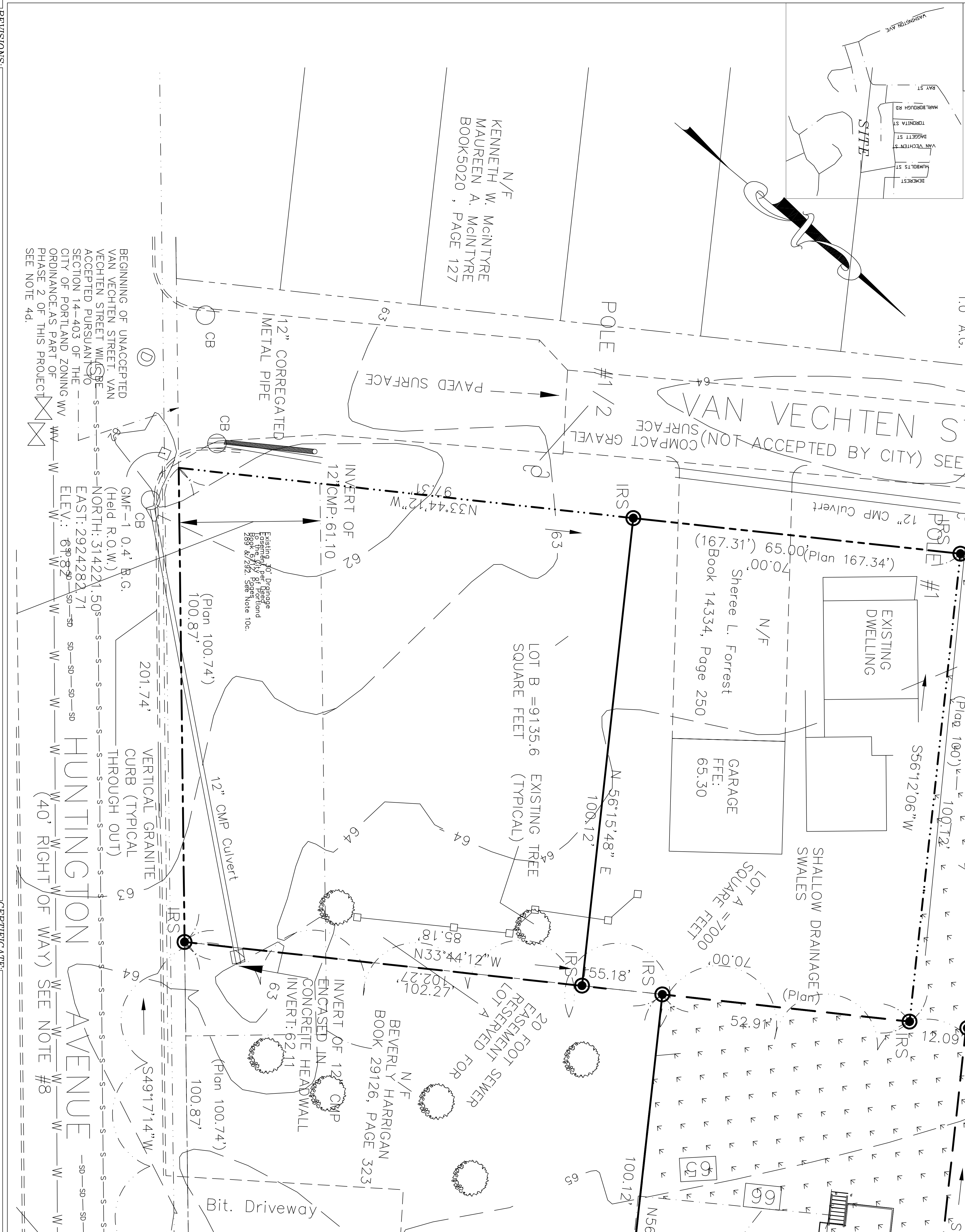


SITE MAP



BEGINNING OF UNACCEPTED VAN VECHTEN STREET, VAN VECHTEN STREET WILL BE ACCEPTED PURSUANT TO SECTION 14-403 OF THE CITY OF PORTLAND ZONING W/ ORDINANCE AS PART OF PHASE 2 OF THIS PROJECT SEE NOTE 4d.

