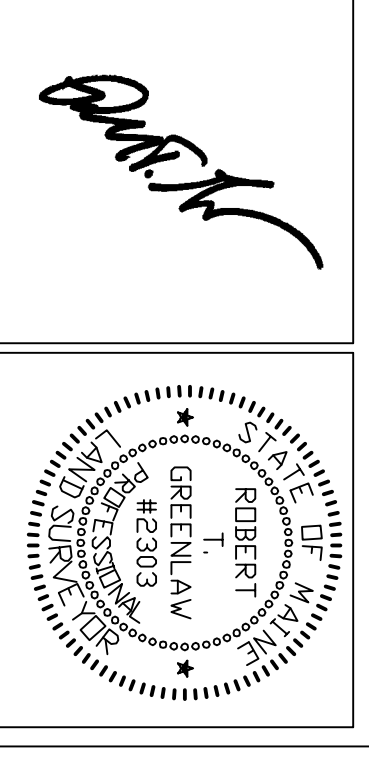
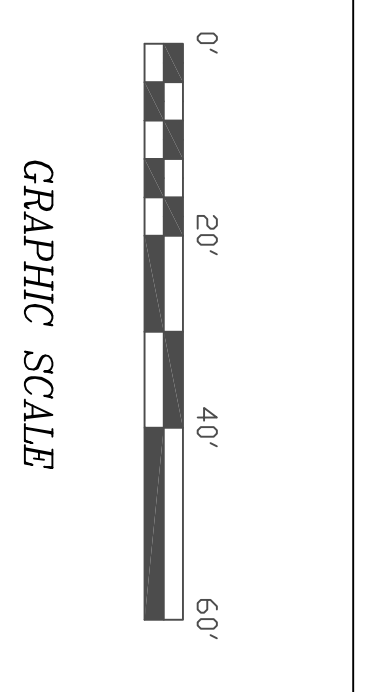


REVISIONS:

REVISED 10-21-13. CLEANED UP DRAWING PER CITY COMMENT  
 REVISED 10-02-13. ADDED OVERHEAD UTILITIES, OFFSET DIMENSIONS TO PROPERTY LINE  
 LOCATION: 31 HUMBOLDT STREET 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 21, 2013

GENERAL NOTES:

