

DRAWN BY: PJM
 CHECKED BY: KCC
 SCALE: 1" = 20'
 SURVEY DATE: 04/05/2005
 JOB NUMBER: 20051

PREPARED BY:
BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND AND MAINE 04101



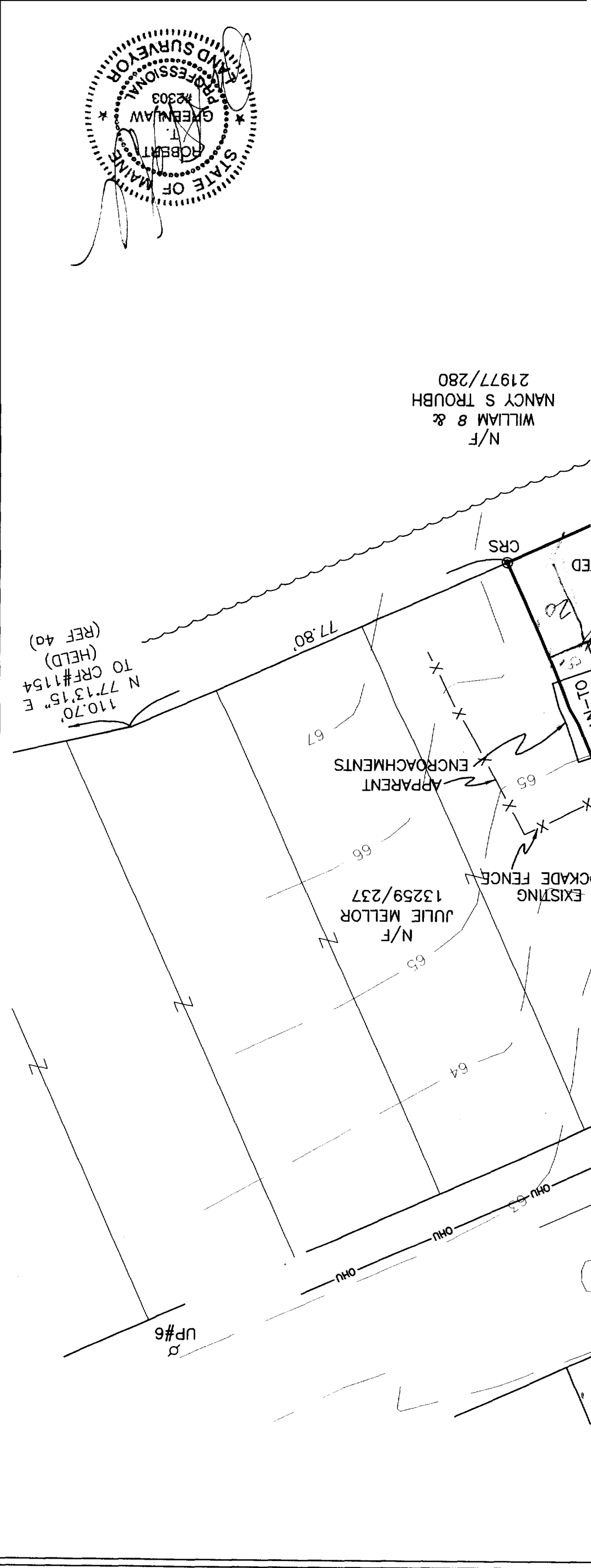
I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:
 d) NO WRITTEN REPORT
 b) NO NEW DESCRIPTION
CERTIFICATE:

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

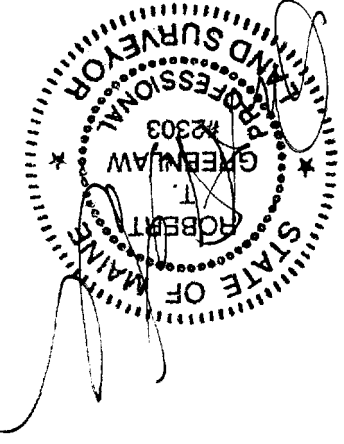
LEGEND:
 CRF © Capped 5/8" Rebar Set with #2303
 CRF © Capped 5/8" Rebar Found
 (50.00') Distance from reference plan or deed.
 Z Indicates Ownership in Common
 Utility Pole
 OHU Overhead Electric &/or Comm
 Abutter Line
 Property Line
 Street Line
 Old Lot Line
 Edge of Traveled
 Old Lot Line

