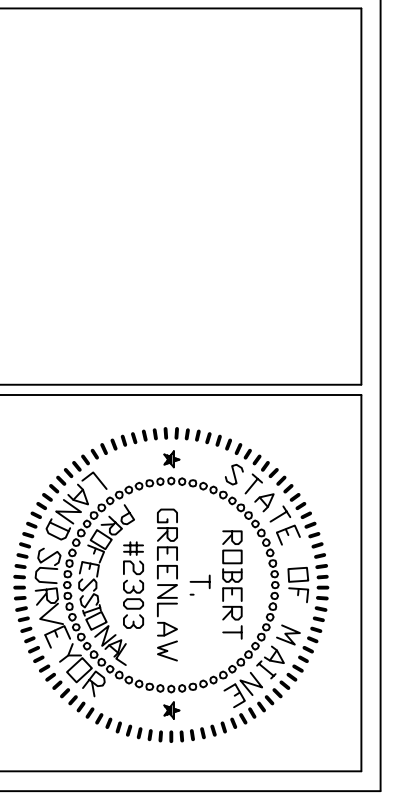
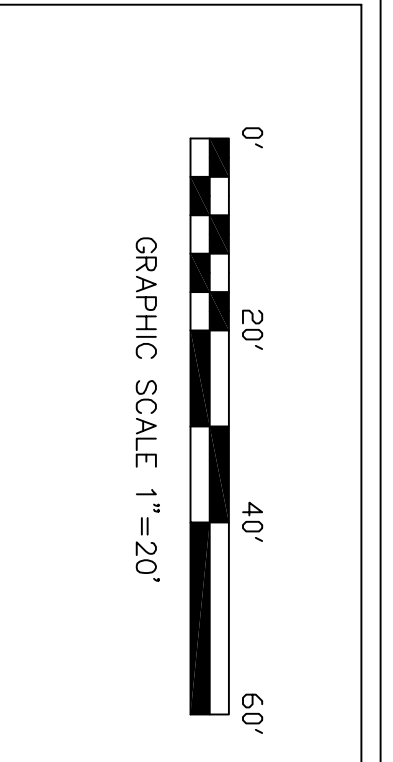


REVISIONS:

REVISED 02-17-2016: REVISED PROPOSED CONTOURS, ADDED NOTES.
REVISED 02-15-2016: REVISED PROPOSED CONTOURS.
LOCATION: LOT 2 MARLBOROUGH & VAN VECHTEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
 REGISTRY OF DEEDS
 2016
 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: 02-17-2016

GENERAL NOTES:

1. RECORD OWNER OF PARCEL: STEPHEN E. MARLBOROUGH BOOK 22895, PAGE 028 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.D.). 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: 7926.0 SQ. FT., 0.18 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:
 a) PLAN FOR THE PROPOSED CONSTRUCTION OF THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 127 PAGE 103.
 b) CITY OF PORTLAND ASSESSORS PLAN NO. 410 BLOCK D107 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 86.97' 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 = 88.11 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.
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 #7 HUNTINGTON AVENUE, CITY OF PORTLAND IDENTIFY NUMBER 1124-67-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 292444.85. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANT'S MOUND FOUND IN A BOLD A OR NEAR THE INTERSECTION FORMED BY THE 3" OFFSET MONUMENT OF NORTH HUNTINGTON AVENUE AND THE 3" OFFSET MONUMENT OF HUNTINGTON AVENUE. SAID BOLT IDENTIFIED AS 1124-72-1568 AND HAVING COORDINATES OF: NORTH= 331906.07, EAST = 282816.05
9. HUMBOLDT AND MARLBOROUGH STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY.
10. 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).
11. 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". THE LOCATION OF THE SEWER LATERAL AND FOUNDATION DRAIN LATERAL SHOWN HEREON FROM THE SEWER AND STORMWATER PIPES IN THE STREET TO THE PROPERTY LINE WAS OBTAINED FROM A RECORD DRAWING OF THE AS-BUILT CONDITIONS OF MARLBOROUGH STREET, TITLED PLAN AND PROFILE (0400 TO 2465.92) MARLBOROUGH HEIGHTS SUBDIVISION, MARLBOROUGH ROAD PORTLAND MAINE, REVISED DATED 12-07-1992 SAID PLAN IS FILED IN THE PORTLAND PUBLIC WORKS VAULT IN DRAWER 1001 SHEET 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, FEET 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 Grade Contour, Existing
- u — Overhead Utility
- Utility Pole
- FD — Foundation Drain
- Edge of Troveled way
- ERM - Erosion Control Mix/Silt Fence

PROPOSED HOUSE PLAN
 OF: LOT #2 ON MARLBOROUGH ROAD
 AT HUMBOLDT, MARLBOROUGH & VAN VECHTEN ST. PORTLAND, MAINE
 FOR: CUSTOM BUILT HOMES OF MAINE

PREPARED BY: RIG
 ROBERT T. GREENLAW
 LAND SURVEYING

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

DATE: 08-24-2015
 JOB NUMBER: 2015006
 SHEET: 2 OF 2
 DRAWER: 2015 NO. 006