1. RECORD OWNER OF PARCELS: JACQUE S. GIBBY AND MATILDA M. GIBBY BOOK 2599, PAGE 288 AS RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS (CDBR).
2. THIS SURVEY AND PLAN THEREOF WAS PREPARED UTILIZING THE FOLLOWING EQUIPMENT:  
 LEICA DISTOMETER SET 1 TO 1 CM, STATION LITE 50, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
3. AREA OF SUBJECT PARCEL: 6907.8 SQ. FT. 0.15 ACRES
4. REFERENCE IS MADE TO THE FOLLOWING PLANS:  
 a.) RAY GARDENS, RECORDED IN THE CAMBERLAND 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 BIRDA INC. DATED 01/20/2012.
5. PLAN AND PROFILE OF STREET EXTENSION OF VAN VECHTEN STREET PORTLAND MAINE PREPARED BY THE CITY OF PORTLAND AND THE CITY ENGINEERING DEPARTMENT DATED 09/20/2012.
6. ELEVATIONS ARE BASED UPON A BENCHMARK ELEVATION ON A COPPER BOLT IN A 3" OFFSET WESTERN OF HUNTINGTON AVENUE AND BENCHMARK WAS REPORTED TO BE 69.89 FEET ABOVE CITY OF PORTLAND DATUM. A NEW BENCHMARK WAS ESTABLISHED ON THE COPPER BOLT SET IN THE MONUMENT FOUND IN THE NORTHERLY SIDE OF HUNTINGTON AVENUE AND THE EASTERN SIDE LINE OF HUNTINGTON AVENUE. THE BENCHMARK ELEVATION SET = 68.11 FEET (18.19) 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.
7. THE UPLAND AND WETLAND AREAS SHOWN HEREON ARE BASED UPON A PLAN PROVIDED TO THE CITY OF PORTLAND BY THE CITY ENGINEERING DEPARTMENT DATED 09/20/2012. THE COMPUTED AREA OF UPLAND IS 4535.5 SQUARE FEET. THE AREA OF WETLANDS IS 18778.5 SQUARE FEET. THE AREA OF THE FINAL PARCELS LOTS 1, 2 & 3 IS 2002.18 SQUARE FEET.
8. HUMBOLDT AND HUNTINGTON STREETS ARE ACCEPTED CITY STREETS. VAN VECHTEN STREET IS NOT AN ACCEPTED CITY STREET AT THE TIME OF THIS SURVEY (SEE NOTE 4) ABOVE).
9. SEE THE PLANS TITLED "PRELIMINARY LOT DEVELOPMENT PLAN SHEET C-100" BY LIGHT ENVIRONMENTAL DESIGN LLC FOR PROPOSED STREET TREES, DRIVERS DWELLINGS AND OTHER ENVIRONMENTAL DESIGN ELEMENTS. THESE SHEETS BE SUBMITTED FOR PLANNING BOARD APPROVAL SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FROM REFERENCE ONLY.
10. EASEMENTS EXISTING OR PROPOSED ON THE SUBJECT PARCELS:  
 a.) 15' DRAINAGE EASEMENT OVER LOTS 1 AND 2.  
 b.) PROPOSED PRIVATE 19' X 15' DRAINAGE EASEMENT OVER LOTS 1 AND 2.  
 c.) EXISTING 30' DRAINAGE EASEMENT TO THE CITY OF PORTLAND OVER A PORTION OF LOT 4 RECORDED IN THE CAMBERLAND COUNTY REGISTRY IN DEED BOOK 6712 PAGE 289 AND 292.
11. APPROVAL OF THE ORIGINAL SUBDIVISION PLAN WAS FOR PHASE 1 TO INCLUDE LOTS 1, 2 AND 3. THE EXISTING DWELLING AND SHALL BE IN CONFORMANCE WITH THE CITY OF PORTLAND LAND USE A PERFORMANCE GUARANTEE FOR PHASE 1. SPECIFIED IMPROVEMENTS SHALL BE PROVIDED AND APPROVED BY THE CITY PLANNING DEPARTMENT PRIOR TO RELEASE OF THE SIGNED MTA FOR PHASE 1. THE SIGNED MTA SHALL BE SUBMITTED FOR PLANNING BOARD APPROVAL SEPARATE PERFORMANCE GUARANTEE FOR PHASE 2 AND RECORDED SEPARATELY FROM PHASE 1 SUBDIVISION PLAN PRIOR TO COMMENCEMENT OF ANY WORK ON PHASE 2. SAID PLAN SHALL SHOW PHASE 1 FROM REFERENCE ONLY.
12. GRADING AND STRUCTURE LOCATIONS WITHIN BUILDING ENVELOPES ARE FURTHER SUBJECT TO MAINE DEPARTMENT OF ENVIRONMENTAL PLANNING, RESPONSE PROTECTION ACT (RSPA) FORM 1000 (FORM 5) AND 10/2012 AND FIELD LINE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. APPROVED DEPARTMENT OF ENVIRONMENTAL PROTECTION IMPACTS ARE AS FOLLOWS:  
 LOT #1 - 240 SQUARE FEET, LOT #2 - 240 SQUARE FEET, AND LOT #3 - 420 SQUARE FEET.  
 TO A SIGNIFICANT WATER WAS GRANTED BY THE PORTLAND PLANNING BOARD ON JUNE 26, 2012 AND RECORDED IN THE CAMBERLAND COUNTY REGISTRY OF DEEDS IN DEED BOOK 6862, PAGE 29.
13. SEE THE SHEET C-100 OF THE ORIGINAL SET OF APPROVED DRAWINGS FOR PROPOSED STORMWATER IMPROVEMENTS, RAIN COLLECTOR UNDERSTAIR CELL, SEE SHEET C-100 DETAIL FOR EACH CELL.
14. PROPOSED DEFIB RETENTION CELL, SEE SHEET C-100 DETAIL FOR EACH CELL.
15. PROPOSED SEWER LINE TO HOUSE - 4" PVC, WATER T COPPER.
16. PROPOSED SEWER LINE TO HOUSE - 4" PVC, WATER T COPPER.

LEGEND:

●	Capped Rebar Set PLS #1328	(50.00') Distance from reference
○	Iron Pipe Found	Plan or dead.
□	MONF	Now Or Formerly
—	34	Contour Line
—	ud	Under Ditch Registry
—	—	Abutter Line
—	—	Property Line
—	—	Street Line
—	—	Setback Line
—	—	Old Lot Line
P	Sign	Indicates Ownership
W	Water Line	in Common
S	Sewer Line	Under Ground Utility
EX	Existing Ditch	Sewer Manhole
—	—	Drain Manhole
—	—	Water Main Gate Valve

**PROPOSED SITE PLAN LOTS #1 & 2**  
 AT 31 HUMBOLDT STREET PORTLAND, MAINE  
 ARCHIE GIOBBI  
 184 WASHINGTON AVE PORTLAND MAINE 04103

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: 01/13/2012  
 JOB NUMBER: 2013029  
 SHEET: 1 OF 3  
 DRAWER: 2012 NO: 029