RATE MAP, COMMUNITY PANEL NO. 230017C, WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

GENERAL NOTES:
 1. RECORD OWNER OF PARCEL: DANIEL & HEIDI DOBSON, DESCRIBED IN BOOK 18080, 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:
 LETZ SOKKISHA SET 3 TOTAL STATION, LETZ SDR 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 PLAT MADE BY ROYAL RIVER SURVEY CO. FC ANASTOS & LOHNES, INC. DEVELOPER, DATED REVISED 04/7/1995, RECORDED IN C.C.R.D. PLAN 1195, PAGE 120.
 b.) CITY OF PORTLAND ASSESSORS PLANS MAP NO. 171A BLOCK A LOTS 7&8, MAP NO. 409 BL LOTS 9-14; AND MAP NO. 410 BLOCK A LOTS 1-5.
 c.) RAY GARDENS, PORTLAND, MAINE, OWNED BY J.W. WILBUR, BY ALLEJOT, CE, DATED SEPT 1, 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 CORN WALOO 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 THERE WERE APPARENT ENCROACHMENTS OF ACCESSORY BUILDING AND FENCE ONTO ABUTTER'S PARCEL AT THE TIME OF THIS SURVEY."



N/F
 WILLIAM S TROUBH
 NANCY S TROUBH
 21977/280

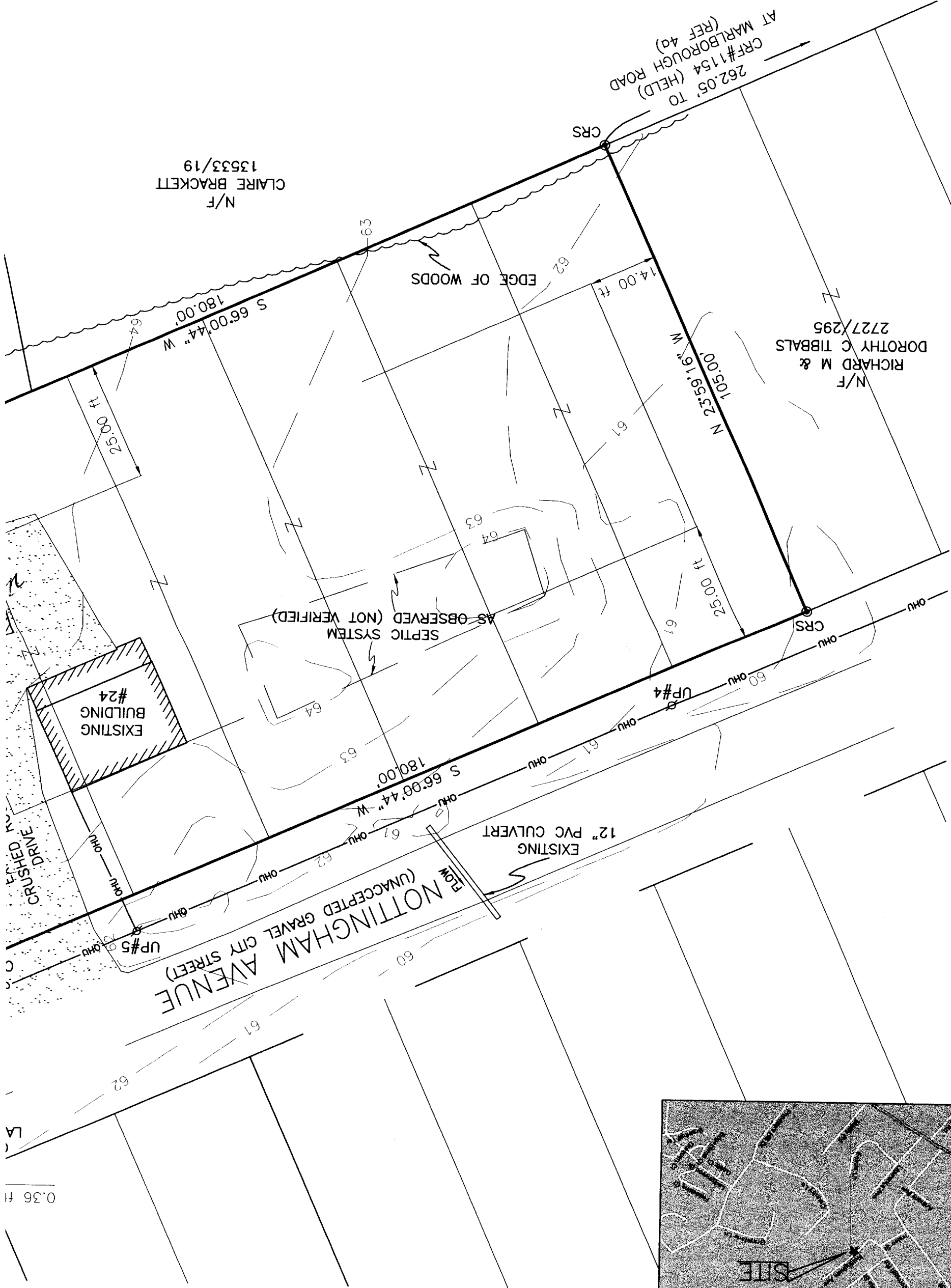


MAGNETIC NORTH 2005

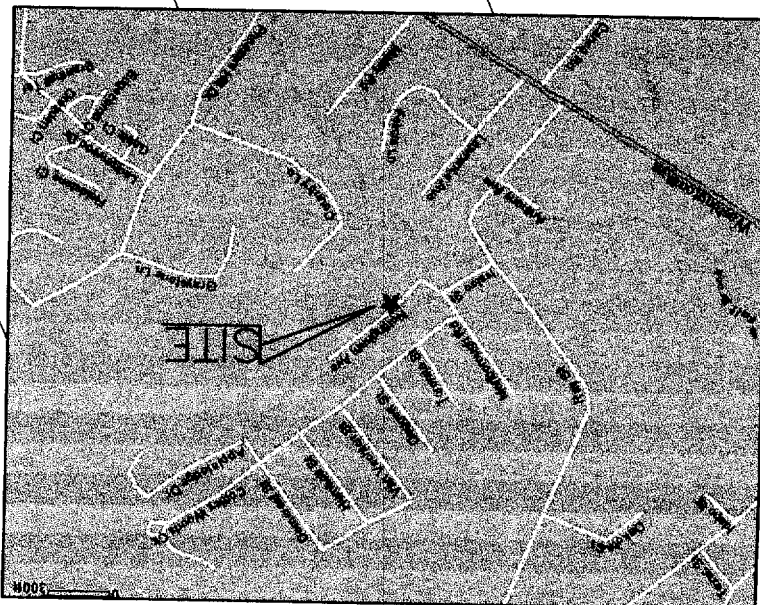


REVISIONS:

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 RECEIVED 2005
 AT : H. M. AND RECORDED



0.36 ft



SITE LOCATION MAP:

N/F
 CLAIRE BRACKETT
 13533/19

N/F
 RICHARD M &
 DOROTHY C TIBBALS
 2727/295

262.05' TO
 CRF#1154 (HELD)
 AT MARLBOROUGH ROAD
 (REF 40)

NOTTINGHAM AVENUE
 (UNACCEPTED GRAVEL CITY STREET)

EXISTING
 12" PVC CULVERT

EXISTING
 BUILDING
 #24

SEPTIC SYSTEM
 AS OBSERVED (NOT VERIFIED)

EDGE OF WOODS