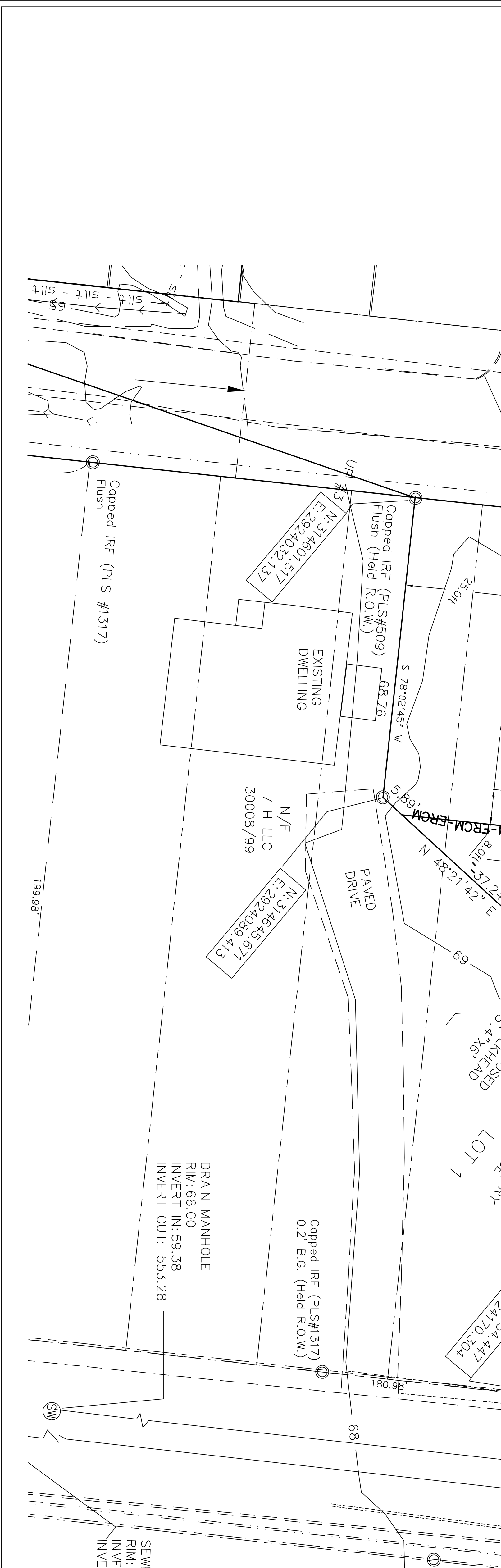
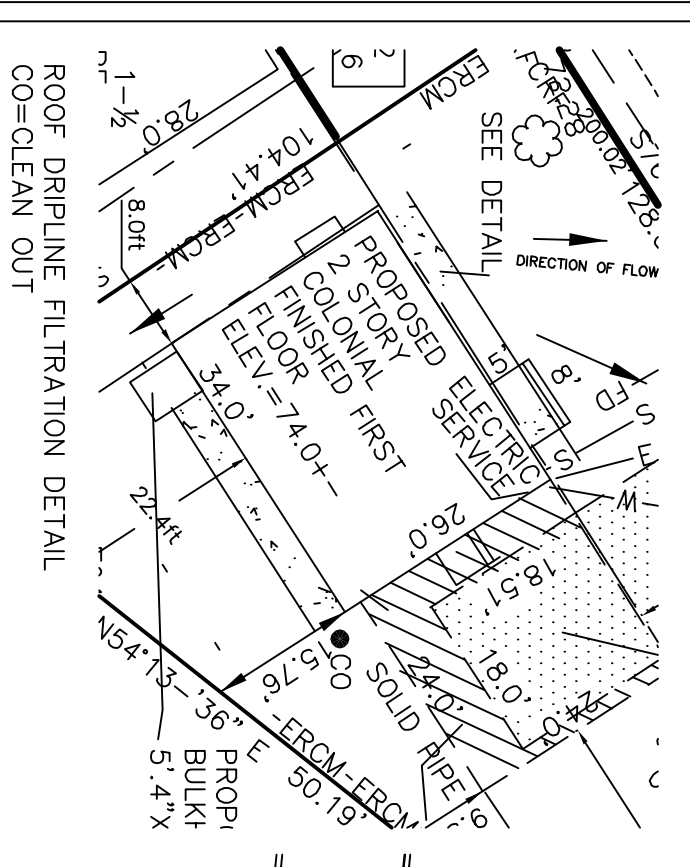
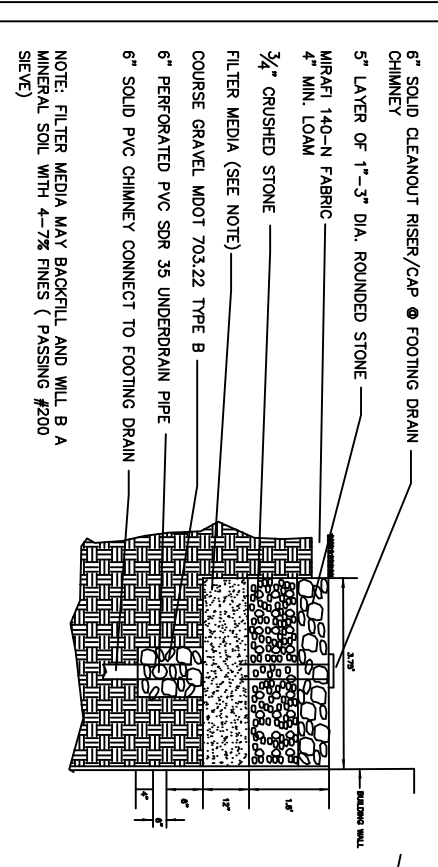
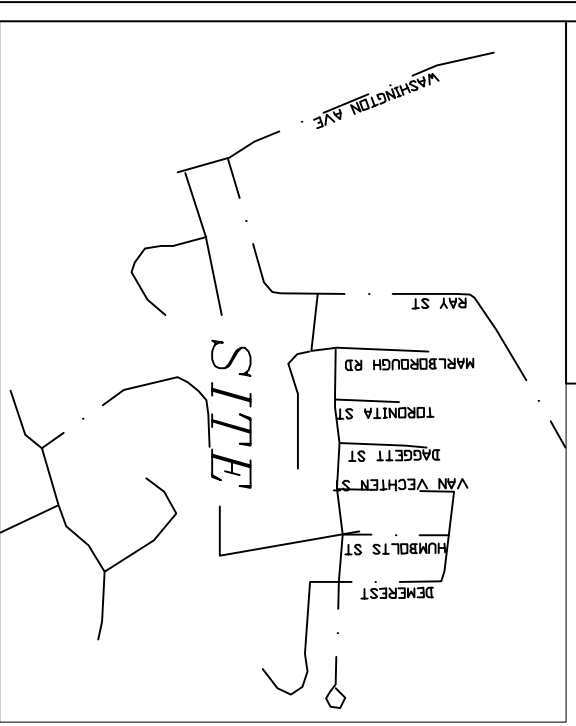


