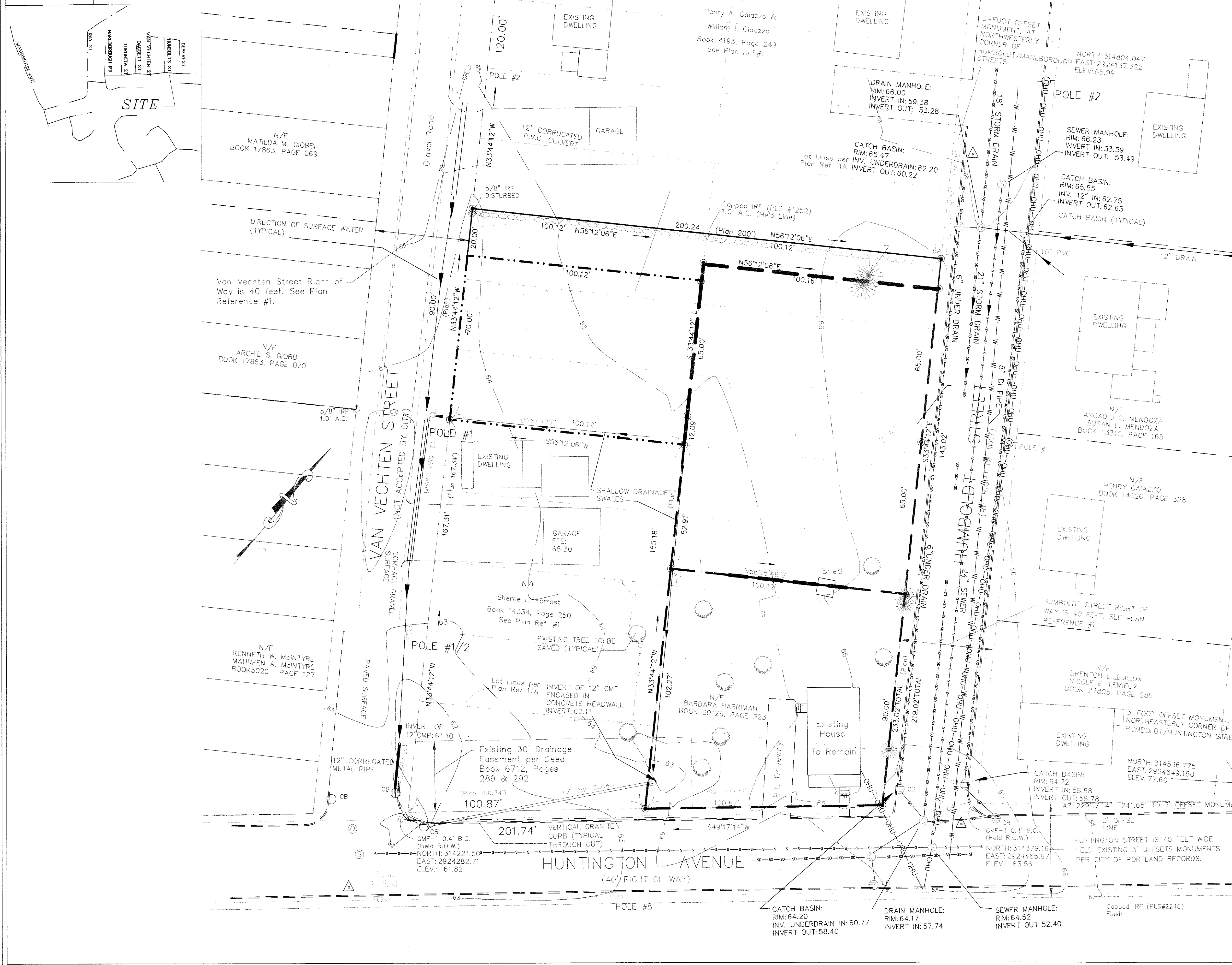


SITE MAP



GENERAL NOTES:

- RECORD OWNER OF PARCEL: ARCHIE S. GIOBBI AND MATILDA M. GIOBBI BOOK 29269, PAGE 288 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (CCRD).
- THIS SURVEY AND PLAN THEREOF WAS PERFORMED, UTILIZING THE FOLLOWING EQUIPMENT:
LIETZ SOKKISHA SET 4 TOTAL STATION, LIETZ SDR 33 DATA COLLECTOR.
- AREA OF SUBJECT PARCEL: 32,950.00 SQ. FT., 0.76 ACRES
- REFERENCE IS MADE TO THE FOLLOWING PLANS:
a.) RAY GARDENS, RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS PLAN BOOK 12 PAGE 103.
b.) CITY OF PORTLAND ASSESSORS PLAN NO. 410.
c.) BOUNDARY PLAN OF LAND ON THE CORNER OF HUNTINGTON AND HUMBOLDT STREETS PORTLAND MAINE BY BH2M INC. DATED 01/20/2012.
- 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 BM 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 MARLBOROUGH ROAD AND HUMBOLDT STREET. THE BENCHMARK ELEVATION SET = 68.11 FEET N.G.V.D AND CITY OF PORTLAND DATUM.
- 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 PLS. BY THE CITY OF PORTLAND 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 IDENTITY NUMBER T124-67-1563, SAID P.K. NAIL HAVING COORDINATES OF: NORTH=314336.09, EAST = 292444.185. THE SECOND CONTROL MONUMENT UTILIZED WAS A COPPER BOLT SET IN GRANITE MONUMENT FOUND IN A DRIP BOX AT OR NEAR THE THE INTERSECTION FORMED BY THE 3 FOOT OFFSET LINES OF THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERLY SIDE LINE OF TORONITA STREET, SAID BOLT IDENTIFIED AS T124-73-1606 AND HAVING COORDINATES OF: NORTH= 3313906.07, EAST = 2923916.05.
- THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO ROBERT T. GREENLAW PLS BY MARK HAMPTON. THE COMPUTED AREA OF UPLAND IS 4535.5 SQUARE FEET. AREA OF WETLANDS IS 18,789.5 SQUARE FEET. AREA OF THE THREE PARCELS: 23,325 SQUARE FEET
- HUMBOLDT AND HUNTINGTON 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
- 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, 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. (50.00') 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. PL Property Line
- - - Street Line. — u — Overhead Utility
- Direction of Bearing. — Utility Pole
- Vertical Granite Curb, Existing. — Edge of traveled way

EXISTING CONDITIONS PLAN OF: THE HUMBOLDT PROJECT AT HUMBOLT, HUNTINGTON & VAN VETCHEN ST. PORTLAND, MAINE

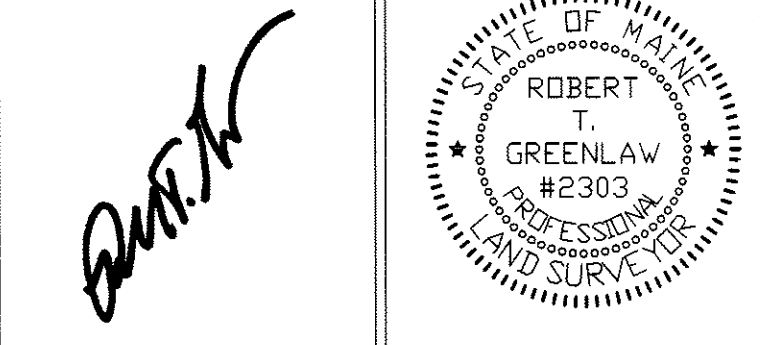
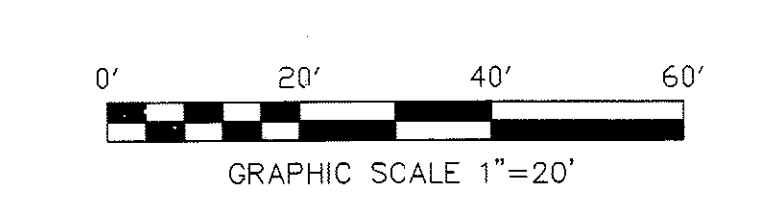
FOR: **ARCHIE GIOBBI**

REVISIONS:

REVISED 05-24-2012: CHANGED GRAPHIC SCALE
REVISED 04-30-2012: ADDED CURB TO LEGEND
REVISED 03-26-2012: ADDED NOTES TO PLAN PER CITY REVIEW
REVISED 03-14-2012: ADDED CULVERTS, DRAINAGE SWALES & REVISED CONTOURS
REVISED 02-07-2012: ADDED WETLANDS AND UPLANDS
LOCATION: HUMBOLDT, HUNTINGTON & VAN VETCHEN STREET PORTLAND MAINE

STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED . 2012
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:
a) NO WRITTEN REPORT
b) NO NEW DESCRIPTION
c) NO PROPERTY CORNERS SET AT THIS TIME.

ROBERT T. GREENLAW P.L.S. DATE: 05-24-2012

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

134 PORTLAND AVE
OLD ORCHARD BEACH, MAINE
207-749-9471 - BOBGREENLAW@MYFAIRPOINT.NET

DRAWN BY: RTG
CHECKED BY: KGG
SCALE: 1" = 20'
DATE: 01-17-2012
JOB NUMBER: 2012029
SHEET: 1 OF 2
DRAWER: 2012 NO: 29