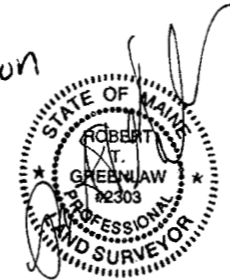


*R3 Zone*  
*25' Rear min*  
*Bulkhead*  
*Sec. 14-425*  
*24" max Ht.*  
*6' max projection*



**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: DANIEL & HEIDI DOBSON, DESCRIBED IN BOOK 18080, PAGE 133 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, 04/05/2005, UTILIZING THE FOLLOWING EQUIPMENT:  
LIETZ SOKKISHA SET 3 TOTAL STATION, LIETZ SDP 33 DATA COLLECTOR, HAND-HELD MAGNETIC COMPASS.
3. AREA OF SUBJECT PARCEL: 18,900.00 SQ. FT., 0.43 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a.) PHEASANT HILL, PORTLAND, MAINE, RECORDING PLAN MADE BY ROYAL RIVER SURVEY CO. FOR ANASTOS & LOHNES, INC. DEVELOPER, DATED REVISED 07/1995, RECORDED IN C.C.R.D. PLAN BOOK 195, PAGE 120.  
b.) CITY OF PORTLAND ASSESSORS PLANS MAP NO. 171A BLOCK A LOTS 78B, MAP NO. 409 BLOCK G LOTS 9-14, AND MAP NO. 410 BLOCK A LOTS 1-5.  
c.) RAY GARDENS, PORTLAND, MAINE, OWNED BY J.W. MILLER, BY A.L. LUTJ, GE, DATED SEPT 1, 1914, RECORDED IN C.C.R.D. PLAN BOOK 12, PAGE 103.
5. ELEVATIONS ARE BASED UPON A BENCHMARK 60.31' ON UTILITY POLE #12 AT CORNER OF WALDO AND MARLBOROUGH STREETS.
6. PER SAID DEED AND REFERENCE 4c, ABOVE PROPERTY IS "SUBJECT TO THE RIGHT OF ALL OF SAID LOT OWNERS TO MAKE ANY CUSTOMARY USE OF SAID STREETS AND WAYS." THERE WERE APPARENT ENCROACHMENTS OF ACCESSORY BUILDING AND FENCE ONTO ADJUTER'S PARCEL AT THE TIME OF THIS SURVEY.

**ZONING:**

R-3 RESIDENTIAL  
SETBACKS: FRONT - 25 FT; REAR - 25 FT;  
SIDE - 1-1/2 STORY; 8 FT;  
ON SIDE STREET: 20 FT; STORIES, 14 FT  
MINIMUM LOT SIZE: 6,500 SQ FT  
MINIMUM LOT FRONTAGE: 50 FT  
MAXIMUM 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, COMMUNIT PANEL NO. 230051 Zc, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998. D IS NOT IN A SPECIAL FLOOD HAZARD AREA.

**LEGEND:**

CRF ● Capped 5/8" Rebar Set with #2303 N/F Now Or Formerly  
CRF ○ Capped 5/8" Rebar Found 12345/99 Deed Book/Page of Local Registry  
(50.00') Distance from reference plan or deed.

— Z — Indicates Ownership in Common  
— σ — Utility Pole  
— OHU — Overhead Electric &/or Comm  
— — Abutter Line  
— — Property line  
— — Street line  
— — Edge of Traveled Way Old Lot Line

**BOUNDARY/EXISTING CONDITIONS PLAN**  
AT 24 NOTTINGHAM AVENUE, PORTLAND, MAINE  
FOR: DANIEL DOBSON

REVISIONS:

|  |   |   |
|--|---|---|
| STATE OF MAINE, CIVIL AND SS REGISTRY OF DEEDS | RECEIVED AT: .M. AND RECORDED IN PLAN BOOK PAGE | 5 |
|--|---|---|

LOCATION: 24 NOTTINGHAM AVENUE, PORTLAND, MAINE

GRAPHIC SCALE: 0' 20' 40' 60'

**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:

b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S.  
V. PRESIDENT, BACK BAY BOUNDARY, INC. DATE: APRIL 20, 2005

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

DRAWN BY: PJM  
CHECKED BY: KCC  
SCALE: 1" = 20'  
SURVEY DATE: 04/05/2005  
JOB NUMBER: 2005034  
SHEET: 1 of 1  
DRAWER: 2005 NO: 034