



**REVISIONS:**

REVISED 11-02-2015: REVISED LABELS AND BEARINGS	STATE OF MAINE, CUMBERLAND SS
REVISED 09-16-2015: RECERTIFIED PLAN	REGISTRY OF DEEDS
REVISED 09-03-2015: CHANGED PROPOSED GARAGE TO DASHED LINE	2015
RECEIVED AT: H. M. AND RECORDED IN PLAN BOOK PAGE	

LOCATION: HUMBOLDT, MARIBOROUGH & VAN VECHTEN STREET PORTLAND MAINE

DATE: 11-02-2015

GRAPHIC SCALE 1"=20'

0' 20' 40' 60'

ROBERT T. GREENLAW P.L.L.C.

1. HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSEURE FOR PROFESSIONAL LAND SURVEYORS' STANDARDS OF PRACTICE AS ADOPTED APRIL 01, 2001 WITH THE FOLLOWING EXCEPTIONS:  
 a) NO WRITTEN REPORT  
 b) NO PROPERTY CORNERS SET AT THIS TIME.

DATE: 11-02-2015

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: STEPHEN E. MARDIGAN BOOK: 13283, PAGE: 104 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (GCAD). MAILING ADDRESS OF OWNER: 460 BAXTER BLVD, PORTLAND, MAINE 04103
2. THIS SURVEY AND PLAN THEREOF WAS PERFORMED UTILIZING THE FOLLOWING EQUIPMENT:  
LEITZ SOKKISHA SET 4 TOTAL STATION, LEITZ SDR 33 DATA COLLECTOR.
3. AREA OF SUBJECT PARCEL: 16230.0 SQ. FT., 0.37 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
a) PLAN # 2015006 RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 127 PAGE 103.  
b) CITY OF PORTLAND ASSESSORS PLAN NO. 410 BLOCK D10T 13
5. BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BHM INC. DATED 01/20/2012.
6. ELEVATIONS ARE BASED UPON A BENCHMARK 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 B.M. ELEVATION WAS REPORTED TO BE 66.397 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 MARIBOROUGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET (N.G.V.D. AND CITY OF PORTLAND DATUM).
7. BEARINGS SHOWN HEREON ARE BASED UPON THE MAINE STATE GRID WEST ZONE AS REFERENCED BELOW AND SUPPLIED BY THE CITY OF PORTLAND. 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 ROBERT T. GREENLAW P.L.L.C. BY THE CITY OF PORTLAND AND ENGINEERING DEPARTMENT. SAID CONTROL MONUMENTS WERE A P.K. NAIL FOUND NEAR THE CENTERLINE OF HUNTINGTON AVENUE IN FRONT OF #74 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTIFY NUMBER 1124-67-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 282444.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT FOUND IN A PART OF A ROAD NEAR THE INTERSECTION FORMED BY THE 3' OFFSET MONUMENT AND HUMBOLDT STREET. SAID BOLT IDENTIFIED AS 1124-72-1568 AND HAVING COORDINATES OF: NORTH= 3313906.07, EAST = 2823916.05.
8. ACCORDING TO THE U.S.D.A. SOIL WEB SURVEY THE SLOPED PORTION THE SITE IS COMPRISED OF BUXTON SILT LOAM (BU2). THE REMAINDER OF THE SITE IS COMPRISED OF SCANTIC SILT LOAM (S1).
9. UTILITIES ARE ALREADY STUBBED OUT TO SITE. FIELD VERIFY THE CONNECTIONS BEFORE CONSTRUCTING FOUNDATION. WATER LINE TO BE 1" COPPER SERVICE. SEWER MINIMUM SIZE FOR LATERAL IS 4".
10. HUMBOLDT AND MARIBOROUGH STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY.

**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 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 COMMUNITY #230051, PANEL 7C 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 2303.
- Iron Pipe or Solid Pin Found
- ⊙ Existing Water Shut Off
- Abutler Line
- Property Line
- Street Line
- ☁ Proposed Street Tree in Excess of 12" Diameter
- ☁ Vertical Control Curb, Existing
- FD — Foundation Drain
- Edge of Troveled way
- Utility Pole
- Overhead Utility
- Proposed Elevation/contour
- B.G. Below Grade
- A.G. Above Grade
- N/F New Or Formerly
- (50,000') Distance from reference Plan or deed.
- Erosion Control Mix/Silt Fence

**PROPOSED HOUSE PLAN**  
**OF THE VACANT LAND ON MARIBOROUGH ROAD**  
**AT HUMBOLDT, MARIBOROUGH & VAN VECHTEN ST. PORTLAND, MAINE**  
**FOR: CUSTOM BUILT HOMES OF MAINE**

PREPARED BY: **ROBERT T. GREENLAW**  
 LAND SURVEYING

32 OLD ORCHARD STREET  
 OLD ORCHARD BEACH, MAINE  
 207-210-1044 - BOB@GREENLAW504@GMAIL.COM

DRAWN BY: RTG  
 CHECKED BY: KGG  
 SCALE: 1" = 20'  
 DATE: 08-24-2015  
 JOB NUMBER: 2015006  
 SHEET: 2 OF 2  
 DRAWER: 2015 NO. 006