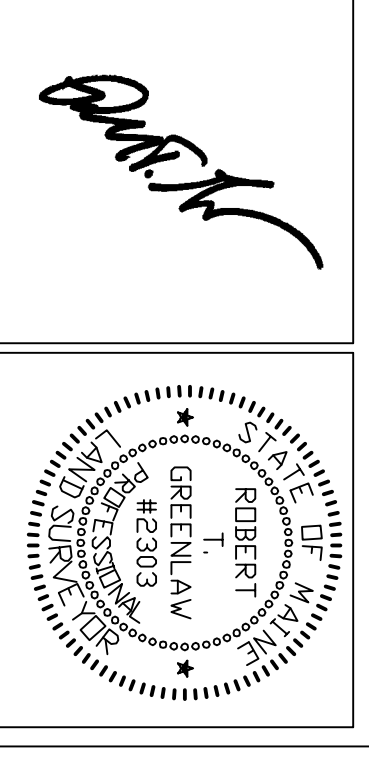
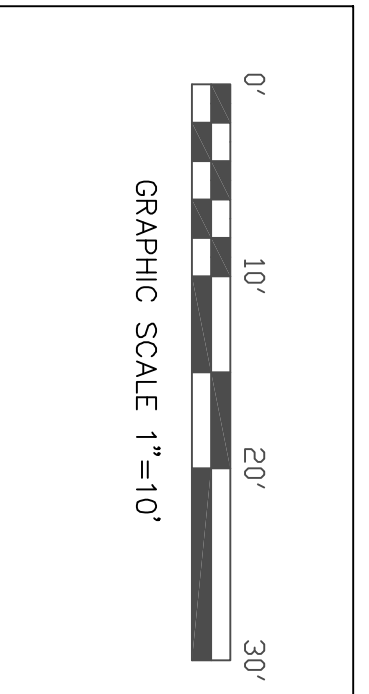


REVISIONS:

REVISION 3-10-13	ADDED STEPS ON DRIVEWAY SIDE, REVISED CONTOURS AND NOTES
LOCATION	NE CORNER OF VAN VECHTEN STREET AND HUNTINGTON PORTLAND, MAINE



I HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSED PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:

a) NO WRITTEN REPORT  
b) NO NEW DESCRIPTION

ROBERT T. GREENLAW P.L.S., #2303  
DATE: OCTOBER 31, 2013

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: SHERILL, FOREST BOOK 1434, PAGE 240 AS RECORDED IN THE CAMDEN COUNTY REGISTER OF DEEDS (CORB).
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SOKKISHA DATA COLLECTOR
3. AREA OF SUBJECT PARCEL: 918.6 SQ. FT. (2.1 ACRES)
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a) CITY OF PORTLAND ASSESSORS MAP AND 410  
b) CITY OF PORTLAND ASSESSORS MAP AND 410  
c) ORDINARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HARRIGAN STREETS PORTLAND MAINE BY ENGINEERING, S.A.D. PLAN DATED APRIL 11, 2011 AND APPROVED PRESIDENT TO THE CITY OF PORTLAND AND THE CODE SECTION HEAD ON JUNE 15, 2011.
5. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A STREET MONUMENT ESTABLISHED ON THE CORNER OF VAN VECHTEN STREET AND HARRIGAN STREETS PORTLAND MAINE. SAID BENCHMARK WAS ESTABLISHED ON THE CORNER OF VAN VECHTEN STREET AND HARRIGAN STREETS PORTLAND MAINE BY ENGINEERING, S.A.D. PLAN DATED APRIL 11, 2011 AND APPROVED PRESIDENT TO THE CITY OF PORTLAND AND THE CODE SECTION HEAD ON JUNE 15, 2011.
6. BENCHMARKS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND.
7. HARRIGAN STREETS ARE ACCEPTED CITY STREETS, VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY (SEE NOTE 4d) ABOVE.
8. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCEL:  
a) EASEMENT EXISTING OR PROPOSED ON THE SUBJECT PARCEL TO BENEFIT THE REMAINING LAND NOW OR FORMERLY OF SHERILL FARMS.  
b) EASEMENT OF DRAINAGE EASEMENT TO THE CITY OF PORTLAND AND OTHER A PORTION OF LOT 4 RECORDED IN THE CAMDEN COUNTY REGISTER OF DEEDS BOOK 912, PAGE 289 AND SEE  
c) PROPOSED SEWER LINE TO HOUSE, SBR-34, 4" PVC, WATER T+ COPPER
9. EASEMENT EXISTING OR PROPOSED ON THE SUBJECT PARCEL TO BENEFIT THE REMAINING LAND NOW OR FORMERLY OF SHERILL FARMS.
10. PROPOSED PRIVATE 20" WIDE STORM WATER EASEMENT OVER LOT TO BENEFIT THE REMAINING LAND NOW OR FORMERLY OF SHERILL FARMS.
11. PROPOSED SEWER LINE TO HOUSE, SBR-34, 4" PVC, WATER T+ COPPER
12. AREA OF PROPOSED DWELING IS 788 SQUARE FEET.
13. SOIL TYPE FROM U.S. DATA, SCIENTIFIC SILT LOAM
14. A LARGE EDGE SHALL BE INSTALLED ON THE FRONT AND BACK OF THE BUILDING. IT WILL BE CONSTRUCTED WITH 3/4" IN. STONE AND BE 6 INCHES DEEP.
15. AN EXISTING SMALL EASEMENT BETWEEN THE SUBJECT LOT AND THE LAND NOW OR FORMERLY OF SHERILL FARMS, SAID SMALL EASEMENT SHALL BE MAINTAINED AND SHALL BEER SUBJECT TO THE PROVISIONS OF THE CAMDEN COUNTY REGISTER OF DEEDS BOOK 912, PAGE 289 AND SEE  
a) SILT TRAP ON EROSION CONTROL LAY TO BE INSTALLED PRIOR TO CONSTRUCTION.  
b) FOUNDATION DRAIN

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: EIGHT (8) FEET, FOR UP TO A 1-1/2 STORY BUILDING.

FLOOD NOTES:

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 7C WHICH BEARS AN EFFECTIVE DATE OF DECEMBER 8, 1998 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

●	Capped Rebar Set PLS #1328	(50.00')	Distance from reference
○	Iron Pipe Found		Plan or Elevation
□	MONF Monument Found		
—	34 Contour Line	12345/99	Deed Book/Page
—	34 Contour Line Proposed	ud	Under Deed Registry
—	Abutler Line	—	Edge of traveled way
—	Property Line	OHU	Overhead Utility
—	Street Line	∅	Utility Pole
—	Setback Line	—	Indicates Ownership
—	Old Lot Line	—	in Common
P	Sign	—	Sewer Manhole
W	Water Line	—	Drain Manhole
S	Sewer Line	—	Water Main Gate Valve
EX	Existing Ditch		

**PROPOSED SITE PLAN FOR NEW DWELLING**  
 AT THE CORNER OF HUNTINGTON AND VAN VECHTEN STREETS PORTLAND, MAINE  
 FOR: **DIVERSIFIED PROPERTIES INC.**  
 P.O. BOX 10127 PORTLAND MAINE 04204

PREPARED BY:  
**ROBERT T. GREENLAW PLS**  
 LAND SURVEYING  
 134 PORTLAND AVE  
 OLD ORCHARD BEACH MAINE  
 BOBGREENLAW@YFAIRPOINT.NET  
 207-749-9471

DRAWN BY: RTG  
 CHECKED BY: KGG  
 SCALE: 1" = 10'  
 DATE OF SURVEY: 10/01/2013  
 JOB NUMBER: 2013032  
 SHEET: 2 OF 3  
 DRAWER: 2013 NO. 032