GMF-1 0.4' B.G. (Held R.O.W.)
EAST: 2924282.71
ELEV.: 69.82

VERTICAL GRANITE CURB (TYPICAL) THROUGH OUT

HUNTINGTON AVENUE (40' RIGHT OF WAY) SEE NOTE #8

LOT B = 9135.6 SQUARE FEET (TYPICAL)

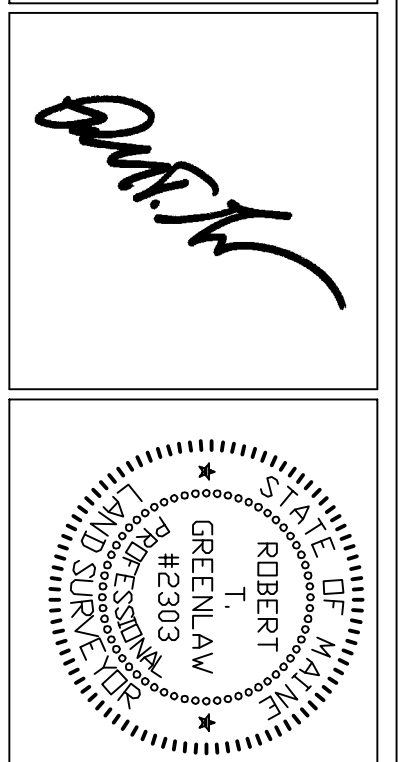
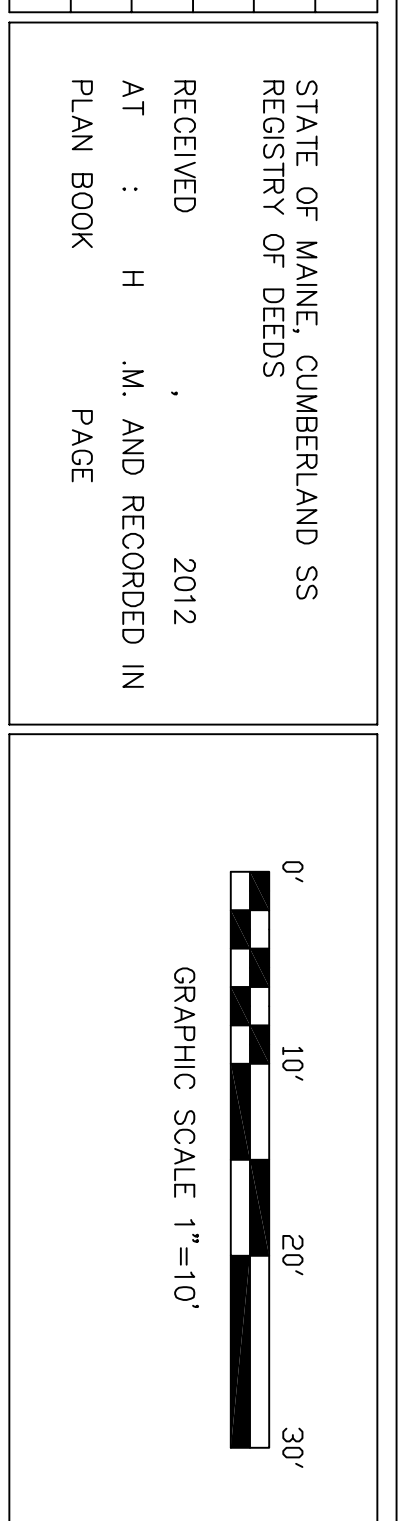
LOT A = 7000 SQUARE FEET

LOT 4 REASEMMENT FOR LOT A

BEVERLY HARRIGAN BOOK 29126, PAGE 323

REVISIONS:

STATE OF MAINE, CUMBERLAND SS	2012
REGISTRY OF DEEDS	
RECEIVED AT: H M. AND RECORDED IN PLAN BOOK PAGE	



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:

- NO WRITTEN REPORT
- NO NEW DESCRIPTION
- NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: OCTOBER 2, 2013

GENERAL NOTES:

1. RECORD OWNER OF PARCEL, SHEREE L. FORREST BOOK 14334, PAGE 240 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (BOOK 14334).
2. THIS SURVEY AND PLAN THEREON WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:
 - a) TOTAL STATION: SOKKIA TS-10
 - b) DISTANCE MEASUREMENT SYSTEM: SOKKIA DISTANCE MEASUREMENT SYSTEM
3. AREA OF SUBJECT PARCEL: 9135.6 SQ. FT. (231 ADRES)
4. PLAN OR EASEMENT, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.
5. CITY OF PORTLAND ASSESSORS PLAN NO. 410
6. BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HARBOR STREETS PORTLAND MAINE BY BLOM INC. DATED 07/22/2012.
7. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION IN A 3" SPIRETT MONUMENT LOCATED ON THE NORTHERLY SIDE OF WASHINGTON AVENUE AT FIRST ANGLE POINT WESTERLY OF RAY STREET. WAS ESTABLISHED ON THE COPPER NO. 1 SET IN THE BOUNDARY PLAN OF LOT 1 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 14334, PAGE 240 AND CITY OF PORTLAND DISTRICT.
8. BARRIERS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SHOWN BY THE CITY OF PORTLAND.
9. THE ZONING AND HUNTINGTON IN THESE REVISIONS HAS BEEN CHANGED TO R-3 RESIDENTIAL ZONE WESTERLY OF WASHINGTON STREET AND EASTERLY OF WASHINGTON STREET. THE REMAINING LAND NORTH OR WESTERLY OF WASHINGTON STREET AND EASTERLY OF WASHINGTON STREET WILL REMAIN IN THE R-3 RESIDENTIAL ZONE. THE CITY OF PORTLAND ENGINEERING DEPARTMENT HAS CONTROL MONUMENTS SET BY ROBERT T. GREENLAW P.L.S. BY THE CITY OF PORTLAND ENGINEERING DEPARTMENT. SAID CONTROL MONUMENTS ARE LOCATED AT THE CORNER OF WASHINGTON AVENUE AND HARBOR STREET. THE BENCHMARK ELEVATION SET IN 88.11 FEET N.A. V.D. AND CITY OF PORTLAND DISTRICT NUMBER 1748-47-485. SAID P.L.S. HAVING COORDINATES OF NAD83: 2024411.83, THE RECORD CONTROL MONUMENT UTILIZED WAS A COPPER NO. 1 SET IN GRANITE MONUMENT IDENTIFIED AS 1748-47-485 AND HAVING COORDINATES OF NAD83: 2024411.83 AND THE EASTERLY SIDE LINE OF HUNTINGTON AVENUE AND THE WESTERLY SIDE LINE OF WASHINGTON AVENUE. THE BENCHMARK ELEVATION SET IN 88.11 FEET N.A. V.D. AND CITY OF PORTLAND DISTRICT.
10. HARBOR OF AND HUNTINGTON STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET. AT THE TIME OF THIS SURVEY (SEE NOTE 4d ABOVE).
11. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:
 - a) EASEMENT OF DRAINAGE EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 1 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS BOOK 14334, PAGE 289 AND 292.
 - b) EASEMENT OF SERRIAL FOREST.
12. PROPOSED SEWERLINE TO HOUSE: 4" PVC, WATER: 1" COPPER.
13. "SIT" - SILENCE OR EROSION CONTROL. MAX TO BE INSTALLED PRIOR TO CONSTRUCTION.

ZONING:

R-3 RESIDENTIAL ZONE

- FRONT SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- REAR SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: TWENTY-FIVE (25) FEET.
- SIDE SETBACKS: PRINCIPAL OR ACCESSORY STRUCTURES: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

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, "C" WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998, AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

● Capped 5/8" Rebar To Be Set With Registration Number Z303.	(50,000) Distance from reference Plan or deed.
● Iron Pipe or Solid Pin Found	N/F Now Or Formerly
— Easement Line	A.G. Above Grade
— Abutter Line	B.G. Below Grade
— Property Line	fl. Property Line
— Street Line	— u — Overhead Utility
— Direction of Bearing	⊕ Utility Pole
— Vertical Granite Curb, Existing	— Edge of traveled way

EXISTING CONDITIONS PLAN

AT THE CORNER OF HUNTINGTON AND VAN VECHTEN STREETS PORTLAND, MAINE

FOR: **DIVERSIFIED PROPERTIES INC.**
P.O. BOX 10127 PORTLAND MAINE 04204

PREPARED BY: RTG
CHECKED BY: KGG
LAND SURVEYING
SCALE: 1" = 10'
DATE: 10-02-2013
JOB NUMBER: 2012029
SHEET: 1 OF 3
DRAWN: 2013 NO. 32

OLD ORCHARD BEACH, MAINE
207-749-9471 - BOB@GREENLAW.COM/FAIRPOINT.NET