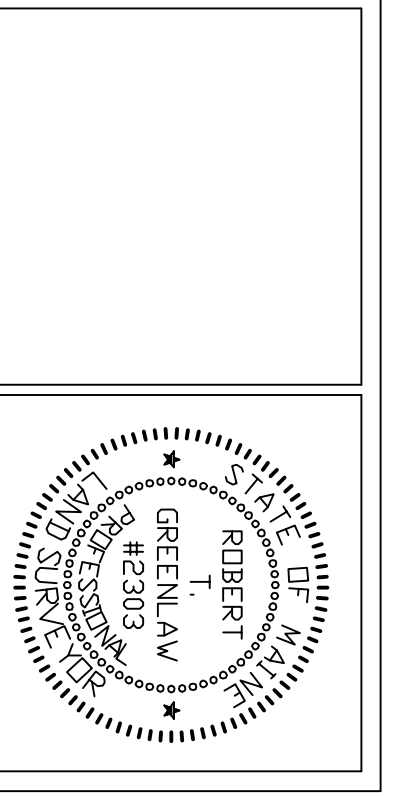
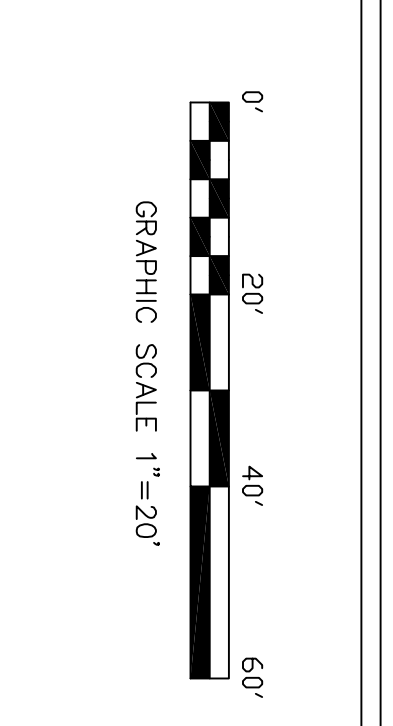
**SITE MAP**



