS NOTED)
- UTILITY POLE
- TREE, DECIDUOUS
- TREE, CONIFEROUS
- PARENTHESES DENOTE RECORD DATA (123 45)
- 75 — COUNTRY
- 75 — CHAINLINK FENCE
- 75 — ABUTTER OR RIGHT-OF-WAY LINE
- 75 — BOUNDARY LINE
- 75 — NOW OR FORMERLY OWNED BY
- 75 — PARENTHESES DENOTE RECORD DATA
- 75 — OPENED UTILITY LINE
- 75 — DEED BOOK AND PAGE (CCRD)
- 75 — TAX MAP-BLOCK-LOT
- 75 — 45-6-78

**NOTES**

1. DATUMS: HORIZONTAL BEARINGS BASED UPON GRID NORTH MAINE STATE PLANE COORDINATES WEST ZONE AS ESTABLISHED BY STATIC GPS OBSERVATIONS. VERTICAL NAVD 88 AS ESTABLISHED BY STATIC GPS OBSERVATIONS.
2. OWNERSHIP OF THE PROPERTY SHOWN CAN BE FOUND IN THE FOLLOWING DEEDS OF RECORD: DEED OF ST. JOSEPH'S MANOR TO MOUNTAIN ROAD PROPERTIES DATED MAY 31, 2016 AND RECORDED IN DEED BOOK 33192, PAGE 114 CUMBERLAND COUNTY REGISTER OF DEEDS (CCRD).
3. DEED OF WAYNE AND SUZANNE BERZINIS TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 60 CCRD.
4. DEED OF WAYNE AND SUZANNE BERZINIS TO MOUNTAIN ROAD PROPERTIES DATED DECEMBER 20, 2016 AND RECORDED IN DEED BOOK 33711, PAGE 60 CCRD.
5. THE PROPERTY SHOWN IS IDENTIFIED ON THE CITY OF PORTLAND'S TAX ASSESSORS MAP 408 BLOCK D, PARCEL 11.
6. THE PROPERTY SHOWN IS LOCATED WITHIN THE FOLLOWING DESIGNATED BUILDING ZONES AS DEFINED BY THE CITY OF PORTLAND'S ZONING ORDINANCE: R3 & R5. DEFINITION OF THE STREAM PROTECTION ZONE IS THE NORMAL HIGH WATER OF THE STREAM OR BROOK. WE HAVE HELD THE BOTTOM OF THE HIGH WATER OF THE STREAM OR BROOK. WE HAVE HELD THE BOTTOM OF THE EMBANKMENT AS THE NORMAL HIGH WATER MARK OF FALL BROOK.
7. THE BULK AND SPACE REQUIREMENTS FOR THE R3 ZONE ARE AS FOLLOWS: MINIMUM ROAD FRONTAGE 50' BUILDING SETBACKS FRONT 25' SIDE 8' REAR 8' 6. THE WETLANDS AS SHOWN WERE DELINEATED BY LONGVIEW PARTNERS AND FIELD LOCATED BY THIS OFFICE.



LEVEL 1 SITE PLAN  
AT  
1169 WASHINGTON AVENUE  
IN  
**PORTLAND**  
CUMBERLAND COUNTY  
MAINE

JANUARY 5, 2017

OWNER: MOUNTAIN ROAD PROPERTIES, LLC  
463 ROOSEVELT RD  
WINDHAM, MAINE 04082

PREPARED FOR: MOUNTAIN ROAD PROPERTIES, LLC  
463 ROOSEVELT RD  
WINDHAM, MAINE 04082

**BOUNDARY ENGINEERING SURVEY TECHNOLOGY**  
25 TUBBOIS LANE  
BUXTON, MAINE 04093  
TELEPHONE 529-9987  
FAX 529-9987  
JOB NUMBER: 016-025  
DRAWING FILE: LEVEL 1 SITE PLAN

