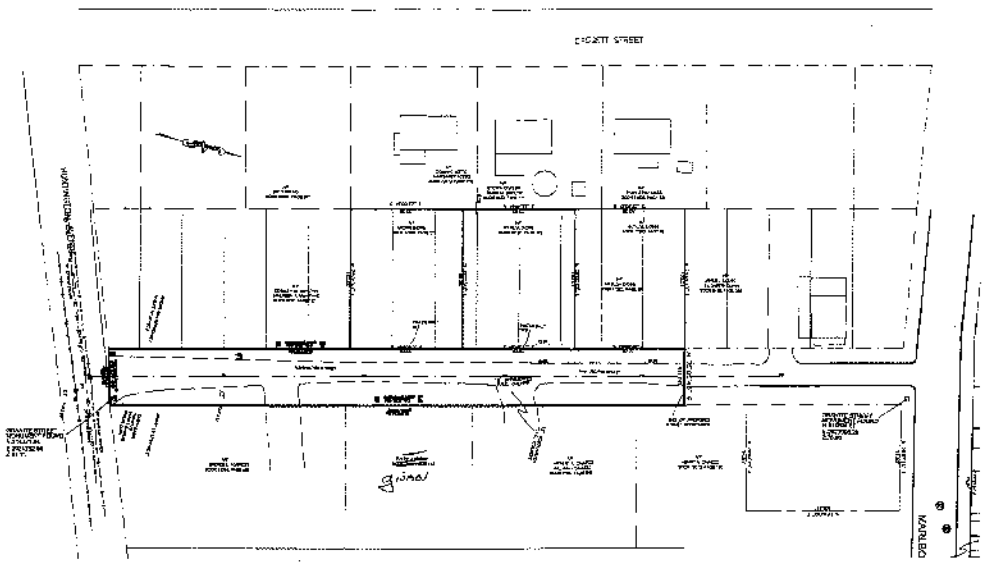
SITE MAP NOT TO SCALE




## GENERAL NOTES:

1. RECORD OWNER OF PARCEL: RAY GARDEN DEVELOPERS AS NOTED IN THE PLAN REFERENCE INTENDED TO TURN THE STREET OVER TO THE CITY OF PORTLAND, THE SUBDIVISION CIRCA 1914 SHOWS THE STREET AND LOTS.

2. BEARINGS ARE BASED UPON A MAGNETIC OBSERVATION TAKEN AT THE TIME OF THIS SURVEY, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
SEE NOTE 4

3. AREA OF SUBJECT PARCEL: 18463.7 SQ. FT., 0.35 ACRES

4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) RAY GARDENS., RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.

5. [illegible] ELEVATION ON A COPPER BOLT IN A 3' OFFSET MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. SAID BM ELEVATION WAS REPORTED TO BE 66.387 N.G.V.D. 1929 CITY OF PORTLAND DATUM. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER BOLT SET IN THE NEW MONUMENT INSTALLED AT THE NORTHWEST CORNER OF MARLBOROUGH ROAD AND HUMBOLT STREET. THE BENCHMARK ELEVATION SET = 88.11 FEET N.G.V.D AND CITY OF PORTLAND DATUM.

6. HORIZONTAL DATUM SHOWN ON THE TWO MONUMENTS IS BASED UPON NORTH AMERICAN DATUM 1983 MAINE STATE WEST ZONE AND DERIVED FROM TWO CONTROL MONUMENTS WHOSE HORIZONTAL COORDINATES WERE REPORTED TO BACK BAY BOUNDARY, INC. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. SAID CONTROL MONUMENTS WERE A P.K. NAIL FOUND NEAR THE CENTERLINE OF HUNTINGTON AVENUE IN FRONT OF #24 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTITY NUMBER T124-67-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.68, EAST = 2524441.66. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMET FOUND IN A DRIP BOX AT OR NEAR THE THE INTERSECTION FORMED BY THE 3 FOOT OFFSET LINES OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERLY SIDE LINE OF TORONTA STREET, SAID BOLT IDENTIFIED AS T124-73-1006 AND HAVING COORDINATES OF: NORTH= 314 298.07, EAST = 2523815.80. NEW SURVEY CONTROL MONUMENTS WERE SET AND LABELED HEREON WITH NORTH, EAST AND Z(ELEVATION) COORDINATES.

7. VAN VECHTEN STREET IS CURRENTLY AN UNACCEPTED GRAVEL STREET 40 FEET IN WIDTH.

## ZONING:

R-3 RESIDENTIAL ZONE

a) FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
b) REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
c) SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: FOURTEEN (14) FEET, FOR TWO STORY BUILDINGS

## FLOOD NOTE:

BY GRAPHIC PLOTTING ONLY, THIS PARCEL APPEARS TO BE IN ZONE X, (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD-PLAIN). OF THE FLOOD INSURANCE RATE MAP,
COMMUNITY #230051, PANEL 70 WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 2, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

## LEGEND:

- Capped 5/8" Rebar To Be Set With Registration Number 2203.
- Iron Pipe or Solid Pin Found
- Survey Instrument Point
- Abutter Line
- Property Line
- Street Line
- Direction of Bearing
- (34.00) Distance from reference Plan or deed.
- N/F Now Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- R Property Line
- Overhead Utility
- Utility Pole
- Edge of traveled way

# BOUNDARY PLAN OF STREET

AT VAN VECHTEN ROAD PORTLAND, MAINE

FOR: ARCHIE CIOBBI

PREPARED BY:
OCEAN PARK LAND SURVEYING LLC
LAND SURVEYING
134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-2971 - BOB@GREENLAWINFINITYPOINT.NET

| | |
|---|---|
| DRAWN BY: | RTG |
| CHECKED BY: | TJG |
| SCALE: | 1" = 40' |
| DATE: | 04-01-2003 |
| JOB NUMBER: | 030263 |
| SHEET: | 1 OF 1 |
| DRAWER: | 2002 NO: 83 |

## REVISIONS:

REVISION 3: MAY 9, 2011. ROTATED VIEW AND ADDED ABUTTERS.

LOCATION: VAN VECTHEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2011
AT H M. AND RECORDED IN
PLAN BOOK PAGE

GRAPHIC SCALE 1"=40'

## 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:
a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S.
PRESIDENT BACK BAY BOUNDARY, INC.

DATE: 05-06-2011

STATE OF MAINE ROBERT T. GREENLAW 2203 LICENSED LAND SURVEYOR