**REVISIONS:**

REVISED 11-29-2015:	REVISED BEARING AT CITY'S DIRECTION
REVISED 11-27-2015:	REVISED CONTOURS
REVISED 11-23-2015:	REVISED LABEL ON PROPOSED 71 CONTOUR
REVISED 11-23-2015:	REVISED PROPOSED CONTOURS
REVISED 11-11-2015:	ADDED ROOF DRAINAGE AND REVISED CONTOURS
LOCATION:	HUMBOLDT MARLBOROUGH & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS  
 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 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.

ROBERT T. GREENLAW P.L.S.  
 DATE: 11-27-2015

**GENERAL NOTES:**

1. RECORD OWNER OF PARCEL: STEPHEN E. MARLBOROUGH 13283, PAGE 104 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD), 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 #23051, 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 WESTERN OF RAY STREET. SAID BENCHMARK WAS REPORTED TO BE 86.397 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 MARLBOROUGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 88.111 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.
8. 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.S. 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 #71 HUNTINGTON AVENUE, CITY OF PORTLAND AND IDENTIFY NUMBER 1124-67-1583, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 292444.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT FOUND IN A BOLD A OR NEAR THE INTERSECTION FORMED BY THE 3" OFFSET MONUMENT AND HUMBOLDT STREET. SAID BOLT IDENTIFIED AS 1124-72-1598 AND HAVING COORDINATES OF: NORTH= 331906.07, EAST = 2823916.05
9. HUMBOLDT AND MARLBOROUGH STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY.
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 SPANIC SILT LOAM (S1).
9. ALL UTILITIES INCLUDING ELECTRIC 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".

**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 #23051, 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 23051.
- Iron Pipe or Solid Pin Found
- Existing Water Shut Off
- Abutter Line
- Property Line
- Street Line
- Direction of Bearing
- Proposed Street Tree in Excess of 12" Diameter
- Vertical Gratices Cont'd. Existing
- (50,000') Distance from reference Plan or deed.
- N/F New Or Formerly
- A.G. Above Grade
- B.G. Below Grade
- [72.0] Proposed Elevation/contour
- u Overhead Utility
- Utility Pole
- FD Foundation Drain
- Edge of Troveled way
- FRCM Erosion Control Mix/Silt Fence

**PROPOSED HOUSE PLAN**  
**OF THE VACANT LAND ON MARLBOROUGH ROAD AT HUMBOLDT, MARLBOROUGH & 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 NOV. 006